

**Minutes**  
Town of Hideout  
Planning Commission Regular Meeting and Public Hearings  
December 1, 2022  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on December 1, 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**

Chair Tony Matyszczyk called the meeting to order at 6:11 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:**

Chair Tony Matyszczyk  
Commissioner Rachel Cooper (alternate)  
Commissioner Glynnis Tihansky  
Commissioner Jonathan Gunn  
Commissioner Donna Turner

**EXCUSED:**

Commissioner Ryan Sapp

**STAFF PRESENT:**

Polly McLean, Town Attorney  
Thomas Eddington, Town Planner  
Jan McCosh, Town Administrator  
Timm Dixon, Head of Engineering and Public Works  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk

**OTHERS IN ATTENDANCE:** Patrick McAlearney, Jason Boal, Kendall Crittenden, Jamie Mackay, Chris Ensign, Ralph Severini, Chris Baier Carol Tomas, Bart Warner, Kyle Ashworth and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

There was one small typographical error to the October 20, 2022 draft minutes which was corrected.

***Motion: Commissioner Tihansky made the motion to approve the October 20, 2022 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioners Cooper, Gunn, Matyszczyk Tihansky, and Turner. Voting No: None. The motion carried.***

#### IV. Agenda Items

Chair Matyszczyk reported the discussion of Deer Springs Phase 3 approval was continued to a date uncertain and would be re-noticed.

##### **1. Presentation and discussion of an initial concept plan and potential Annexation of the Benloch Ranch property**

Town Planner Thomas Eddington provided an overview of the concept plan regarding potential annexation of the Benloch Ranch property which consisted of approximately 2,300 acres located outside of the Town's current Annexation Declaration Area (ADA) boundary. He noted this discussion was preliminary and a number of technical and legal steps would be required to move forward and would need to be done in partnership with Wasatch County and other area partners.

Mr. Eddington introduced Messrs. Jamie Mackay, Patrick McAlearney and Jason Boal, representatives of the Benloch development who provided background on the property, its current development plan with Wasatch County and reasons they were interested in this potential annexation to Hideout. They discussed development plans for a resort community to include a variety of housing size and pricing options, fireside cabin and luxury hotel resort concepts, commercial development, and recreational amenities. They noted Phase 1 sales have been successful and the master infrastructure construction was underway.

The team responded to questions from the Planning Commissioners regarding status of sufficient water rights for the proposed development, public use of planned amenities, different lot sizes and housing types, planned commercial development and details on other development projects completed. In response to a question from Commissioner Jonathan Gunn on why the team was interested in working with Hideout rather than remaining part of unincorporated Wasatch County or Heber City, Mr. Mackay responded while the team had no specific issues with Wasatch County, they felt the pace for obtaining approvals was very slow and they hoped to work with a more dynamic municipality which would better embrace their vision and streamline the platting and permitting process. Mr. Mackay also discussed financing through a Public Infrastructure District (PID) development structure which the county did not seem to support. Commissioner Gunn asked about the amount of PID financing the developer would need; Mr. Mackay responded they were not sure at this stage. Commissioner Gunn asked about potential affordable housing options. Mr. Mackay responded that such options were under consideration as a component of smaller home size options and potential rental apartments which could accommodate work force housing.

Discussion ensued regarding potential location for fire and police facilities, public access to recreational amenities and the proposed golf course, potential music and event venue, open space requirements and status of water service through Jordanelle Special Services District.

Commissioner Rachel Cooper asked if there were any conflicts with Wasatch County and/or Heber City which should be considered. Town Attorney Polly McLean responded it was possible to overlap the ADA with another city's ADA and initiate a potential annexation.

Mr. Eddington clarified this discussion was preliminary and did not require any public comment at this stage. If the Planning Commission indicated interest in pursuing the proposal further, the Benloch team would submit a formal annexation application which would require several public hearings after the ADA was expanded to include this development.

Commissioner Gunn requested more detail on any PID or other bond financing needs and asked the Benloch team what they would expect from the Town. Mr. Mackay responded they were hoping for a forward-thinking partnership which would provide a streamlined working relationship and transparent approval process.

Commissioner Glynnis Tihansky asked if this potential annexation would result in doubling the acreage of the Town. Mr. Eddington responded the geographic area could double and add another 2,300 housing units to the Town's current 2,600 entitled housing units. Mr. Boal clarified the details on the map presented and which parcels would be considered for the potential annexation. Commissioner Donna Turner asked if the main access roads from SR-32 had been constructed, whether roads would meet Town Code and whether the developer would comply with the Town's Dark Skies ordinances. Mr. Mackay responded the main road was constructed, UDOT approvals to access SR-32 were underway and the team would work with the Town to meet various Code requirements.

Mr. Eddington asked the Planning Commissioners if they were supportive of the concept and moving forward to explore next steps. Chair Matyszczyk stated it seemed like a valid concept. Commissioner Turner stated she was also supportive and would like to see public access for a golf course and inclusion of more affordable housing. Commissioner Gunn agreed and requested more information on the timing of a development plan. Commissioner Cooper suggested a site visit which Mr. Mackay offered to arrange. Commissioner Tihansky stated she liked the concept presented for smaller home options and open space.

There being no further questions from the Planning Commissioners, the Benloch team was excused and left the meeting at 7:37 PM.

## **2. Presentation and discussion of an initial concept plan and potential Annexation of parcel 00-0013-8250 (Creekside property)**

Mr. Eddington provided background on this property which he noted was 7.5 acres located within the existing ADA and had originally been presented for annexation to the Town in 2020. He noted the Applicant, Mr. Chris Ensign, had withdrawn his original application and was re-starting the annexation request process at this time. He noted the initial application process had raised questions regarding density and wetlands and noted the current development proposal was to build homes on ten 0.75 acre lots to be zoned as Residential 3.

Mr. Eddington discussed the Staff Report which was included in the meeting materials and highlighted questions regarding the location of the access road from Belaview Way, the steepness of the property, the proposed density, and the new survey results. Ms. McLean asked if there were any changes to the original proposal. Mr. Eddington responded there were not, however the new survey had identified the wetlands which had been a matter of earlier concern.

Mr. Ensign was introduced and provided background on why he hoped to annex this parcel into Hideout as it was surrounded by other Town neighborhoods on three sides. He discussed the setback areas from waters edge noted on the map to address the wetland issues and noted the property owner, Bart Warner, no longer intended to build a home on the property. He noted 2/3 of the land would remain open space and the proposed development of 1.3 units per acres would be less dense than surrounding neighborhoods. He also noted the road would bisect an existing bike trail and he would work with the Town to consider a potential solution, possibly a tunnel.

Commissioner Cooper asked about the size of the proposed homes. Mr. Ensign responded this had not been determined yet, but he expected them to be high quality, medium-sized units with limited building envelopes to preserve existing vegetation. In response to a question from Mr. Eddington regarding the current zoning, Mr. Ensign stated he was not sure but would confirm whether it was zoned Mountain.

Commissioner Gunn asked about the plans for sewer infrastructure and water rights. Mr. Timm Dixon, Head of Engineering, stated this would be run through the sewer model but he expected there was sufficient capacity for the proposed development within the existing infrastructure. Mr. Ensign stated he had obtained sufficient water rights for the proposed development. Mr. Dixon noted the road design may need to be modified to replace the hammerhead turn with a cul de sac.

Commissioner Tihansky suggested the building pads be staggered to avoid a monotonous appearance and recommended the density be reduced to eight or nine units. Mr. Eddington stated a detailed slope analysis would be required and could impact the number and location of buildable sites. Commissioner Turner suggested the density be reduced to six units and asked for clarification on the distance from the road and the existing vegetation. Mr. Ensign stated he expected the proposed density would be less than the surrounding neighborhoods.

Commissioner Tihansky asked about flood risk for some of the lots. Mr. Ensign responded that the soil analysis would dictate the specific lot locations.

Chair Matyszczyk asked for more details and options regarding the road bisecting the existing bike trail and noted the need to protect the sensitive wetlands. Mr. Ensign stated the wetlands would be protected and not impacted by the proposed development. Commissioner Gunn requested the wetlands study be shared with the Planning Commission.

Mr. Eddington thanked the Planning Commissioners for their input and agreed to continue working with Mr. Ensign's team on the annexation application taking their comments into consideration. There being no further questions from the Planning Commissioners, Mr. Ensign was excused and left the meeting at 8:19 PM.

### **3. Consideration of establishing the 2023 Planning Commission Regular Meeting schedule**

Chair Matyszczyk suggested the Planning Commission continue to meet on the 3<sup>rd</sup> Thursday of each month and referenced the proposed 2023 meeting dates included in the meeting materials.

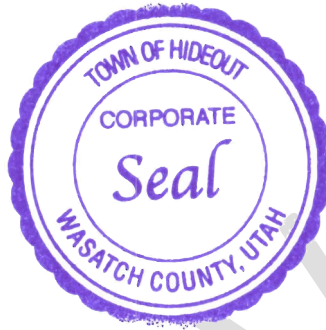
***Motion: Commissioner Gunn moved to adopt the 2023 Planning Commission meeting schedule as presented. Commissioner Cooper made the second. Voting Aye: Commissioners Cooper, Gunn, Matyszczyk, Tihansky and Turner. Voting Nay: None. The motion carried.***


**V. Meeting Adjournment**

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

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

The meeting adjourned at 8:21 PM.



  
Kathleen Hopkins, Deputy Town Clerk

APPROVED