

Town of Hideout  
10860 N. Hideout Trail  
**PLANNING COMMISSION SPECIAL MEETING**  
October 5, 2020  
7:00 p.m.

The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting on  
October 5, 2020 at 7:00 PM via Zoom meeting.

**Regular Meeting**

**I. Call to Order and No Anchor Site Determination Letter Reading**

Acting Chair Ralph Severini called the meeting to order at approximately 7:01 p.m. and read the No Anchor Site Determination letter in its entirety. All attendees were present electronically

**II. Roll Call**

**PRESENT:** Acting Chair Ralph Severini  
Commissioner Bruce Woelfle  
Commissioner Tony Matyscyk  
Commissioner Donna Turner (Alternate)

**STAFF PRESENT:** Thomas Eddington, Town Planner  
Polly McLean, Town Attorney  
Jan McCosh, Town Administrator  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk

**OTHERS IN ATTENDANCE:** Carol Haselton, Chris Baier, Caleb Payeur, Todd Hollow, Sean Philipoom, Margaret Olson, Alexander Cramer, Jack Walkenhorst, Kim Carson, Linda Jager, Andy Beerman, Juan Lee, Matthew Lawyer and others who may not have signed in using proper names via Zoom.

**III. Agenda Items**

**1. Discussion and recommendation to Town Council regarding proposed zoning for the land subject to Resolution 2020-09 and other conditions for the Potential Master Development Agreement**

Acting Chair Severini stated the purpose of the meeting was to discuss the annexation development plan as presented at the last two meetings, hear each Commissioner's views, and draft a recommendation to be sent to the Town Council which represented the Planning Commission's view on the proposed development. Acting Chair Severini asked the

Commissioners to set aside the political issues surrounding the proposed annexation, and for these purposes, to provide the Planning Commission's thoughtful point of view, priorities and suggestions for the Town Council's consideration in the event the annexation should move forward. Town Attorney Polly McLean added the comments provided to the Town Council would be helpful in the creation of the AMDA (Annexation Master Development Agreement) should the annexation proceed.

Town Planner Thomas Eddington noted an annexation was very different from the standard development approvals and zoning considerations typically reviewed by the Planning Commission. This was the opportunity to set parameters for the development and incorporate the community's priorities. Each of the Commissioners shared his or her comments on the proposal.

Commissioner Donna Turner noted there was much to like about the proposal, and she appreciated Nate Brockbank's efforts to create and adapt the plan in response to comments provided. While she noted there were many positives for Hideout and the surrounding area, she stated that this the planning should be handled regionally, in coordination with Park City, Summit County and Wasatch County. While she would not currently vote to approve the annexation, from a planning perspective, she made several observations. Commissioner Turner noted components of the plan would be very good for Hideout, including a school, parks, fire and police facilities, an assisted living facility and the bike lift and trail system. She added a dog park and larger play areas should also be considered. She noted transportation, particularly bus service, is key and needs to be addressed. She would like to see more open space and less density than planned. Commissioner Turner also cited the EPA (Environmental Protection Agency) site and future liability were important concerns, and would like assurances from an independent environmental consultant.

Acting Chair Severini noted Doug Bacon from Utah Department of Environmental Quality (DEQ), who spoke at the last Planning Commission meeting, was the independent project manager responsible for the Richardson Flat site.

Commissioner Turner shared her concerns regarding the developer's environmental Phase 1 report, and noted physical soil testing of the proposed annexation property had not been conducted. She requested physical testing of soil be performed, beyond the observational review conducted by the developer.

Acting Chair Severini agreed with Commissioner Turner's concerns, and noted it was difficult to distill the technical 250-page report and fully comprehend the expert's comments shared at the last meeting.

Commissioner Anthony Matyscyk commented in his seven years as a resident of Hideout, no council member of Wasatch County or Park City had ever come forward to collaborate or share input with the town until the annexation proposal. Commissioner Matyscyk had similar concerns with the Superfund site, and noted his questions had been answered at the last meeting. He stated his opposition to the building of any 4- to 6-plex style town homes as part of the development. He was supportive of the large amount of open space and appreciated Mr. Brockbank's expressed interest in developing a community that met the town's needs.

Commissioner Bruce Woelfle noted Commissioner Turner had covered many of his comments; he added several priorities from his view. The proposed commercial area with grocery, other retail shops and restaurants would be important for Hideout and surrounding communities along

the Jordanelle Reservoir, and would help eliminate some of the traffic to Park City and Heber City. He added the impact would not be huge, but would alleviate some of the traffic issues. He noted the importance of tying into the existing regional public transportation systems in order to reduce traffic on SR 248 and US-40. With regard to residential development plans he agreed there should not be more town houses given the existing developments already in the area, and would prefer to see more single-family homes. He was supportive of the inclusion of some affordable housing, which would be closer to the town center. He suggested any condominiums, town homes and affordable housing should be around the town center, with the surrounding hillsides dedicated to single-family homes, perhaps on larger lots. He suggested more recreational and gathering spots, including perhaps an amphitheater.

Commissioner Woelfle noted the plan did not include a town hall within the town center. He requested a new town hall be large enough to accommodate more offices and public meeting space as the town expands.

Regarding the environmental issues, many of Commissioner Woelfle's questions were answered at the last meeting. He requested the environmental consultant who will be on site for all construction digging would be someone who answered to the town, not the developer (although the developer would be responsible for the cost of the service).

Commissioner Woelfle requested the Planning Commission be involved in the creation of the architectural concepts and themes, and requested no fast food or drive-through restaurants be part of the development. He would like to see cafes and specialty shops to draw people to the commercial area of town.

Commissioner Woelfle also requested the commercial component be started before any residential building, as the demand for those services already exists.

With regard to public transportation, Commissioner Matyscyk commented it would be difficult to address before the project is officially approved. He was hopeful that buses running through the area would be able to expand service to include the new development.

Acting Chair Severini noted in the development of Hideout's master plan and early annexation discussions, Hideout invited Park City to participate as part of a regional planning effort. He stated Park City had not always executed the best planning, noting Kearns Boulevard as an example where houses were allowed to expand along the roadway and precluded the ability to widen the road in order to accommodate current traffic volumes. He noted problems compound over time; both towns had issues and neither is completely right on the matter. He added Hideout (Town Council) could have done a much better job with transparency from the beginning, including utilizing the Planning Commission earlier in the process. He commented Hideout should use this opportunity to create the development correctly and make good plans for the future. If the Town Council voted in the near term for the annexation, they would have a directional viewpoint from the Planning Commission, based on the information shared, and what had been learned thus far. The town would be able to go back to the developer with its preferences. He noted he had shared his thoughts with Commissioner Woelfle prior to the meeting, and drafted a document for the Planning Commission to use as a starting point for creating a recommendation for the Town Council. Acting Chair Severini noted his concerns with environmental and traffic issues and stated it was why he invited the environmental speakers and traffic study consultant to the last meeting. He also noted his shared concerns with density in the proposed development plan.

Acting Chair Severini shared his draft resolution document, which covered most of the concerns and comments shared by his fellow Commissioners. At 7:40 p.m., Acting Chair Severini called for a 5 minute break to allow time for the Commissioners to read the document which had just been emailed to them, and which was shared on screen via Zoom.

Acting Chair Severini walked through the document, and noted certain aspects of the politics and litigation were out of the Planning Commission's control. He discussed a number of core assumptions that might be considered before moving forward, as well as the draft recommendation.

A detailed discussion ensued, as the Commissioners walked through the draft document and agreed to a number of additions. The recommendation included detail on the requested mix of building types including a reduction to the residential plan to address density concerns, guidelines for affordable housing within the mix, an increase in commercial space and guidelines for commercial development, additional lift service consideration, prioritization of commercial development in the building schedule, additional community amenities, parking structures, and pedestrian tunnels at busy intersections

Upon completion of the discussion, the Planning Commission agreed on a final recommendation for the Town Council's consideration.

Acting Chair Severini asked for a motion to approve the recommendations, which would be forwarded to the Town Council for consideration.

***Motion: Commissioner Matyscyk made the motion to forward the Recommendation to the Town Council as outlined. Commissioner Turner made the second. Voting Aye: Commissioners Woelfle, Turner and Matyscyk. Voting Nay: None. The motion carried.***

#### **IV. Meeting Adjournment**

There being no further business, Acting Chair Severini called for the meeting to be adjourned.

***Motion: Commissioner Matyscyk made the motion to adjourn. Commissioner Woelfle made the second. Voting Aye: Commissioners Woelfle, Turner and Matyscyk. Voting Nay: None. The motion carried.***

The meeting adjourned at 9:37 p.m.



  
Kathleen Hopkins, Deputy Town Clerk