

Minutes
Town of Hideout
Planning Commission Regular Meeting
April 15, 2021
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on April 15, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order and Reading of Chair Matyszczyk's No Anchor Site Determination Letter

Acting Chair Bruce Woelfle called the meeting to order at 6:01 PM and read the no anchor site determination letter in its entirety. All attendees were present electronically.

II. Roll Call

PRESENT: Acting Chair Bruce Woelfle
Commissioner Ryan Sapp
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Rachel Cooper

EXCUSED: Chair Tony Matyszczyk

STAFF PRESENT: Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Ryan Taylor, Town Engineer
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk
Kent Cuillard, Public Works

OTHERS IN ATTENDANCE: Kurt Shadle, Dillon Bliler, Carol Tomas, Jack Walkenhorst, and others who may not have signed in using proper names via Zoom.

III. Approval of Meeting Minutes

There were no comments on the minutes of the March 18, 2021 Planning Commission meeting.

Motion: Commissioner Turner made the motion to approve the March 18, 2021 Planning Commission Minutes. Commissioner Tihansky made the second. Voting Aye: Commissioners Cooper, Sapp, Tihansky, Turner and Woelfle. Voting Nay: None. The motion carried.

IV. Agenda Items

1. Deer Springs (Phase 2, 3, & 4) – Work Session Discussion

Mr. Thomas Eddington, Town Planner, reported the developer was not ready to present on this matter and requested it be continued to a Special Meeting on April 28, 2021. The Commissioners agreed to this request.

2. Shoreline Phase 2 Amended and Phase 3: Consider Final Subdivision Approval

Town Attorney Polly McLean reported the discussions with the Shoreline developer team and town staff was not complete, and she requested discussion and potential approval of this matter be continued to a future Planning Commission meeting.

The Commissioners were amenable to postponing this matter but asked for several items to be addressed in a future meeting.

Commissioner Glynnis Tihansky asked for clarification on the map submitted in the meeting materials which Mr. Eddington and Town Engineer Ryan Taylor addressed. Acting Chair Woelfle requested copies of before- and after- maps and drawings of the Shoreline development be included with the materials for the next meeting.

The Commissioners confirmed their availability for the April 28, 2021 Special Meeting date.

Ms. McLean noted she had requested the postponement of this agenda item to provide more time to understand the developer GCD's responses to the prior Planning Commission and Public Hearing comments. She stated that she, Mr. Eddington and Mr. Taylor were in ongoing discussions with the GCD team and suggested this item could potentially be included on the agenda for the proposed Special Meeting on April 28, 2021 to discuss the Deer Springs development. Ms. McLean also suggested the Commissioners route their questions to Mr. Eddington to have them addressed in advance of the next meeting with GCD.

Acting Chair Woelfle and Commissioner Tihansky asked for details on all the remaining Shoreline phases in order to understand the developer's intentions and schedule for the entire development. Mr. Eddington agreed to discuss this with the developer and noted the original plan and Master Development Agreement (MDA) were approved in 2016 and set the requirements for the Shoreline development.

Commissioner Tihansky asked for details on the proposed visitor parking spaces the developer would include in the plan, details on the open space calculations under the Master HOA, layout of the properties under consideration for approval and clarification on the RSPA zoning map and density pod areas in the Master Plan document. The Commissioners also requested a better color-coded density map be included in the materials for the upcoming discussion.

Acting Chair Woelfle asked for a motion to continue this item to the April 28, 2021 Special Meeting.

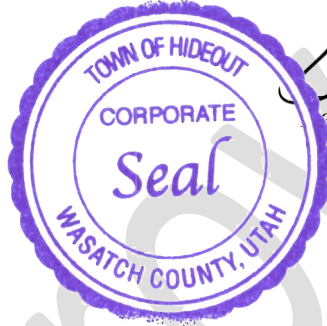
Motion: Commissioner Tihansky made the motion to continue until the April 28, 2021 Special Meeting the discussion and potential approval of the Final Subdivision Approval of Shoreline Phase 2 Amended and Phase 3 in addition to the Deer Springs items previously noted. Commissioner Cooper made the second. Voting Aye: Commissioners Cooper, Tihansky, Turner, Sapp, and Woelfle. Voting Nay: None. The motion carried.

VII. Meeting Adjournment

There being no further business, Acting Chair Woelfle asked for the meeting to be adjourned.

Motion: Commissioner Tihansky made the motion to adjourn the meeting. Commissioner Turner made the second. Voting Aye: Commissioners Cooper, Tihansky, Turner, Sapp, and Woelfle. Voting Nay: None. The motion carried.

The meeting adjourned at 6:42 PM.



Kathleen Hopkins
Kathleen Hopkins, Deputy Town Clerk