

Minutes
Town of Hideout
Planning Commission Regular Meeting
December 16, 2021
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on December 16, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:02 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 Ryan Sapp
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Bruce Woelfle
Commissioner Rachel Cooper (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: Mark Garza, , McKay Christensen, Todd Amberry, David Sherwood, Harrison Littledike, Jack Walkenhorst, Martina Nelson and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

It was noted the draft minutes of the November 18, 2021 Planning Commission meeting reflected the comments provided by Commissioner Bruce Woelfle prior to the meeting. There were no further comments on the minutes.

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

IV. Public Hearings

1. Review and possible recommendation to Town Council regarding an amendment to the Master Development Agreement for the Deer Springs Community

Mr. Thomas Eddington, Town Planner provided an overview and noted the development had been approved on August 6, 2018, and the Master Development Agreement (MDA) was approved in August of 2020. He explained the MDA amendment under discussion included an update on the development's phasing schedule, details on parks and trails, and details on the timeline of payments to be made to the Town by the developer. He stated \$60,000 had been paid to the Town thus far and the balance of the total \$600,000 would be paid by February 15, 2022. Mr. Eddington referenced the Staff Report included in the meeting materials which included full details of the proposed amendment, and introduced Mr. Mark Garza, representative of the developer, who could answer additional questions.

Commissioner Glynnis Tihansky asked if the payments owed to the Town were attached to each phase of the development. Mr. Eddington noted the balance had been intended to be paid already, but with COVID-related construction delays, was held back. He stated the February 2022 date was considered a fair date for payment by Staff and the developer. Mr. Garza stated he agreed with this.

Commissioner Woelfle asked in which Phase the road connecting to Jordanelle Parkway would be completed. Mr. Garza replied construction had commenced and was expected to be completed in the spring of 2022. Mr. Garza also noted water and sewer construction in Phases 2A and 2B would commence in the spring of 2022. Commissioner Woelfle asked when the road would be open for public use; Mr. Garza responded it should be open once the road was paved in the spring of 2022.

Commissioner Woelfle asked if construction of Phases 2A and 2B would occur simultaneously; Mr. Garza responded yes.

Chair Matyszczuk opened the floor for public comments at 6:14 PM. There being no public comment, Chair Matyszczuk closed the public hearing and asked for a motion to recommend to Town Council the proposed amendment to the MDA for the Deer Springs Community as discussed.

Motion: Commissioner Tihansky moved to recommend to Town Council the proposed amendment to the MDA for the Deer Springs Community with Staff comments as discussed. Commissioner Turner made the second. Voting Aye: Commissioners Matyszczuk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

2. Review and possible recommendation to Town Council regarding the final KLAIM Phase 3 Subdivision

Mr. Eddington stated the developer had not submitted materials in time for Staff to properly review them and requested this item be continued to the January Planning Commission meeting when the Staff could provide a thorough report.

Motion: Commissioner Woelfle moved to continue to the next Planning Commission meeting the review and possible recommendation to Town Council regarding the final KLAIM Phase 3 Subdivision. Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczuk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

3. Continued review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot 37

Mr. Eddington reported Staff had not received an update from the applicant on this matter and requested this item be continued to the January Planning Commission meeting.

Motion: Commissioner Woelfle moved to continue to the next Planning Commission meeting the review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot 37. Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

4. Continued review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot R-3

Mr. Eddington reported Staff had not received an update from the applicant on this matter and requested this item be continued to the January Planning Commission meeting.

Motion: Commissioner Woelfle moved to continue to the next Planning Commission meeting the review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot R-3. Commissioner Turner made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

V. Agenda

1. Presentation and discussion of an initial concept plan of a planned community development project on the Salzman property

Mr. Eddington provided an overview of the Skyhawk project plan under consideration for the Salzman property and stated the Planning Commission was only being asked for input on the concept at this meeting. He referred to the Staff Report included in the meeting materials and noted the 107-acre property was currently zoned as Mountain Residential. Commissioner Woelfle asked if there was one existing single-family home on the property; Mr. Eddington responded yes.

Commissioner Rachel Cooper asked about the steepness of the property and whether it could be developed. Mr. Eddington replied there were some relatively flat areas and a slope analysis was underway.

Mr. Eddington introduced Messrs. McKay Christensen and Todd Amberry, from the project development team, and noted the proposed project included 610 units which would require a significant change in zoning. Mr. Eddington stated the proposed project included a hotel with restaurant and bar, but no real commercial development beyond that. He also noted with the proposed Silver Meadows annexation in on-going litigation, the Planning Commission might consider the Town's broader commercial development needs in the context of this project.

Mr. Eddington discussed conversations underway with the developer to create a pedestrian/bike overpass or tunnel at SR 248 to better connect the east and west sides of town, as well as priorities for open spaces and trails. Mr. Eddington noted the developer would be responsible for providing sufficient water rights as well as obtaining necessary approvals for all infrastructure construction. He also noted Town Administrator Jan McCosh was working with the developer and the town's

Economic Development Committee to consider the creation of a Public Improvement District related to this project.

Commissioner Rachel Cooper asked about potential tax revenue for the town from any commercial development. Mr. Eddington noted this was not part of MIDA so all related tax revenue could be available for the town.

Messrs. Christensen and Amberry discussed the proposed project and noted the hotel could range from 120 to 160 beds. Mr. Christensen noted they had been working on this project for over a year and hoped to provide the town with commercial tax revenue and improved amenities while building a community with a variety of home types, hotel and some commercial spaces.

Commissioner Donna Turner stated she liked the potential hotel and restaurant tax base, but requested the project contain more retail space. Commissioner Tihansky noted the requested level of increased density would need to be balanced with more commercial space. Commissioner Woelfle stated he liked the hotel and condo unit proposal in concept but would like to see five- to ten boutique shops also be included, all with a design concept complimentary to the town. He asked to developers to consider year-round recreation amenities such as cross-country ski trails and ice skating and stated his concerns with the overall level of proposed density.

Discussion ensued regarding access points from SR 248 and potential locations for future traffic lights. Mr. Christensen noted given the topography of the property, it may not be possible to align the development's entrance with Hideout Trail. The Commissioners asked the developers to research options for street and trail connectivity to Golden Eagle and Soaring Hawk developments.

The Commissioners asked the developers to consider locating the hotel and commercial buildings to be visible from SR 248. Mr. Christensen noted challenges given the property's topography. He also stated any commercial development would require sufficient population to support it. He indicated that certain commercial components such as a coffee shop, post office and club house sounded like reasonable requests. Mr. Eddington stated he and the town engineering team would work with the developer on additional small-scale additions, perhaps to include a town square, library and additional commercial development.

Ms. McCosh noted the attractiveness of this type of destination development which could increase sales tax revenues to the Town without necessitating the same level of infrastructure and resource commitment as more residential development might require. She added this project was just one piece of a bigger plan under discussion with Town staff, other developers and MIDA.

Mr. Christensen invited the Commissioners to visit the property for an onsite tour. Commissioner Turner noted Tuhaye residents may not have interest in the proposed restaurant and other amenities which they already have, but she noted a small grocery store such as a Trader Joe's might be attractive to neighbors beyond the Hideout town limits. Commissioner Woelfle requested specialty retailers such as a fish, cheese and butcher shop be considered.

Commissioner Woelfle asked for more detail on the proposed casitas. Mr. Christensen explained they would be smaller HOA-maintained single family detached homes, similar to the Promontory development's Trapper Cabins. Mr. Amberry added the plan was to provide a variety of home types and sizes.

Ms. McCosh asked if the proposed amenities would be available to all Hideout residents. Mr. Christensen said yes and noted an idea for a gazebo which could be a venue for small concerts and picnicking. Commissioner Turner noted a hotel could also provide a much-needed wedding venue for the community. Commissioner Cooper asked whether a liquor store might be considered and whether it would generate additional tax revenues for the town. Town Attorney Polly McLean noted

liquor stores were approved by the State and she was not sure how difficult the approval process was or how much liquor tax would go to the Town.

Mr. Eddington thanked the Commissioners for their feedback and stated he and Town Staff would work with the development team to create a revised plan and requested zoning change.

There being no further discussion on this topic, Messrs. Christensen and Amberry were excused from the meeting.

2. Consideration of establishing the 2022 Planning Commission meeting schedule

Chair Matyszczyk suggested the Planning Commission continue to meet on the 3rd Thursday of each month and referenced the proposed 2022 meeting dates included in the meeting materials.

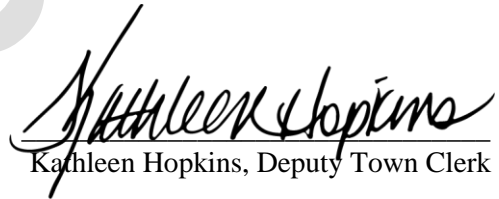
Motion: Commissioner Turner moved adopt the 2022 Planning Commission meeting schedule as presented. Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

VI. 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 Aye: Commissioners Tihansky, Sapp and Woelfle. Voting Nay: None. The motion carried.

The meeting adjourned at 7:15 PM.


Kathleen Hopkins, Deputy Town Clerk