

**HIDEOUT, UTAH  
PLANNING COMMISSION MEETING  
HELD ELECTRONICALLY VIA ZOOM**

**June 18, 2020**

**6:00 p.m.**

**Present:** Chair Jerry Dwinell  
Ralph Severini  
Bruce Woelfle  
Sara Goldkind  
Tony Matyszczyk  
John Sherwood  
Donna Turner, Alternate

**Staff:** Dan Dansie, Town Attorney  
Thomas Eddington, Town Planner

**Others:** Nate Brockbank

**I. CALL TO ORDER**

Chair Dwinell called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

All members of the Planning Commission were present.

**III. APPROVAL OF MEETING MINUTES**

**1. May 21, 2020, Minutes.**

The minutes were reviewed and modified.

**Ralph Severini moved to approve the Planning Commission Meeting minutes of May 21, 2020. Tony Matyszczyk seconded the motion. Vote on motion: Ralph Severini-Aye, John Sherwood-Aye, Tony Matyszczyk-Aye, Bruce Woelfle-Aye, Donna Turner-Aye. The motion passed unanimously. Sara Goldkind did not participate in the vote. Alternate Planning Commission Member Donna Turner voted in her place.**

**IV. PRESENTATIONS**

**1. Presentation from the POST Committee Regarding their Master Plan.**

Town Planner, Thomas Eddington provided an update on the POST Committee's progress on the Master Plan for Parks, Trails, and Open Space. Slides were presented that gave an overview of

the issues discussed and the planning done over the past several months. Mr. Eddington explained that the Master Plan is a living document that will change over time as needed. When the process began, the General Plan had been completed for the Town. To date, 11 of the 22 goals identified in the General Plan had been completed related to parks, open space, and trails. The population pyramid for the Town of Hideout was displayed, which reflects the diversity in the community in terms of age and users of parks, open space, and trails.

A question was raised as to whether there is an approximate count of part-time residents. Mr. Eddington explained that the census data does not provide much information on second homeowners. It was anticipated, however, that an additional 20 to 30 percent could be added to the estimated numbers. Mr. Eddington suggested that the Town commit to reviewing and potentially modifying the document at least twice per year. It was noted that the census does not count second homes or part-time residents since they respond from their primary residences.

Mr. Eddington reported that in all three community outreach surveys a desire was expressed for trails, which resulted in the trails plan being drafted. Ways to incorporate open space into the Code were discussed since doing so benefits the Town, the residents, and developers. It was estimated that parks increase property values by 5 to 15 percent and sometimes significantly more if located near residences. Another way to improve trail connectivity was by fostering relationships with HOAs.

Mr. Eddington reported that someone with a median home value of \$650,000 results in a \$7,500 annual tax bill. If a \$5 million bond were pursued, the cost increase by an additional \$925 per year per household over 20 years. Chair Dwinell stated that work has begun on the Military Installation Development Authority (“MIDA”) project over the past 12 to 18 months that includes portions of the Town. As a result, funds will start coming in from MIDA for public recreation that can be spent on town development projects (like those included in the plan) as long as it is open to the public. Once built, however, the facility would be required to be maintained using funds other than MIDA funds.

The priorities were outlined as follows:

1. Work with developers to ensure compliance with prior and currently approved subdivisions. It was noted that the POST committee is a sub-committee of the Planning Commission with Sara Goldkind representing the Planning Commission on that committee. Other members included Thomas Eddington, Hanz Johansson, Chris Baier, Town Administrator Jan McCosh, and Mayor Rubin. It was noted that the trail to connect between Deer Waters and Deer Springs was nearing completion.
2. Construct bike and pedestrian trails in Deer Springs and Rustler Plat. Mr. Eddington reported that over the past few months, Hanz Johansson has worked on them. There had been discussion about Forevermore Court Lot 10, which is currently unbuildable as a connection. Staff had been in contact with the HOA planner to see if that is something they would entertain.

3. Work with Summit and Wasatch Counties to build a spine along SR-248. The area includes approximately four miles within the Town of Hideout between Route 40 in Park City and Kamas. There had been discussion about having separated bike and pedestrian trails from SR-248. Work would have to be done in concert with UDOT, the Master HOA, Wasatch and Summit Counties, and the Town of Hideout.
4. Look for opportunities for park development. It was reported that the grassy area near the roundabout is not owned by the Town and is part of the HOA. The need for a place to gather was recognized. Potential property acquisition opportunities were discussed such as a property owned by Mustang Development that is not developable. It is centrally located and has the potential to connect down the ravine to Dead Man's Gulch, which could ultimately provide a future connection to Jordanelle State Park.
5. Establish a connection to Jordanelle State Park. Work with the State Park to determine the potential for an annual park pass to be distributed Town-wide for a small fee. The pass would allow residents of Hideout to connect to the perimeter trail around Jordanelle.

Chair Dwinell commented that Deer Springs and Lake View have included the idea of connecting to the State Park. Any agreement would need to be negotiated. He noted that the Division of Wildlife Resources has been looking at changes to the annual park pass. The rumor was that the cost will be increasing substantially and that there have been no price change in 20 years. They also entertained the idea of park-specific passes. It was noted that there must be some remuneration to the State Park for access.

Mr. Eddington reported that an easement would need to be obtained through the gulch. Potential properties that could be acquired for a park were identified. It was also reported that there is a 40-acre parcel owned by the Bureau of Land Management that would be ideal for a park. They have been selling property and may donate it to the Town. Nate Brockbank offered to provide details on the parcel to Mr. Eddington.

6. Connect the last mile for all constructed trails and parks.
7. Look at conservation easements to ensure that unbuilt spaces are protected that are not intended to be developed. Power line easements should also be reviewed in conjunction with Rocky Mountain Power to create a trail system in the easement that runs through the Town.

Mr. Eddington stated that the plan provides an opportunity to look at other grant and State funding opportunities. It is also important to work with developers now and in the future to make

partnerships and linkages. Mr. Eddington expected to have the Master Plan available for the Planning Commission to review within the next two weeks.

Chair Dwinell suggested there be projections on the MIDA funds, which should be feathered in and matched against their priorities. There may also be available public/private partnerships. All should be included in the financial picture. Mr. Eddington urged the Commission to remember that the cost of property will only increase going forward.

Ralph Severini suggested that with regard to funding, a spreadsheet be prepared by priority and based on potential funding.

## **V. PUBLIC HEARINGS**

### **1. Review and Possibly Recommend a Plat Amendment for Deer Waters Phase 1.**

Nate Brockbank described the proposed change and stated that they are changing the road that originally had a hammerhead. He purchased the Van den Akker property (now Lakeview) and wanted to make a connection, which will require a change to the road alignment. They added a lot where the hammerhead was previously. Deer Waters was originally approved for 112 townhomes. Since that approval, 10 were removed from Phase 3. This amendment seeks to add one to Phase 1. The proposal was to change the road to be a thru street into the Lakeview subdivision with Lot 41 added. It was clarified that the Lakeview plat will account for the change and the two developments will connect seamlessly. Staff had no concerns with the proposed change.

It was noted that in Phase 3, the map as drawn included the removal of eight lots. Mr. Brockbank explained that the two additional homes were removed from end buildings to provide more openness.

Chair Dwinell opened the public hearing. There were no public comments. The public hearing was closed.

**Bruce Woelfle moved to recommend the proposed plat amendment for Deer Waters Phase 1. The motion was seconded by Tony Matyszczuk. Vote on motion: Ralph Severini-Aye, John Sherwood-Aye, Tony Matyszczuk-Aye, Bruce Woelfle-Aye, Sara Goldkind-Aye. The motion passed unanimously. Alternate Planning Commission Member, Donna Turner did not participate in the vote.**

### **2. Review and Possible Recommendation of an Ordinance Restricting On-Street Parking.**

Chair Dwinell reported that the Town received a letter of concern from the Wasatch Fire District regarding the width of the roads and whether emergency services would be able to access all Town roads, particularly if cars are parked on some streets. The Fire Code requires a 26-foot passage for emergency vehicles. It was noted that the 26 feet is measured as pavement, exclusive of curb,

gutter, and right-of-way. Emergency vehicles are heavy and likely to cause substantial damage if required to drive in areas where there is not enough space. They require 26 feet of pavement to effectively service the area.

Public Works Director, Kent Cuillard conducted a survey of the road widths in Town, which were listed in a table displayed. It was discovered that nearly no roads in Hideout are 26 feet or wider. Mr. Brockbank provided 26-foot wide roads in Deer Springs; and Lakeview will be required to meet the requirement as well. The Rustler development has the narrowest roads at 17 feet. If a car is parked on the road there is only an 11-foot clearance, which is not enough for emergency services, thus causing significant traffic and public safety issues.

Chair Dwinell stated that Title 7 addresses parking issues. The amendments proposed to Section 7.16 were reviewed. As part of the ordinance, on-street parking could only be allowed on one road in Town. The ordinance authorizes towing. On-street parking would be allowed only on roads with a width of 32 feet or greater. Currently, the only road in Town that is wider than 32 feet is the Ross Creek entrance. It was proposed that signage be posted along roadways with on-street parking essentially being prohibited throughout the Town.

Public health and safety concerns were identified. Going forward no road, regardless of prior approval, will be allowed to be paved to a width narrower than 26 feet exclusive of curb, gutter, and right-of-way. Any road not yet paved would be required to amend the plat to conform to the health and safety mandate. Chair Dwinell explained that the compelling countervailing interest specifies that the claim must be made on the record; and that the Town hereby makes that claim on the record.

Commissioner Severini inquired whether there were maps showing the street widths. Chair Dwinell indicated that maps could be prepared to show the road widths throughout the Town, however, it would require GIS work and there would be some cost involved.

Chair Dwinell proceeded to review the table of street widths with the Commission.

The addition of changes to the Enforcement section of Title 4 was explained, including a new section describing the towns right to tow.

Commissioner Goldkind was very interested in making sure that the Town is as compliant as possible given that numerous roads in Town are narrow. She suggested they do all in their power going forward to ensure that future roads are built to an adequate width. Chair Dwinell reported that a sub-committee of the Town Council was studying health and safety issues and potential options. Commissioner Goldkind expressed her wholehearted support for the ordinance, as modified.

Commissioner Woelfle commented that residents will have to make room in their driveways for guests or risk having their cars towed if parked on the street. To his knowledge, there were no other parking alternatives in Town. He wondered if cul-de-sacs could allow parking. Chair

Dwinell agreed that it is inconvenient but stated that they must weigh the inconvenience against the health and safety of residents.

Sara Goldkind then asked about the possibility of allowing visitors to park at Town Hall after hours. Chair Dwinell stated that they would have to check with the Mayor but reported that the Town does not own all the parking spots. Commission Woelfle, asked for further clarification as to why cul-de-sacs could not allow parking. Chair Dwinell further clarified that there is a difference between a truck being able to get by and being able to turn around. The current Code already excludes parking on cul-de-sacs. It is a winter restriction since snowplows have the same issue as emergency vehicles and need to be able to turn around.

Ralph Severini asked about delivery and construction vehicles, which can cause obstructions. Chair Dwinell explained that the current Code for winter parking prohibits both construction and delivery vehicle parking. This ordinance would prohibit construction vehicle parking, but allows delivery vehicle parking. Sara Goldkind suggested that when a delivery vehicle needs to be in front of a property for a longer period, homeowners should notify staff and provide contact information in the event of an emergency.

Ralph Severini commented that construction vehicles are the worst offenders. Chair Dwinell stated that the only mention in the current Code of construction vehicles pertains to winter access. It was mentioned that the revised language is much more stringent.

Sara Goldkind asked if any staff members are on call in the event cars need to be moved after hours. She also asked about the potential to park in cul-de-sacs if staff is notified beforehand. Possible solutions were discussed such as arranging with a neighbor to park in their driveway. Various options for providing notice were described such as posting signs or painting curbs.

Commissioner Goldkind felt they were moving in the right direction with the ordinance. She had been concerned about emergency vehicular access but it seemed that there were still outstanding questions, particularly relative to how it will function on a pragmatic level. She asked if would be reasonable to ask the Mayor to attend a Planning Commission Meeting where they can discuss the ordinance. Chair Dwinell commented that during the winter months, what they are proposing is already in effect. If they feel this is an appropriate step to take, how it is administered should not be a function of the Planning Commission. Commissioner Matyszczyk felt the situation was getting increasingly worse. Chair Dwinell commented that the reality is that the streets are too narrow, and they will have to find a way to live with them safely.

Chair Dwinell opened the public hearing.

*Donna Turner*, a Shoreline resident, asked if there was a way going forward to require new roads to be 32 feet wide. Chair Dwinell stated that a balance must be met. Originally, the proposed revisions to Title 10 called for 32 feet of pavement but they ultimately settled on 26 feet, which meets the passage requirements but does not allow for on-street parking. Commissioner Turner suggested that smaller parking pads be placed in areas of Town where the roads are narrow. Chair Dwinell stated that there would be cost involved and such action would have to be taken by the

HOA, who is the landowner in most cases. Ultimately, the cost will be passed onto the homeowners. Potential ways to control construction vehicles were discussed. Concerning the number of spaces available near Town Hall, Chair Dwinell estimated there are fewer than 10.

There were no further public comments. The public hearing was closed.

Procedural issues were discussed. Chair Dwinell's understanding was that the majority of the pushback pertained to how the ordinance will be administered by the Town and dealing with exceptions. Mr. Dansie explained that what guides the administration and enforcement of any ordinance is the parameters set by the legislative body.

Commissioner Goldkind felt that the administrative aspect is important and wanted to fully understand how the ordinance will be enforced and administered. While she believed that the ordinance needs to be in place, she was unsure of the ramifications.

Commissioner Severini agreed with Commissioner Goldkind and did not feel that they had fleshed out all of the details. He suggested verbiage be added to guide the next level of development and tie it to future zoning codes and development.

Commissioner Sherwood concurred with Commissioner Severini and considered safety to be of utmost importance as well as the ability for emergency vehicles to access the area.

Commissioner Matyszczyk considered the ordinance to be long overdue. With regard to the lack of available parking for visitors, he thought there were alternatives such as parking in a neighbor's driveway. He did, however, acknowledge that construction parking is out of control. He suggested that the ordinance be adopted as soon as possible.

Commissioner Woelfle thought the ordinance was overly restrictive and suggested they look into the future when there will no longer be construction. He did not support the ordinance in its current form.

Chair Dwinell suggested they accept all of the changes in the current version of the document and asked Commissioners Goldkind, Sherwood, and Matyszczyk to make revisions to the document that reflect the concerns expressed concerning administration and construction vehicles. A new version of the document should then be presented to the Commission for review at the next meeting. Commissioner Goldkind was asked to head up the sub-committee.

## **VI. ADJOURNMENT**

**Ralph Severini moved to adjourn. John Sherwood seconded the motion. Vote on motion: Ralph Severini-Aye, John Sherwood-Aye, Tony Matyszczyk-Aye, Bruce Woelfle-Aye, Donna Turner-Aye. The motion passed unanimously. Alternate Planning Commission Member Donna Turner did not participate in the vote.**

The meeting adjourned at 8:20 p.m.

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Jan McCosh, Town Administrator

APPROVED