

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearings
May 16, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on May 16, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting and Public Hearings

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:04 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Tony Matyszczyk
Commissioner Joel Pieper
Commissioner Glynnis Tihansky

Attending Remotely: Commissioner Donna Turner
Commissioner Peter Ginsberg (alternate)
Commissioner Chase Winder (alternate)

Excused: Commissioner Rachel Cooper

Staff Present: Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney
Thomas Eddington, Town Planner

Public Attending Remotely: Scott DuBois, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. March 21, 2024 Planning Commission Minutes DRAFT

There were no comments on the March 21, 2024 draft minutes.

Motion: Commissioner Tihansky moved to approve the March 21, 2024 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Cooper. The motion carried.

IV. Public Hearings

1. Discussion and possible recommendation to the Hideout Town Council of an amendment to lot R-3 of Hideout Canyon Phase 8 (parcel number 00-0020-8717) to relocate the twenty foot (20') wide limited common area for the driveway

Chair Matyszczyk announced that Planning Commissioner Chase Winder was the Applicant of this item and would therefore be recused from speaking on this matter other than as the Applicant.

Town Planner Thomas Eddington provided an overview of this Application to amend lot R-3 of Hideout Canyon Phase 8 solely to relocate the driveway from the center of the lot to the left-hand side. Mr. Eddington reminded the Planning Commissioners they had reviewed this matter in November of 2021 as part of a broader discussion of the possibility to similarly move the driveway locations of several neighboring lots which also were platted with center driveways rather than on either side of the building lots, as well as to correct the plat to show the actual location of the Reflection Ridge street which did not follow the platted right of way.

Mr. Eddington noted the issues regarding the neighboring lots and the street right of way had not been resolved, so the Application under consideration was related solely to lot R-3. He noted the house being constructed on the lot was nearing completion and the driveway was already poured, and located on the left side of the lot, in alignment with the garage. Mr. Eddington referred to an email from Mr. Scott DuBois, counsel for Mustang Development which had been circulated to the Planning Commissioners prior to the meeting, and which was supportive of the amendment solely regarding lot R-3 and if the width of the driveway did not exceed the currently approved twenty feet.

Mr. Eddington also referred to another email circulated to the Planning Commissioners prior to the meeting from Mr. Will Pratt of Community Preservation Association, the master homeowner's association (HOA), which also supported the amendment if 1) the new driveway easement did not exceed the width of the current one, 2) the former platted drive easement was vacated and would not be used for future driveway expansion, and 3) no other changes were approved as part of this plat amendment including movement, subdivision or increase in this pad or others in the area. Mr. Eddington stated these conditions were all met.

Commissioner Peter Ginsberg asked what impact this amendment would have on any surrounding property owners. Mr. Eddington responded there was no impact, and agreed the matter was more form than substance. Town Attorney Polly McLean stated the purpose of the amendment was to make sure the recorded plat matched what was actually built.

Mr. Eddington reviewed the draft resolution related to the amendment and discussed options for the HOA to consider future removal of the driveway locations on the surrounding lots with center driveways to avoid the need for future homeowners to go through a similar amendment process. Mr. Eddington also noted the recorded subdivision plat did not match the as-built street (Reflection Lane) which bisected Lot 6 from Reflection Ridge. He stated that matter was not under consideration at this time, but ultimately the Town would like to see the plat corrected to accurately depict the as-built conditions of the subdivision.

There being no further questions from the Planning Commissioners, the public hearing was opened at 6:28 PM.

Mr. Chase Winder, Applicant, thanked the Planning Commissioners for considering the application, and noted the house plans were designed in part for safety reasons to locate the driveway further away from the intersection with Reflection Ridge and Reflection Lane. He noted the Design Review Committee of the HOA had approved his plans which matched the submitted plans in his building permit.

There were no further public comments, and the public hearing was closed at 6:30 PM.

Mr. Eddington discussed the draft resolution, and noted three additional conditions to be included which would reflect the items outlined in the HOA letter.

Motion: Commissioner Ginsberg moved to approve the amendment to lot R-3 of Hideout Canyon Phase 8 (parcel number 00-0020-8717) to relocate the twenty foot (20') wide limited common area for the driveway, per the draft resolution reviewed and to include the three additional conditions requested by Community Preservation Association. Commissioner Tihansky made the second. Voting Yes: Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Cooper. The motion carried.

2. Discussion and possible recommendation to the Hideout Town Council for amendments to Hideout Municipal Code Chapter 10.08, including, but not limited to, placement of hot tubs as in 10.08.08.15

Mr. Eddington reviewed this item which had been included in the zoning ordinance discussed at the February Planning Commission meeting and subsequently adopted by the Town Council. He noted one item had been identified for correction regarding locations of hot tubs being prohibited in the fronts of homes. The designs of some of the homes in Deer Waters and Lakeview Estates included second story front facing balconies with hot tubs already installed.

Mr. Eddington suggested the code language should be revised to allow for hot tubs on upper-level balconies or decks, however not on street level decks or in front yards. In response to a question from Commissioner Ginsberg, Mr. Eddington noted that HOA requirements may be stricter than the Town code. It was discussed that any existing hot tubs would be grandfathered if the revised language was adopted.

There being no further questions from the Planning Commissioners, the public hearing was opened at 6:43 PM. There was no public comment, and the public hearing was closed at 6:44 PM.

Further discussion ensued among the Planning Commissioners regarding whether lattice or other types of privacy screens on front balconies was appropriate, noting the preference for hot tub locations to take advantage of the Town's mountain and water views, preferences to avoid locating hot tubs at street level, and acknowledging the fact that some homes were designed with only front facing locations for such use. Commissioner Joel Pieper noted he was not comfortable with hot tubs being in the line of site from the street.

Motion: Commissioner Ginsberg moved to make a positive recommendation to the Hideout Town Council for amendments to Hideout Municipal Code Chapter 10.08, including, but not limited to, placement of hot tubs as in 10.08.08.15. Commissioner Turner made the second. Voting Yes: Commissioner Ginsberg, Commissioner Tihansky and Commissioner Turner. Voting No: Chair Matyszczyk and Commissioner Pieper. Absent from Voting: Commissioner Cooper. The motion carried.

V. Agenda Items

1. Discussion of future planning needs and ideas

Mr. Eddington led a discussion of ideas and suggestions for future planning needs. It was suggested a review of the Town's General Plan which was last updated in 2019 would be worthwhile, as well as the addition of an executive summary to the document.

Commissioner Glynnis Tihansky asked whether there should be code standards for upzoning requests with metrics for required open space relative to increased density requested. Mr. Eddington discussed the existing ability for cluster development which would provide for certain densely developed areas and mandated untouched open spaces. He also noted the Master Development Agreements for new subdivisions can include details on these types of requirements.

Commissioner Pieper asked if there were ways to make the development process easier to navigate. Mr. Eddington agreed to review the subdivision application documents and perhaps create a more detailed process document to help the developers understand all the requirements for development and zoning change applications. It was noted the development process would always include both Planning Commission and Town Council approval, and any upzone requests with higher density and other amenity requests would be more complicated.

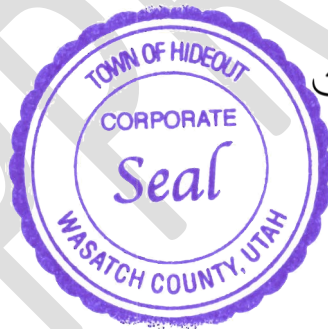
Mr. Eddington provided updates on the status of several development projects in the pipeline that may be coming before the Planning Commission in the near future.

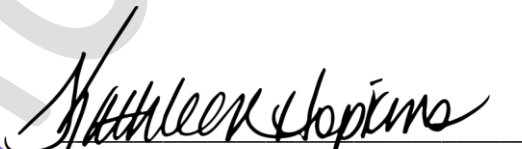
VI. Meeting Adjournment

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

Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Pieper made the second. Voting Yes: Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Cooper. The motion carried.

The meeting adjourned at 7:22 PM.




Kathleen Hopkins
Deputy Recorder for Hideout