

**Meeting Agenda – Hideout Planning Commission**

**10860 N. Hideout Trail  
Hideout, UT 84036**

**August 1, 2019 6:00 p.m.**

**Present:**

Jerry Dwinell - Chair  
Ralph Severini - Vice Chair  
Kurt Shadle - Alternate  
Vytas Rupinkas - Member  
Tony Matyszczyk – Alternate  
Bruce Woelfle - Member

**By Phone:** Sara Goldkind - Member  
Dan Dansie - Legal

**OPENING:** Call to Order 6:05 PM

Roll Call  
Pledge of Allegiance

**PUBLIC HEARING: Consideration of a proposed amendment to the Town's Annexation Policy**

Chair Dwinell reviewed the reason for this special session. This is the second public hearing which is required. Explained the difference between an Annexation Plan and an Annexation Action.

Chair Dwinell open the floor to the commissioners for comment. Mrs. Goldkind commented that Hideouts “neighbors” are concerned with the annexation, and this should be taken seriously.

Chair Dwinell shared the revised document. Wasatch County challenged some of the goals. Goals 3, 7 and 8 were removed. These goals are not directly connected to the annexation. Goal 4 is to be reworked.

Chair Dwinell stated that the original drafts wording concerning JSSD was changed to reflect the intent to designate JSSD as the water and sewer provider.

Chair Dwinell commented that UDOT was added to the list of *coordinate with other entities*.

**\*\*Map\*\***

- Quinn’s Junction – Park City and Summit County feedback. Park City parcels have been removed as well as the Park City Mining land which is contaminated.
- East side of town – There have been requests by landowners, which are in Summit County, to be added to the annexation.

Chair Dwinell said an appendix has been added to the document which addresses the formal feedback from effected entities. Deer Vista LLC has requested to be removed from the annexation map. The State of Utah recommends not leaving any enclaves, where a piece of property would be surrounded by other municipalities. Summit County objected to any part of their land being on the map, siting zoning and future growth. Chair Dwinell made point that there are property owners in Summit County that have asked to be included in the annexation. Wasatch County's concerns are that if a parcel is in Hideout's annexation plan, any development that happens on that parcel, they would have to notify Hideout, which could slow down the process. JSSD had concerns that Hideout was going to establish their own water and sewer, thus the language has been changed to reflect that Hideout fully recognizes that JSSD is the water and sewer provider for the region and that Hideout is going to use them as such. Park City objected to the approval process and to their parcels being in the annexation plan. Hideout agreed to start the process over, to ensure all effected entities had an opportunity to weight in. Also, the Park City parcels were removed.

Skyridge Development LLC and Jordenalle Land Development objected to being included in the annexation map. At this time Hideout has not made a formal disposition of this request.

Chair Dwinell explained the further process. This is the second public hearing and with the input from it, the commission could make any modifications to the documents and continue the public hearing until August 15<sup>th</sup>, and at that time, vote whether to recommend the final document to the Town Council.

Chair Dwinell opened the floor for public comment 6:35 PM

\*Asa Shani – Deer Mountain: Concerns are hostile annexation, cost to residents, no need for anything more, they have all their needs met currently. Does not understand why Hideout wants to annex the other areas. Does not see a need for schools here.

\*Liz Hamilton- Wasatch Springs: Richards Flats description and if they are on the annexation map. How would they go about being taken off of the map. Dan Dansie offered to look at her HOA for details.

\*Orialla – Deer Mountain: What are the benefits of becoming part of Hideout. Is the map available online?

\*Susan Gleise – Deer Mountain: She stated she has read draft and spoken with people. She has experience with these types of documents. Stated that the tax burden would increase, she feels they have all they need and that they are almost built out. Concerned with services such as snow removal, currently done well by the county and doesn't want that to change. Mr. Dansie clarified that the impact fees are only for new developments.

\*Teddy – Wasatch Springs: Wanted details on how to "opt out" of the annexation. Chair Dwinell explained that the default position is "opt out". If at sometime Hideouts approached them to annex in, they will have a choice to look at it at that time and decide.

\*Chris Baier - Hideout Town Council: Pointed out the current annexation plan, which has been in place for 9 years, and Deer Mountain is currently on that plan.

\*Stewart Grow for Garth Rodger Properties: are long term property owners. Requested to be annexed into Hideout.

\*Pat Putt – Summit County: Provided a letter from June 26<sup>th</sup>, would like to make sure it is noted. Stated that Summit County has a consent right. Suggested the State Parks be added to *coordinate with other entities list*. Commission Woelfle commented that the State Park is already on the list.

\*Bruce Erickson – Park City Planning Director: Emails have been sent to Hideout July 23<sup>rd</sup>, including the General Plan, Quinn’s Junction, and Richardson’s Flat. Would like it noted. He also commented that there are levels of regional planning, Wasatch County, Summit County and the State of Utah.

Chair Dwinell closed the floor to the room. Opened to the phone lines for comment, there were none. 7:25PM. He closed public hearing. This public hearing will be continued to the August 15, 2019 meeting.

Motioned to close the meeting Mr. Shadle, Seconded by Mr. Severini

All in favor closed 7:30 PM