

Planning Commission Meeting Minutes: January 17, 2019

Call to Order and Pledge of Allegiance

Chairperson Jerry Dwinell called to order the meeting of the Planning Commission of the Town of Hideout at 6:05 PM on January 17, 2019 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

Roll Call:

- Chairperson Jerry Dwinell conducted a roll call. The following Planning Commissioners were present:
- Chair: Jerry Dwinell
- Vice-Chair: Ralph Severini
- Vytas Rupinskas
- Kurt Shadle
- Remote: Sara Goldkind

Additional Attendees noted:

Mayor Phil Rubin - remote

Council Members:

Chris Baier -- remote

Dan Dansie (attorney) – in person

David Erichsen (town engineer) – in person

Prior Minutes Approvals

Prior Meeting Minutes Date: December 20, 2018

- Changes Recommended and By Whom:
- Motion to Approve:
- Motion Seconded to Approve: Ralph
- Votes:
 - Affirmative: All
 - Negative: None
 - Motion Passed

Mayor Rubin noted that Kurt Shadle, having been appointed to Town Council, will also continue to serve as an Alternate Planning Commissioner to enhance the connectivity between the 2 bodies.

Jerry Dwinell reminded those attending what the difference is between Public Hearing and a Public Meeting. A Public Hearing requires public input, while a Public Meeting may allow for public input. Agenda items marked as Public Hearing will have a time for public input; all other agenda items will only accept public input if the Planning Commission Chair opens the meeting for public input.

1. Public Hearing

- The first item concerned the Sunrise Ridge concept plan. David Erichsen represented Mustang Development, the applicant. Since Mr. Erichsen also serves as the Town's Engineer, the Planning

Commission cannot therefore avail itself of engineering expertise in this initial concept review, and therefore will be taking no action on this Concept Plan at this time.

- David Erichsen reviewed the layout of the parcel in question and a “tiny” piece may be located outside of Hideout
- Dan Dansie talked to the county recorder and noted that these lands are assessed as mining claims, therefore these are assessed by state.
- David Erichsen then provided sample pictures of what the layout might look like.
- Mustang will be asking to extend the RSPA boundary to encompass this parcel and noted that the ERU’s that go with RSPA is 1.5 per acre, increasing the bucket of ERU’s available to Mustang for Golden Eagle and Sunrise. The company will be looking to zone the parcel as Resort Village Medium Density (RVMD) and Neighborhood Commercial (NC); and David Erichsen referred to those on the screen. He argued that this change would enhance the whole area, lending itself to neighborhood commercial.
- On the commercial side of this potential development, David mentioned possible uses such as a restaurant, pet care facility, coffee shops, small office, etc. He argued that these commercial entities would provide tax revenue sources for the town.
- The development plan includes 3 elements:
 - Increase RSPA boundaries
 - Density designation
 - Use of land features include adult community
- Mr. Erichsen provided a rendering of homes and roads. The roads are fairly represented on the rendering. The Homes are designed to be one level.
- Mr. Erichsen asserted that the total RSPA allows for approximately 1,900 ERU’s. This subdivision would add an additional 78 ERU’s, which would bring it closer to 2,000 ERU’s. The total acreage is increased bringing the ERU’s back down to about 1.5. David says they are looking for 80 – 85 lots with potential condos (about 24 at 3 stories).
- Commissioner Dwinell suggested that Sunrise should be able to stand on its own ERU merits and should not be using Golden Eagle (or vice versa).
- David says that 2 more entrances will be brought into Golden Eagle and that the commercial provides another buffer from SR248.
- The commission questioned this assertion as only one entrance to SR248 was visible on the plans. Mr. Erichsen advised that there would be additional feeder roads into Golden Eagle, but that no additional roads would reach SR248.
- Jared Field, also representing Mustang Development, commented that homes are planned to be priced in the upper \$400’s, condos somewhat less. All the homes are within the dark lines of the diagram which David displayed. David showed the various roads connecting the property with Golden Eagle, as well as the roads running around the commercial section.
- After questioning from Commission members, Mr. Erichsen said that close to 400 homes would have to evacuate on one road should there be a fire.
- David showed the potential rendering of the commercial building.
- Commissioner Dwinell stated that the Town Code does not support the notion that zones exist in a hierarchy, or that RSPA is the top zone in such a hierarchy. The Commission would need Mustang to provide evidence to support their claim. If the parcel is to be zoned as RSPA, this zoning designation requires 4 land uses, at present, the entire town only has three.

- Mr. Erichsen thinks that Commercial build-to-suit would be the ideal approach for the commercial component if possible, rather than a speculation approach. There is a berm that buffers the view into commercial, a plus and a minus.
- There are about 4 acres of commercial. David said that the attraction for the town may be in the commercial aspect of the project more than anything else.
- Mr. Erichsen stated that the development would design the adult living portion space with a small entry-point square foot wise, catering to potential owners who want a smaller living space. No restrictions on age at this point.
- Public Comment:
 - Ron Spratling, Salt Lake City, who owns 23 acres adjoining in Wasatch County suggested that all 3 roads be put in and wants the road connecting his property improved. Ron says that Maverick wants an acre of land for their use. He is closer to 2 units per acre. He will have conversation with Mustang.
 - Jason Gillenshorn, met with UDOT and was concerned about access points. There is an easement through parcel noted as 20-8184 by Mustang. Corridor is being discussed according to Phil Rubin. UDOT is concerned about SR248 being a limited access highway and UDOT did a traffic study. It was mentioned that multiple traffic lights are being considered along SR248 and that a semaphore (an intersection with traffic lights) naturally attracts commercial by being a stopping point.
 - In the overall context of the town growth, Phil Rubin stated that we issued about 55 building permits last year.
 - Closed public comment and moved on to next item.

2. Public Hearing

- This item concerned the Venturi property, represented by Gino Venturi and Janet Potter. No official action will be taken as the item was submitted too late.
 - Commissioner Dwinell speculated that the property may currently be zoned Mountain, if true, then a rezoning request would be needed to accomplish what they were asking for (as Mountain Zone frontage and lot size minimums didn't seem possible).
 - No slopes were noted nor home footprints nor home square footage estimates.
 - Mr. Venturi stated that he would flesh out his application and return when he is in a better position to provide the Planning Commission with better information and planning documents.
 - Public Comment:
 - David Erichsen commented that Shoreline solved some of Gino's road issues including water and sewer, and that because the land is Mountain Zone it would be good to show the pad as evidence of what the footprint could be, as we really don't have a requirement for this in Mountain Zone. David also mentioned we don't not have any architectural design criteria for this zone.
 - Public comment closed.

3. Administrative Item

- The third item discussed whether the Planning Commission should keep the same meeting schedule as it was in 2018. There was no alternative comment and the Commission agreed to keep meetings on the 3rd Thursday of the month, at 6:00 pm, at Town Hall.

4. Public Hearing

- The next item, led by Commissioner Rupinkas, focused on the proposed ordinance regarding Timelines for Submitting Agenda Items for PC Meetings.
 - As written, Title 11 of the code would have to be amended to keep the code in sync.
 - Dan Dansie challenged land use vs. non-land use items coming before the commission. He suggested that the ordinance be simplified to only address timelines for agenda items, and not get into (or name) any application process concerns. The ordinance should only be about agenda formation and meeting state noticing guidelines.
 - The ordinance will be re-drafted to meet Dan Dansie's suggestion.

5. Public Hearing

- The next item focused on the Dig Once potential ordinance.
 - Goal of this ordinance is to better support our telecommunication improvements and effectively this ordinance would have no impact on existing developer MDAs.
 - Installing Public Conduit is what the Town is attempting to obtain with this ordinance. The Town will ultimately own the public conduit, and would use for the town's best interest.
 - Franchisees and Developers would need to provide a pre-map and final map to town.
 - Dan Dansie's concern was the cost sharing arrangement being mandated. Any ordinance would have the franchisee to bear the cost. He stated that other towns don't require this and we may run afoul of the federal telecommunication regulations.
 - Dan Dansie will work up an issue list prior to voting by town council and what the limits of the Town's authority is. A copy of the proposed ordinance will be provided to Mr. Dansie; and he will re-draft to ensure we are compliant with any state or federal laws.
 - Discussion continued on who benefits and where the costs would fall in various scenarios. The intent is that no particular franchisee has any special benefits.

6. Administrative Item

- Commissioner Dwinell concluded the meeting by indicating his desire to discuss our Docket (List of Goals) at all future meetings. He also indicated that he'd like to show the PC how to sync Teams with OneDrive and how to set up notifications/alerts.

Adjournment of Meeting

- Motion to Adjourn was made by Kurt Shadle and seconded by Vytas Rupinkas
- Votes:
 - Affirmative: All
 - Negative: none
 - Motion Passed

Meeting Notes Prepared By Ralph Severini

Date: January 17, 2019

Signed: _____