

Minutes
Town of Hideout Planning Commission
Regular Meeting
July 18, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on July 18, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:00 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present:

Chair Tony Matyszczyk
Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Glynnis Tihansky
Commissioner Donna Turner

Attending Remotely:

Commissioner Peter Ginsberg (alternate)
Commissioner Chase Winder (alternate, joined at 6:03 PM)

Staff Present:

Alicia Fairbourne, Recorder for Hideout

Staff Attending Remotely:

Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Jan McCosh, Town Administrator
Kathleen Hopkins, Deputy Recorder for Hideout

Public Present: Brian Cooper

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

III. Approval of Meeting Minutes

1. June 18, 2024 Planning Commission Minutes DRAFT

There were no comments on the June 18, 2024 draft minutes.

Motion: Commissioner Pieper moved to approve the June 18, 2024 Planning Commission Minutes. Commissioner Tihansky made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.

IV. Agenda Items

1. Presentation and discussion of a concept plan on parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property")

Town Planner Thomas Eddington noted Mr. Nate Brockbank, the Applicant, was in attendance to address any questions. Mr. Eddington provided an overview of the project which included the 72-acre eastern parcel of the Salzman property, which was currently zoned Mountain. If the project moved forward, a rezoning application would be necessary, however rezoning was not being discussed at this stage.

The proposed subdivision, to be called Elk Horn Springs, would consist of 164 units, including 61 townhomes, 54 single family homes, 11 cabins, 38 estate lots and 15,000- 20,000 square feet of commercial space. Mr. Eddington compared the proposed density of this application to the two previous development applications submitted for this property, and noted Elk Horn Springs would be less dense than either of those two proposals, but more dense than allowed under the current Mountain zoning.

Mr. Eddington noted the proposal was more residential than previous applications presented by other developers and would have a different mix of housing types, with a planned community center and fitness amenities open to all Hideout residents for a fee. Mr. Eddington discussed the location of a proposed amphitheater area, the townhomes near the commercial development, and the 15-acre area which the Applicant would offer to the Town. He noted issues regarding shared road access with the Golden Eagle subdivision would need to be negotiated with that developer.

Mr. Eddington highlighted several items from the Staff Report which had been included in the meeting materials. He noted the commercial development would likely accommodate a small market, coffee shop and other types of mixed commercial businesses.

The Planning Commissioners asked questions on the housing types and overall layout of the project. Town Administrator Jan McCosh asked whether the proposed 15-acre parcel to be deeded to the Town could be developed as a small concert and performance venue. Discussion ensued regarding the creation of an amphitheater in this space relative to plans for such spaces in other subdivisions within the Town. Commissioner Glynnis Tihansky stated her preference for the 15 acres to be deeded to the Town to be used for open space and trails.

Commissioner Rachel Cooper asked if the Applicant intended request approval for nightly rentals in the subdivision. Mr. Brockbank responded yes, and possibly some form of timeshare ownership structures. Mr. Brockbank stated he did not believe the location was appropriate for broader commercial development than the proposal included and noted it would take some time for the commercial development to be successful.

Mr. Brockbank agreed to revise the concept plan to relocate the fitness center closer to the commercial area, and to provide drawings for an amphitheater space in the 15 acres to be deeded to the Town. Commissioner Donna Turner stated her preference for townhomes not to follow a "rowhome" design.

Mr. Brockbank stated he would be partnering with Holmes Homes in the property purchase and development of the project. In answer to a question from Commissioner Turner, Mr. Brockbank

stated he did not have estimated sizes for the cabins at this stage but expected them to be in the 1,800 square foot range.

There being no further questions from the Planning Commissioners, Mr. Brockbank was excused and left the meeting at 7:07 PM.

Ms. McCosh noted the Town's Economic Development Committee was working with the Applicant on a financial review of the project, including the impact from nightly rentals, and would update the Planning Commission and Town Council on these matters.

2. Presentation and discussion of a Hideout's General Plan

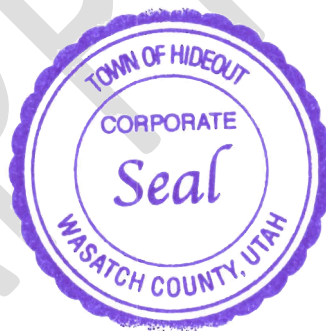
Mr. Eddington led a discussion regarding the Town's current General Plan, which was adopted in 2019, and ideas such as creating a summary or strategic plan document to supplement the General Plan. A future community survey in 2025 was suggested to hear feedback from residents on Town priorities, and a potential steering committee was discussed to help set priorities and standards to various Planning functions.

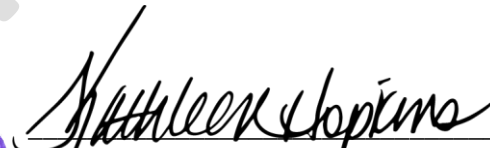
V. Meeting Adjournment

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 Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky, and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.

The meeting adjourned at 7:50 PM.




Kathleen Hopkins
Deputy Recorder for Hideout