

Town of Hideout
Planning Commission
Special Session
10860 N. Hideout Trail
Hideout, UT 84036
August 29, 2019 6:00 p.m.

Present: Jerry Dwinell - Chair
Ralph Severini - Vice Chair
Kurt Shadle - Alternate
Vytas Rupinkas - Member
Sara Goldkind – Member
Bruce Woelfle - Member

Absent: Tony Matyszczuk - Alternate

Arianna Barber from MIDA
Susie Becker from Zions by phone

OPENING: Call to Order 6:05 PM
Roll Call
Pledge of Allegiance

ADMINISTRATION: Approval of meeting minutes:

Jul 18, 2019 – Missing, not reviewed

Jul 29, 2019 (Working Session) 2 comments reviewed, adjusted and accepted. Mr. Severini motioned, Ms. Goldkind second, Mr. Woelfle abstained. All in favor.

Aug 1, 2019 (Special Session) 1 comment reviewed, adjusted and accepted. Ms. Goldkind motioned Mr. Woelfle second. All in favor.

Aug 15, 2019 Not reviewed yet.

ADMINISTRATION: Presentation by Zion’s Bank to review the financials associated with the MIDA Interlocal Agreement.

Susie from Zions. By phone. Used a PowerPoint presentation.
Susie presented this to the Town Council last week and it was requested to be presented to the Planning Commission. Chair Dwinell explained the agreement and why Susie has come to the

meeting.

Susie presented her PowerPoint.

Ms. Goldkind asked about the property tax issues concerning the development fund. Chair Dwinell explained the Hideout Zone in the Interlocal agreement, which includes two developers, Solstice and Western States Ventures. There is also a third piece of property which Solstice is looking at to develop as well.

Mr. Rupinkas asked about the property tax revenue difference, on the now open land vs. developed land. Susie said that the greenbelt tax is so small that it will not benefit.

Ms. Goldkind questioned who is holding the funds. Susie said that the municipal Services fund is in Hideouts hands, as well as part of the development fund. Also, there will be control of the general fund.

Mr. Rupinkas asked about what funds Utopia receives. Mr. Shadle responded that Utopia will not receive any funds, unless Hideout does not meet the required subscriber base after three years

Ms. Goldkind asked what the difference would be, at the end of twenty-five years, with and without MIDA. Susie and Chair Dwinell stated that it will be substantially larger with MIDA.

Susie showed and discussed the four development scenarios.

Ms. Goldkind has serious concerns that Hideout is losing authority. Chair Dwinell stated that the current version of the document states that if we include the Hideout Zone in the MIDA agreement, State has given MIDA land use authority, which they give back to Hideout.

Mr. Rupinkas questioned who controls the tax rate. Chair Dwinell answered that it will be the municipality. Arianna Barber - MIDA clarified that it is only the incremental tax that they are capturing (that is, the taxable value increase as a result of the development of the property).

PUBLIC HEARING: Discussion and possible recommendation of the MIDA Interlocal Agreement.

Chair Dwinell shared the "Our Focus" PowerPoint reviewing the comments and changes. He stated that he believed that the focus from the Planning Commission should be three-fold:

1. Does the MIDA Agreement effectively change any Land Use Authority that Hideout currently has in the Hideout Zone?
2. Does the MIDA Agreement effectively change any Sovereignty in the Hideout Zone?
3. Does the MIDA Agreement affect the Towns ability to further the goals of the General Plan?

Arianna Barber representing MIDA answered questions about control and taxes. She showed the Commission a map of the “Nate Grant” and Warner property which they reviewed. Arianna stated that the developers 30% is to be used for public use.

Mr. Shadle asked what mechanism is used to obtain and distribute the taxes. Answer, Wasatch County collects them, then they pass through MIDA to Hideout.

Ms. Goldkind asked if Hideout has any relationship with Extel, Chair Dwinell said the town has no relationship, but Extel and MIDA do have a relationship.

Chair Dwinell stated that MIDA is moving forward and has a timeline. Mr. Shadle is concerned that comments are being made, but not acted on by the attorney’s office. Chair Dwinell gave options on how to move forward:

1. The agreement can be recommended as is.
2. The agreement can be recommended with notes
3. The commission can take more time. This option would surely cause Hideout to miss this MIDA Round. There may not be another round to follow.
4. The commission can NOT recommend it to the Town Council.

Chair Dwinell moved onto reviewing the current state of the document, and the existing comments and questions from our last review. The Town Attorney has addressed all our comments/questions, The Commission should review and see if those comments and questions have been adequately addressed. The Commission and the MIDA representatives discussed the items which needed clarification. The Commission was able to either agree to resolve it as is, change it, or remove it

Chair Dwinell shared and reviewed newest six parcel map to be recommended to the Town Council.

Chair Dwinell entertained a motion to recommend this to the Town Council.

Chair Dwinell opened the floor to the public.

Kip Freeman – Shoreline: would like to see bus service initiated.

Chair Dwinell opened the floor to the phonedlines. No comments.

Motioned by Mr. Woelfle to recommend the agreement to the Town Council with notes. Second by Mr. Rupinkas. All in favor, motion passed.

ADMINISTRATION: Review Land Use definitions in advancement of Zoning Definition Change Ordinance.

Not addressed in leu of time.

Motion to adjourn by Mr. Rupinkas Second by Mr. Woelfle

Adjourn 9:00 PM