

Minutes
Town of Hideout
Planning Commission Regular Meeting and Public Hearing
January 20, 2022
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on January 20, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:00 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

1. Swearing in of reappointed Planning Commissioners whose terms expired January 1, 2022

Town Clerk, Alicia Fairbourne, read the oath of office to the following Planning Commissioners whose terms expired on January 1, 2022 and officiated them for a four-year term: Commissioner Bruce Woelfle, Commissioner Rachel Cooper and Commissioner Glynnis Tihansky.

2. Introduction and swearing in of Second Alternate Planning Commission Member, Jonathan Gunn

Chair Matyszczyk introduced Mr. Jonathan Gunn who was appointed by Town Council as the second alternate Planning Commissioner. Ms. Fairbourne read the oath of office and officiated him as an alternate Planning Commissioner for a four-year term.

II. Roll Call

PRESENT:

Chair Tony Matyszczyk
Commissioner Ryan Sapp
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Bruce Woelfle
Commissioner Rachel Cooper (alternate)
Commissioner Jonathan Gunn (alternate)

STAFF PRESENT:

Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Jan McCosh, Town Administrator
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Chris Ensign, McKay Christensen, Todd Amberry, Scott Davis, Carol Tomas, Ralph Severini, Clark Robinson and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

There were no comments on the draft minutes of the December 16, 2021 Planning Commission.

Motion: Commissioner Tihansky made the motion to approve the December 16, 2021 Planning Commission Minutes. Commissioner Turner made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

IV. Public Hearings

1. Continued review and possible recommendation to Town Council regarding the final KLAIM Phase 3 Subdivision

Mr. Thomas Eddington, Town Planner, introduced Mr. Chris Ensign, developer of KLAIM, and provided background on the matter under discussion. He noted the KLAIM subdivision was originally approved on December 17, 2017 and was granted an extension in November 2020 after delays obtaining final Utah Department of Transportation (UDOT) approvals. He stated preliminary plat approval had been granted for Phase 3 and the developer was now re-submitting for Phase 3 to ensure final plat approval. Mr. Eddington added the development would ultimately consist of 4-5 phases.

Mr. Eddington noted the KLAIM development would ultimately consist of 88 units on approximately 59 acres, with Phase 3 to include 14 units. He stated this phase would be similar in appearance to the existing phases. Mr. Eddington stated the development was zoned Mountain and was approved with a somewhat higher density overlay (Planned Performance Development District). He referenced the Staff Report included in the meeting materials and noted the Architecture Monotony clause incorporated into town code after the original KLAIM approval. He stated the developer would continue to work with a Design Review Committee to provide variations in materials, colors and setbacks in each phase to comply with the current town code. Mr. Eddington highlighted certain items including road widths, drainage and storm water facilities where the developer had agreed to comply with the updated town code standards. He noted over 40 acres would remain undeveloped as open space, and he would work with Mr. Ensign on whether to include certain conservation easement protections on the final plat. He also stated the Town's Parks Open Space and Trails (POST) Committee would review the plan for final trails and other open space amenities with the developer.

Mr. Eddington referenced the recommendation to require the existing landscape design plan be continued through the remaining phases and noted certain sloped areas which would require retaining walls, setbacks and terracing. He also discussed the construction mitigation plan and noted there were questions raised regarding the plans to store excess soil from construction on adjacent land. Mr. Eddington noted the recommended requirement for proper landscaping to prevent erosion and the Storm Water Protection Plan (SWWP) to be submitted to the Town Engineer for review. He discussed additional items from the Staff Report which were noted as suggested planning conditions to be considered as part of the final approval by Town Council. These items included a secondary emergency access road to connect Phase 3 with SR-248, overall site plan with final layout and landscape design plan, retaining walls, location of final trails, specification that trails would be open to the public, and requests for additional guest parking throughout the entire subdivision. He also noted the 2019 engineering report with recommendations from T-O Engineers remained in force.

Commissioner Donna Turner asked how close this phase would be to SR-248. Mr. Ensign replied the UDOT setbacks were at least 100 feet, and there would be at least 120 feet setbacks for the development. Commissioner Turner asked if there would be landscaping in the setback areas. Mr.

Ensign replied all landscaping would be on the KLAIM property, but not necessarily on UDOT-owned setbacks. He noted he was working with a landscape designer to provide appropriate landscaping which would be natural to the space and protect views both looking out of and into the development.

Commissioner Bruce Woelfle asked about the length of driveways for each unit. Mr. Ensign responded they would be at least 20 feet, sufficient for parking a car in front of each unit. Commissioner Woelfle asked about visitor parking spaces; Mr. Ensign noted there would be additional parking spaces located throughout the development and at the trail head. Mr. Ensign discussed the sign and monument wall plan and noted the same retaining wall design would continue into this phase. He also noted certain trees were not available during the last phase of the landscaping, but he expected they would be obtained and planted in the upcoming season.

Commissioner Woelfle asked if the development was Dark Sky compliant, per the pending town code implementation. Mr. Ensign responded yes, all the exterior fixtures were down-lights, and there would be only 2-3 light poles in the development which would also be downlit.

Commissioner Turner asked about the soil mound on the adjacent property. Mr. Ensign responded the neighboring property owner wanted the soil to expand his property, and the developer was working with the Town Engineer to ensure a proper soil compaction and erosion management plan. Commissioner Turner requested these items, including landscaping requirements, be included in the approval conditions submitted to Town Council. Mr. Eddington agreed to add them.

Commissioner Rachel Cooper asked if the soil management plan was available for the Planning Commission to review. Mr. Eddington stated he would obtain it from either Mr. Ensign or T-O Engineers. Mr. Ensign added it was a permitted process to obtain approvals to move this soil and provide a detailed plan for its management. Commissioner Cooper asked about a timeline for completion of the soil mound and related landscaping; Mr. Ensign responded he expected it to be completed before the end of the 2022 planting season and stated he would seed the sections as they were completed. Mr. Ensign stated he would include a more complete plan for completion of the final phases for the Town Council meeting.

Commissioner Glynnis Tihansky asked about the density ratios relative to the amount of the development's open space. Mr. Eddington noted it exceeded the typical town code requirements ranging from 10% to 15% and was vested under prior town code. Commissioner Tihansky asked if, given the amount of proposed open space, there might be any ability to add some small commercial development within the subdivision. Mr. Eddington agreed to explore this opportunity with Mr. Ensign but noted the slopes in this area are quite steep and likely prohibit such development.

Commissioner Jonathan Gunn asked about the assessment for the adequacy of water supply and underlying assumptions for water usage related to the development. Mr. Ensign responded he had purchased water shares from Nate Brockbank and had entered into direct agreement with the water provider Jordanelle Special Services District (JSSD) to pay for all water and sewer connections up front to improve the infrastructure to accommodate the subdivision. Commissioner Gunn asked if there was a report available which detailed the water usage assumptions. Mr. Ensign responded this was prepared by Wasatch County based on residential units and landscaping requirements. He agreed to provide this report to Mr. Eddington to share with the Planning Commissioners. Commissioner Gunn agreed with Commissioner Tihansky's suggestion to explore the potential for some commercial development within this site, especially given the unknown outcome of the proposed Silver Meadows annexation. Mr. Ensign repeated his agreement to explore this option with town staff to determine if some level of commercial amenities could be included within this development.

(Clerk's Note: Commissioner Ryan Sapp left the meeting at 6:35 PM. A quorum remained in place, with Commissioner Cooper voting on remaining motions.)

There being no further questions from the Planning Commissioners, Chair Matyszczuk opened the floor for public input at 6:40 PM. There were no questions from members of the public. The Public Hearing was closed at 6:41 PM. Chair Matyszczuk asked for a motion to make a positive or recommendation to Town Council regarding the final approval of KLAIM Phase 3.

Motion: Commissioner Tihansky moved to make a positive recommendation to Town Council regarding the final KLAIM Phase 3 Subdivision, subject to the recommended conditions of approval included in the Staff Report and to include additional conditions regarding the management of the soil mound as discussed. Commissioner Woelfle made the second. Voting Aye: Commissioners Cooper, Matyszczuk, Tihansky, Turner, and Woelfle. Voting Nay: None. The motion carried.

Mr. Ensign was excused and left the meeting at 6:42 PM.

2. Continued review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot 37

Mr. Eddington reported town staff had not received a final update from the applicant on this matter and requested this item be continued to a date uncertain. Chair Matyszczuk opened the Public Hearing at 6:43 PM. There were no public comments. The Public Hearing closed at 6:43 PM. Chair Matyszczuk suggested a motion regarding this item be included with the next agenda item.

3. Continued review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot R-3

Chair Matyszczuk opened the Public Hearing at 6:44 PM. There were no public comments. The Public Hearing closed at 6:44 PM. Chair Matyszczuk asked for a motion for this item be continued to a date uncertain along with the previous item.

Motion: Commissioner Tihansky moved to continue to a date uncertain the review and possible recommendation to Town Council regarding 1) Subdivision/Lot Amendment to Hideout Canyon Lot 37 and 2) Subdivision/Lot Amendment to Hideout Canyon Lot R-3. Commissioner Cooper made the second. Voting Aye: Commissioners Cooper, Matyszczuk, Tihansky, Turner and Woelfle. Voting Nay: None. The motion carried.

V. Agenda

1. Follow up presentation and discussion of an initial concept plan and potential rezoning of a planned community development project on the Salzman property

Chair Matyszczuk invited Messrs. McKay Christensen and Todd Amberry of the Sky Hawk development team to join the meeting. Chair Matyszczuk stated his concerns regarding the size of the proposed development which would increase the door count by 500% over the current zoning, and asked if, other than building a hotel, would the entire development do justice for the town without an additional commercial component. He asked if there might be an option to donate land to the Town

which it could develop if such development did not work for the Sky Hawk team. Commissioner Cooper concurred.

Mr. Eddington provided an update on the project and noted the Staff Report included in the meeting materials had been updated since the December Planning Commission meeting. He noted the proposed project was currently zoned Mountain and included 610 units which were estimated to be approximately 574 ERU's. He noted the plan included a hotel, bed and breakfast, and condominiums, and now included an additional retail pad near the hotel. Mr. Eddington acknowledged the project would add significant density to the town but noted much of that density would be associated with the hotel. He also noted the significant amount of open space included in the project.

Mr. Eddington discussed the challenges for creating a Town Center/commercial development on the property due to the steep slopes and its positioning along SR-248. He noted the addition to the plan for some local small commercial spaces adjacent to the hotel. Mr. Eddington also discussed the possibility to reserve 5-15 acres for future commercial development, to be built after completion of the hotel and some residential sites.

Mr. Eddington highlighted other items from the Staff Report which he encouraged the Planning Commissioners to consider and provide more guidance to the development team. These topics included the trail system, open spaces, location and density of multi-plex units and the potential Public Improvement District (PID) which would be the financing mechanism for the project's infrastructure.

Commissioner Woelfle asked about the project's level of proposed density relative to other subdivisions in Hideout and noted it would be more than Golden Eagle and Soaring Hawk developments, and somewhat less than the final Shoreline buildout. He stated this seemed like too much density for the space, even without the requested commercial components. Commissioner Tihansky asked how many units the hotel would contain. Mr. Christensen stated the hotel was being proposed for 150 rooms, the bed and breakfast would contain another 20 rooms and approximately 120 condominium units, which would have a relatively small footprint.

Commissioner Turner asked if there was any data available on how well the Black Rock condo-hotel, bar and restaurant were doing, and whether another area hotel could be sustained. Commissioner Cooper noted another building was to be added to the Black Rock hotel. Commissioner Tihansky stated she had toured the Sky Hawk site and noted the property's beauty and stunning mountain and water views which would be nicer than those of the Black Rock complex.

Mr. Christensen discussed the plans for three restaurants on the site and noted 50% of the project's density would be consolidated in the hotels and condominiums which would not strain town and natural resources to the same extent as other residential development. He also noted various amenities that would be available to all town residents, including a fitness facility, equipment pro shop, food truck site, paddle boarding, amphitheater and pickleball courts. He stressed the challenges for retail development given the area's demographics and shared his experiences attracting retail tenants in other more highly trafficked developments.

Mr. Scott Davis, a member of the Town's Economic Development Committee, noted he had visited the property, and asked if there were any retail options such as a Trader Joe's that might draw customers from the surrounding communities as well as Hideout residents. Mr. Christensen explained the area's demographic metrics would not support a retailer such as Trader Joe's choosing this location, but he would work on creating some level of mixed commercial space that would support the restaurants and the community. Mr. Amberry stated they would donate the land if Trader Joe's

would come to this development. Mr. Christensen reminded the Planning Commissioners of the grocery store site near Black Rock which remained unbuilt after several years.

Commissioner Tihansky noted the proposed fitness center would be a big draw for the larger community. Commissioner Turner noted the ongoing growth expected for Hideout and surrounding communities should be taken into consideration.

Commissioner Turner also noted the Kamas recreation center would be some competition for the proposed fitness facility, as well as the pool, pickleball, fitness center and clubhouse amenities to be built in future Shoreline and Deer Springs phases. Mr. Christensen stated the proposed fitness facility would have nominally priced usage fees with no social membership dues. Commissioner Turner also expressed her concerns with increased traffic on SR-248 which could lead to the need for additional traffic lights.

Mr. Christensen highlighted the additions to the concept plan made since the last Planning Commission meeting. These included a mixed-use retail pad and amphitheater with adjacent food truck site. He also discussed the various housing options. He estimated the condominiums would consist of twenty units per building.

Mr. Christensen invited the Planning Commissioners to visit the site. Town Attorney Polly McLean reminded the Planning Commissioners they should stagger any site visits to avoid a quorum unless a site visit was publicly noticed.

Mr. Christensen stated details regarding traffic lanes would need to be worked out with UDOT.

Ms. McLean asked about the status of the secondary access easement with Golden Eagle. Mr. Christensen responded he had just received the document and would address this at the next meeting.

In response to a question from Commissioner Woelfle, Mr. Amberry discussed the potential Public Infrastructure (or Improvement) District (PID) as a financing method within the project boundaries which would have a higher mil rate to repay the bond. Homes sold would require disclosure of this matter.

Commissioner Woelfle asked if the developers had secured water rights for the project. Mr. Amberry responded water rights were available and he anticipated obtaining them upon Town approval of the development.

Commissioner Gunn asked about emergency/ambulance response times and general emergency planning as the Town grows. Mr. Christensen noted fire stations typically staff emergency responders, with plans that are generally independent of developers. He added the development team would work with area police and fire departments as appropriate. Commissioner Gunn noted his EMS background and hoped there could be a plan to locate a fire station in Hideout. Ms. McLean noted such increased fire district services would be driven independent of the development and funded by property taxes. Mr. Christensen added the developer would be required to pay various impact fees, including for fire safety.

Town Council member Ralph Severini asked if there were any projections on expected non-property tax revenue to the Town related to the development. Mr. Christensen responded he had provided a report to town staff on property tax revenue projections and was still working on the transient and retail commercial tax projections.

Commissioner Turner asked about parking near the amphitheater and pond. Mr. Christensen responded there would be ample parking, with specifics to be incorporated in a more detailed plan.

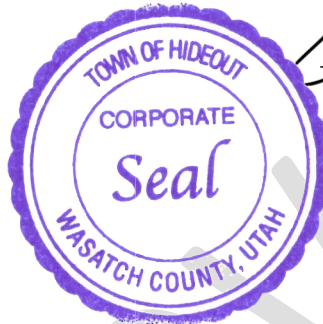
In response to Chair Matyszczyk's question regarding next steps, Mr. Eddington replied the discussion would continue to the next Planning Commission meeting when an updated concept plan and requested rezoning would be on the agenda.

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 Turner made the second. Voting Aye: Commissioners Cooper, Matyszczyk, Tihansky, Tuner and Woelfle. Voting Nay: None. The motion carried.

The meeting adjourned at 7:51 PM.




Kathleen Hopkins, Deputy Town Clerk

APPROVED