

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

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

Regular Meeting and Public Hearing

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:03 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

II. Roll Call

PRESENT:

Chair Tony Matyszczyk
Commissioner Glynnis Tihansky
Commissioner Jonathan Gunn
Commissioner Donna Turner

EXCUSED:

Commissioner Ryan Sapp
Commissioner Rachel Cooper (alternate)

STAFF PRESENT:

Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Dillon Bliler, Town Engineer
Timm Dixon, Head of Engineering and Public Works
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Nate Brockbank, Patrick Todd, Mark Garza, James Carroll, Carol Tomas, Judd Webster, Jack Walkenhorst, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

Commissioner Glynnis Tihansky noted one small typographical error in the August 18, 2022 draft minutes which was corrected. There were no additional comments.

Motion: Commissioner Tihansky made the motion to approve the August 18, 2022 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioners Gunn, Tihansky, and Turner. Voting No: None. Abstaining: Chairman Matyszczyk. The motion carried.

IV. Public Hearing

1. Consideration and possible recommendation to Town Council of Phases 3 of the Deer Springs subdivision

Chair Matyszczyk reported the Applicant had requested this matter be continued to the November Planning Commission Meeting and noted as this item had been noticed as a Public Hearing, the floor would be open for public comment. The Public Hearing opened at 6:06 PM. There was no public comment and the Public Hearing was closed at 6:06 PM.

Motion: Commissioner Gunn moved to continue this item to the November 17, 2022 Planning Commission meeting. Commissioner Turner made the second. Voting Yes: Commissioners Gunn, Matyszczyk, Tihansky and Tuner. Voting No: None. The motion carried.

2. Consideration and possible recommendation to Town Council of the approval of Phases 2 and 3 of the Lakeview Estates subdivision

Town Planner Thomas Eddington provided background on this matter. He reminded the Planning Commissioners that Phase 1 of the three planned Phases for the Lakeview Estates subdivision was previously approved, and they were being asked to consider approval of Phases 2 and 3 at this time. He noted there was no change in the plan for the subdivision since their last review, nor any changes to zoning which would impact this subdivision. Mr. Eddington reviewed the Staff Report which was included in the meeting materials and noted the deed restrictions which had been updated to include several setback and retaining wall specifications as well as the incorporation of the Master Plan Development density overlay. Mr. Eddington reviewed several items from the Staff Report to which the applicant had satisfactorily responded. Messrs. Patrick Todd and Mark Garza, members of the developer's team, were introduced and responded to questions from the Planning Commissioners. These questions included details on the fencing and parking near the planned pickleball/basketball court and location of the path to connect to Deer Waters. In response to a question from Commissioner Jonathan Gunn regarding the location of the trails, Mr. Todd offered to meet with any residents to walk the property or review a map. He also clarified the trail would be six-foot wide between homes and 10-foot along open spaces.

Commissioner Gunn asked about the sufficiency of the infrastructure to handle storm water runoff from the neighborhoods above this subdivision. Mr. Todd responded there would be additional drainage rock installed before asphalt was laid, as well as installation of riprap if necessary to help manage drainage. Mr. Todd also confirmed there would be no above-ground pump station constructed for this subdivision, and the existing pump station in Deer Waters would be eliminated upon completion of the new expanded pump station which would service both communities.

In response to a question from Commissioner Donna Turner, Mr. Todd noted the planned streetlights would be dark sky compliant. Mr. Todd also stated the new road connecting to Jordanelle Parkway was complete and could be open to traffic once accepted by the Town.

Commissioner Gunn asked if the current sewer capacity was sufficient for the initial ten building permits approved for issuance. Mr. Todd confirmed they would not request additional building permits until completion of the new lift station.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 6:42 PM. Hideout resident Ms. Carol Tomas asked for confirmation regarding the maximum building heights for future homes to be constructed on Lots 224 and 225 would be limited to preserve views of neighbors above them. Mr. Eddington noted this request had been listed as an original condition of approval and would be included in the final report to Town Council. Mr. Todd agreed to share design plans for these homes before submitting them for building permits.

There was no further public comment. The Public Hearing closed at 6:47 PM.

Motion: Commissioner Gunn moved to make a positive recommendation to Town Council, subject to the points detailed in the Staff Report, regarding the approval of Phases 2 and 3 of the Lakeview Estates subdivision. Commissioner Tihansky made the second. Voting Yes: Commissioners Gunn, Matyszczyk, Tihansky and Tuner. Voting No: None. The motion carried.

V. Agenda Items

1. Consideration of a possible Site Concept Plan approval for the Cottages at Deer Springs development

Mr. Eddington provided background on this item and reminded the Planning Commissioners they had visited the site in 2021 and had discussed this concept plan in previous meetings. Mr. Eddington noted the proposed cottage community would result in higher density than the originally planned town homes from a door count perspective but would result in lower Equivalent Residential Units (ERU's) based on the smaller home sizes. He noted the new concept proposal addressed previous concerns raised regarding the steepness of the property as well as the Planning Commissioners' request for some commercial development to be included in the plan. Mr. Eddington noted there were some proposed retaining wall heights that would need to be addressed in the final design and a potential variance request from the current Town Code.

Mr. Nate Brockbank, developer, discussed the updated concept plan which currently included 34 cottage units, a commercial site and clubhouse. He noted the plan for 49 parking stalls and stated his team would continue to work on the retaining wall design to better conform with Town Code. He noted these high retaining walls were not expected to be visible once the homes were constructed. He stated he could begin construction in 2023 if approved and he would work to amend the Master Development Agreement to move this project to Phase 3 or 4 rather than Phase 8 and stated the construction of the proposed park would be included as part of Phase 3.

In response to a question from Commissioner Gunn regarding the commercial space, Mr. Brockbank noted it was planned for 3,000 – 3,500 square feet on the main level, with another 3,000 square feet above which could be office space or residence for an on-site property manager. He stated the space could accommodate a coffee shop, yoga studio, dentist office and/or some type of retail space, but noted it was difficult to be more exact given the area was still under development. Mr. Brockbank reminded the Planning Commissioners the plan was to manage these cottages as short-term rental units in partnership with the Larry H. Miller Real Estate group.

Commissioner Gunn asked if the proposed commercial space could accommodate some sort of carry out restaurant business; Mr. Brockbank responded that was a possibility although not a larger sit-down restaurant given space limitations.

Commissioner Tihansky stated the site of this proposed development located at the edge of Town seemed like an attractive location for nightly rentals which should not adversely impact existing neighborhoods. Chair Matyszczyk concurred. Mr. Eddington noted nightly rentals would need to be approved by the Town Council. Mr. Brockbank referred to a previous economic study conducted by Lewis Young which detailed projected revenues for the Town from a 78-unit development with nightly rentals and suggested those figures could be roughly halved to estimate revenues from this 34-unit proposed development. He agreed to share that study with the Planning Commissioners.

Mr. Brockbank also pointed out traffic from these cottages would primarily be along Jordanelle Parkway rather than impacting other streets throughout the town.

Commissioner Gunn asked if the Fire District determined a station house was warranted, would Mr. Brockbank work with the Town to make a location available. Mr. Brockbank said he would do so but suggested such a facility might be located on the land where the Public Works building was already located and was easily accessible to SR-248. Mr. Brockbank confirmed road widths would comply with the current Town Code and stated there would not be any above-ground sewer pump stations.

Mr. Brockbank added the proposal may eliminate two units as the design was refined and agreed to consider Commissioner Gunn's request for additional commercial space in the plan. Mr. Dillon Bliler, engineer from T-O Engineers, requested the cottages not be located in the steeper sloped (greater than 30%) areas.

Mr. Brockbank thanked the Planning Commissioners for their feedback and agreed to come back with an updated plan soon. He was excused and left the meeting at 7:32 PM.

2. Consideration and possible recommendation to Town Council regarding a Lot Amendment for the Venturi Property (Parcels 00-0021-4873 and 00-0021-4874) consisting of two, acre parcels to allow four residential homes

Mr. Eddington provided an overview of the revised application under review and noted the property, which was outside of the Master Development Agreement, was currently zoned Mountain which limited construction to just two homes. The Applicant was requesting feedback on the concept to change the zoning to allow for four homes to be constructed on the approximately two-acre parcel, with a new road to be located off Shoreline Drive. The new private road would include driveways to each of the four proposed 0.5 acre lots and with two entrances to Shoreline Drive. Mr. Eddington noted the current discussion was to consider whether the Planning Commissioners were supportive of the concept, and if so, the Applicant would need to apply for a rezoning and other potential variances to Town Code.

Commissioner Turner shared her concerns with the density of four homes on this site given the steepness of property, as well as safety concerns with the location of the new street's proposed entrances onto Shoreline Drive, one of which would be located at a blind curve of Shoreline Drive. Commissioner Tihansky concurred.

Commissioner Gunn asked about the slope of the proposed driveways and heights of retaining walls. Mr. James Carroll, representative of the Applicant, stated any retaining walls would be less than 27 feet, driveways would be no greater than 10% grade and the proposed new street would also be relatively flat. He reported the reason for two entrances onto Shoreline Drive was based on feedback from the Wasatch County Fire Marshall who was not comfortable with a single entrance for a street with more than three dwellings. Mr. Timm Dixon, Head of Engineering for the Town, noted the road would need to accommodate fire engine access from both entrances.

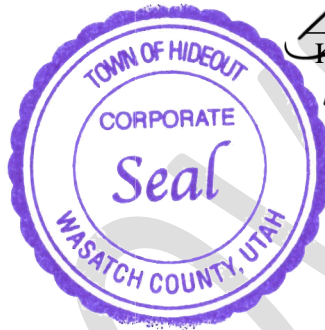
Discussion ensued regarding the location of the street and the feasibility of changing the proposal to just three homes and a hammerhead street design. Mr. Carroll noted the intended home sizes would range from 2400-2800 square feet. He agreed to share the Planning Commissioners' feedback with the Applicant.

V. Meeting Adjournment

There being no further business, Chair Matyszczyk asked for a motion to adjourn.

Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Turner made the second. Voting Yes: Commissioners Gunn, Matyszczyk, Tihansky and Turner. Voting No: None. The motion carried.

The meeting adjourned at 8:07 PM.




Kathleen Hopkins, Deputy Town Clerk

APPROVED