

Minutes
Town of Hideout Planning Commission Regular Meeting and
Public Hearing (Rescheduled)
June 22, 2023
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Rescheduled Regular Meeting and Public Hearing on June 22, 2023 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 6:06 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 Jonathan Gunn
Commissioner Glynnis Tihansky
Commissioner Peter Ginsberg (alternate)
Commissioner Joel Pieper (alternate)

EXCUSED:

Commissioner Rachel Cooper
Commissioner Donna Turner

STAFF PRESENT:

Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Jan McCosh, Town Administrator
Timm Dixon, Director of Engineering
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

OTHERS IN ATTENDANCE: Tim Schoen, Diane Schoen, Richard Otto, Jeff Johnson, Jason Boal, Patrick McAlearney, Jamie Mackay, Jenni Hogan, Ryan Sapp, Kristy Schlopy, Carla Mathiason, Greg McIntyre and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. May 24, 2023 Planning Commission Minutes DRAFT

There were no comments on the May 24, 2023 draft minutes.

Motion: Commissioner Tihansky made the motion to approve the May 22, 2023 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioner Ginsberg, Commissioner Gunn, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky. Voting No: None. Absent from Voting: Commissioner Cooper and Commissioner Turner. The motion carried.

IV. Agenda Items

1. Discussion of a concept plan for a potential development Hideout Pointe (parcel 00-0020-8164)

Town Planner Thomas Eddington provided an overview of this item and referenced the Staff Report which was included in the meeting materials. He noted the property under discussion consisted of approximately two acres of a 15-acre parcel and was located between the KLAIM subdivision and the Wolf property on the east side of SR-248. The proposed project included a restaurant and brewery business as well as a mixed-used commercial and residential component, and would require a rezone approval. He reminded the Planning Commissioners the location was also near the proposed fire station and relocated public works facility also under consideration.

In response to a question from Commissioner Glynnis Tihansky regarding density restrictions for the full 15-acre parcel, Mr. Eddington stated this could be addressed through deed restriction or the rezone application. Commissioner Tihansky stated she would be comfortable with higher density for this two-acre project if the remaining 13-acres were restricted to lower density development.

Mr. Eddington highlighted several items detailed in the Staff Report including the proposed density, potential impact on SR-248 access and traffic, sensitive land considerations, slope analysis and the potential need for a secondary access road. He also noted the shared access with the Wolf and KLAIM properties would require approval of those landowners.

The Applicants Mr. Tim Schoen and Ms. Diane Schoen and their architects Mr. Richard Otto and Mr. Jeff Johnson were introduced. Mr. Schoen stated they had owned the property since 2006, and had an extensive background in the beverage industry, including an existing brewery and tap room business in Florida. The proposed 2-acre project would include a brewery and restaurant in one building and mixed use commercial and residential units in another multi-level building. He stated the remaining 13-acres could be developed in the future and in a manner consistent with Hideout's economic goals and priorities. He noted any future development of those 13-acres had not yet been planned but would be a lower density project than the neighboring KLAIM subdivision.

Mr. Otto reviewed the plans for the two buildings. Building A, which would house the restaurant, would consist of a 2-story, 6,300 square foot building with on-grade parking and views of the reservoir. Building B would consist of four stacked levels and would contain the mixed use commercial and residential units. He noted the various parking areas would be further detailed as the concept plan was refined. He also noted the existing road would need to be improved, and the project would be designed to work with the existing topography while minimizing retaining walls.

The development team answered a series of questions from the Planning Commissioners and agreed to engage with Solstice development and other surrounding property owners to confirm their ability to access the existing roads and easements.

Ms. Schoen discussed their plans for the restaurant and brewery business and noted the space could accommodate small businesses such as a juice bar, yoga studio, wellness spa and/or neighborhood market.

In response to a question from Commissioner Jonathan Gunn regarding water shares, Mr. Schoen stated they had obtained nine shares which was sufficient for this project. Commissioner Gunn asked to hear feedback from the neighboring property owners. Commissioner Peter Ginsberg requested more information on the Applicant's existing Florida brewery business, and Commissioner Joel Pieper asked for more detail on the road requirements. Mr. Eddington noted a transportation study would be required.

Discussion ensued regarding roads and traffic conditions along SR-248 in light of the expanded amenities at Jordanelle State Park at the Ross Creek entrance. Mr. Eddington noted the Town would work with the developer and UDOT on these issues.

Mr. Eddington summarized several items for the Applicant to address in a future presentation, including slope and traffic analysis, density plans for the full 15 acres, coordination with neighboring property owners, storm water management, open space and environmental issues. The development team thanked the Planning Commission for their time and left the meeting at 7:00 PM.

2. Presentation and discussion of an updated concept plan and potential Annexation of the Benloch Ranch property

Mr. Eddington provided an overview of the updated concept plan and highlighted several items which had been updated since the Applicants' last presentation at the May meeting. Mr. Jason Boal provided background on the development's history and existing approvals from Wasatch County. He reviewed a timeline of the entitlements currently granted by Wasatch County, shared details on the approved density figures and discussed a phasing plan for the development. Mr. Boal and his colleagues Mr. Patrick McAlearney and Mr. Jamie Mackay answered a variety of questions from the Planning Commissioners.

There being no further questions from the Planning Commissioners, the Benloch Ranch team was excused from the meeting at 7:51 PM.

3. Discussion of a potential new Residential Casita zoning designation

Mr. Eddington provided background on this new proposed zoning designation which originated from the discussions with the Bloom in Hideout development team but could be applicable to other future developments. This proposed zoning designation would apply to smaller lots and housing units and could provide an allowance for mixed uses. In response to a question from Commissioner Ginsberg, Mr. Eddington stated there was no downside for the Town in adopting this additional type of zoning which would require specific approval for any future requests for use.

Commissioner Tihansky asked if this zoning designation would automatically be approved for short-term rentals. Mr. Eddington replied such rentals would not be allowed by right, but would require specific approval or be within an Overlay District. Chair Matyszczyk suggested the code address reducing the maximum density.

V. Public Hearings

- 1. Discussion and possible recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Mountain Residential (MR), Residential 20 (R20), and Natural Preservation (NP)**
- 2. Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Bloom in Hideout Development**

Mr. Eddington reviewed the proposed zoning map and discussed the various re-zone designations under application for the Bloom in Hideout development. If the Planning Commission was comfortable with this upzone request and voted to make a positive recommendation to Town Council which would then grant an ultimate approval and move the process to consideration and approval of the Master Development Agreement (MDA).

In response to a question from Commissioner Tihansky, Mr. Eddington stated a Residential Casita zoning designation would need to be approved prior to the Planning Commission’s consideration and possible recommendation to Town Council of that component of the new zoning application.

Ms. Jenni Hogan and Mr. Ryan Sapp, developers of the Bloom in Hideout project answered a variety of questions from the Planning Commissioners on the details for the commercial component of the development, the phasing plan, and the hotel partner. Commissioner Gunn stressed the importance of building as much of the commercial component as possible in the early stages of the development.

Mr. Eddington stated the phasing plan would be detailed in the MDA and announced Planning Commissioners Gunn and Tihansky would participate in a small committee to work out details on the MDA. Mr. Eddington reviewed highlights from the Staff Report regarding terms and conditions in the draft MDA. Mr. Sapp stated his team would like to present the concept plan and proposed rezoning map as a working session to the Town Council soon, and work concurrently on the MDA with the Planning Commission. Ms. Hogan discussed the timeline the Applicant was working under with the property seller, hotel partner and financial partners who were all looking for some confirmation the Town Council was comfortable with the project moving forward. Chair Matyszczyk stated he was not comfortable sending the matter to Town Council prior to completion of the Planning Commission’s work.

There being no further questions from the Planning Commissioners, Chair Matyszczyk opened the Public Hearing at 9:38 PM.

Ms. Carla Mathiason asked about the expected impact of traffic into Golden Eagle from the Bloom development and the condition of the road. Mr. Sapp stated the road would be built to Town standards and expected most traffic would be from Golden Eagle into Bloom, rather than Bloom visitors and residents traveling into Golden Eagle.

Mr. Greg McIntyre, a lot owner in Golden Eagle and member of the Town’s Economic Development Committee, asked at what level of construction in Golden Eagle would the secondary access road’s completion be required. Town Attorney Polly McLean stated this road would need to be completed before more than thirty building permits for Golden Eagle could be issued to comply with Fire District requirements.

There being no further public comment, the Public Hearing was closed at 9:45 PM.

Chair Matyszczyk asked for a motion. Commissioner Gunn stated he was not comfortable with precedent this recommendation could set.

Motion: Commissioner Tihansky moved to make a recommendation to Town Council to provide feedback on Concept Plan and the proposed amendment to the Town of Hideout zoning map rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Mountain Residential (MR), Residential 20 (R20), and Natural Preservation (NP). Commissioner Ginsberg made the second. Voting Yes: Commissioner Ginsberg, Commissioner Gunn, Commissioner Pieper and Commissioner Tihansky. Voting No: Chair Matyszczyk. Absent from Voting: Commissioner Cooper and Commissioner Turner. The motion carried.

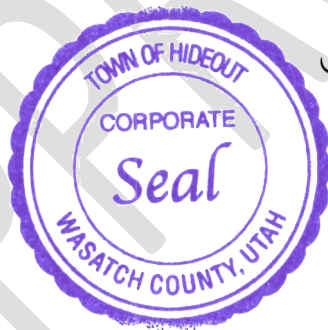
Discussion ensued regarding next steps for incorporating any feedback from Town Council on the concept plan, rezoning request and MDA. Ms. McLean stated these matters would need to be re-noticed ten days prior to the next meeting.


VI. Meeting Adjournment

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

Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Ginsberg made the second. Voting Yes: Commissioner Ginsberg, Commissioner Gunn, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Absent from Voting: Commissioner Cooper and Commissioner Turner. The motion carried.

The meeting adjourned at 9:57 PM.




Kathleen Hopkins
Deputy Recorder for Hideout