

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION MEETING
March 19, 2020
6:00 p.m.

I. OPENING

Chair Dwinell called the meeting to order at 6:04 p.m.

PRESENT (All Remote)

Chair Jerry Dwinell (Alternate)
Vice Chair Ralph Severini
Member Sara Goldkind
Member Anthony Matyszczyk
Member Bruce Woelfle
Member Carol Haselton
Alternate Kurt Shadle (left at 7:16 p.m.)

TOWN STAFF (All Remote)

Ryan Taylor, Town Engineer
Thomas Eddington, Town Planner
Allison Lutes, Town Clerk

II. APPROVAL OF MEETING MINUTES

1. January 24, 2020 Draft Meeting Minutes

Commissioner Haselton moved to approve the minutes of the January 24, 2020 meeting. Commissioner Goldkind made the second. Voting Aye: Commissioners Severini, Haselton, Woelfle and Matyszczyk. Voting Nay: None. The motion carried.

2. February 20, 2020 Draft Meeting Minutes

The following edits were made: Commissioner Severini was not present; and the time period defined as short-term rental should be 30 days (page 3, line 41).

Commissioner Woelfle moved to approve the minutes of the February 20, 2020 meeting, with the foregoing edits. Commissioner Goldkind made the second. Voting Aye: Commissioners Goldkind, Haselton, Woelfle and Matyszczyk. Commissioner Severini abstained. Voting Nay: None. The motion carried.

III. PUBLIC HEARINGS

1. Review and possible recommendation of the Final Plat of the Plumb Hideout 4-Lot (Hideout Phase 6) Subdivision, consisting of approximately 3.66 acres

Chair Dwinell confirmed with T-O Engineering that the applicant addressed all their concerns and their report recommended approval. Thomas Eddington asked the Applicant to address his questions regarding trail connectivity and open space. Paul Watson, the engineer for the

Applicant, responded that the trail is just planned to the north only and doubles as a driveway. Concerning open space, Mr. Watson believed the plan does provide 20% open space, with set back and building envelopes, as well as snow storage.

Discussion arose regarding the access road, which would be graveled. The Commission expressed concern with plowing a gravel road. The property line extends to the center of the road and will be considered a private road, plowing of which would be the homeowners' responsibility. Further, the Commission felt a crash gate would be necessary to prevent it from being a through fare.

Following discussion, Chair Dwinell recommended the Plumb Application be approved, with the following conditions: 1) a crash gate will be installed along the emergency access road; and 2) a statement from the developer that the emergency road will be designated as a private drive, with no intent that the Town maintain it.

Motion made by Member Goldkind as stated by Chair Dwinell

Commissioner Shadle asked that the Applicant commit to a deadline for the crash gate installation. Mr. Plumb agreed to install the gate upon completion of the gravel road. Commissioner Haselton asked how a private drive would be considered a public trail for future connectivity to Shoreline. Mr. Plumb stated the recorded plat will indicate that the gravel road will serve as a driveway and a public trail.

Commissioner Goldkind amended her motion to add that the gravel path will be designated as a public trail on the plat. Commissioner Matyszczyk made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszczyk. Voting Nay: None.

Public comments had not been opened prior to the vote, so Chair Dwinell rescinded the vote and opened the meeting for public comments at 6:29 p.m.

Ron Spratling commented the Plumb subdivision is fantastic and he was in favor of recommendation.

With no further comments, the public hearing was closed.

Chair Dwinell then announced he would officially retake the vote; *Commissioner Goldkind stated her motion stood as stated. Commissioner Matyszczyk made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszczyk. Voting Nay: None. The motion carried.*

2. Review and consider for possible recommendation of the preliminary plan of the Lakeview Estates Subdivision (#20-8159), consisting of approximately 22.4 acres.

Ryan Taylor commented the project was overall the beginning of a good plan. A number of conditions were enumerated in the Staff Report, however there were some more global questions and discussions concerning connectivity identified during discussions with Thomas Eddington.

One of the concerns raised by both Mr. Taylor and Mr. Eddington concerned the height of the retaining walls. Most would be 10 feet or less, however there are areas where two and three 10-foot walls, totaling 20 and 30 feet were proposed, and while they would be broken up with planters, they would still be very large.

Mr. Eddington commented that the walls could be reduced if the set-back on the affected lots was reduced to allow additional horizontal space, thus reducing the vertical height. Paul Watson, the Applicant's engineer explained that the slope in the area drops approximately 155 feet and the entire project slope totaled approximately 10-12%. Additionally, they were constrained by power poles in the area and getting access to the north and south. Each of these lots were proposed with walk-out basements or storage areas. The retaining walls would be terraced, and if looking straight on to the lots, it will appear as one 30-foot wall. He commented that if the front set-back could be changed from 25-30 feet to 20 feet, then he would gain 10 feet and at a 2:1 ratio, it would eliminate 5 feet of vertical wall.

Chair Dwinell mentioned that a deed restriction required a minimum 25-foot set-back. Nate Brockbank commented the deed restriction could be changed if it would improve the project. It was suggested the Commission consider a variance on the affected lots (approximately 15) only to change the set-backs. Mr. Brockbank was in favor of the compromise and offered to make the change to the MDA as well. Ryan Taylor was also favorable to the proposed compromise

Next, Mr. Taylor turned the discussion to road connectivity and commented it would make sense to add at least one more access road from the south, into Shoreline Phase 2. Mr. Brockbank was concerned with the grade in the area and estimated the project could lose two to three lots by adding a road. Further, he commented it may not be feasible to connect in that area, but he felt it was a good idea if it would work. He added his project complied with the fire department requirements as it was presented, but he stated he would work to add the road if the Town wanted it and it was feasible. Mr. Brockbank agreed to work with Messrs. Eddington and Taylor to review this issue, but he did not want to lose lots in the process.

Chair Dwinell commented there was no public space on the plat other than the trails, which will be a Town requirement moving forward. Mr. Brockbank explained that the park areas will be in parcel H, along the power line corridor, and the detention basin. Additionally, they were proposing a dog wash and park benches near parcel 307. He stated he met with Chris Baier and would work with the parks committee regarding trail connectivity. Mr. Brockbank stated he would refine and provide more detail on the parks and trails on the next submission.

Mr. Brockbank fielded Commission questions and concerning parking and the ingress and egress to the development and the adjoining Shoreline development. Mr. Brockbank agreed to accommodate a few parking spaces near the park area. It was indicated GCD had requested some changes to Shoreline Phase 2A, and Mr. Taylor commented they would discuss the ingress and egress issue with them.

At 7:09 p.m., Chair Dwinell opened the meeting for public comment. With no public comments, the public hearing was closed.

Following a brief discussion, Chair Dwinell solicited the Commission for a vote on the preliminary submission. He clarified that the Commission would be expecting the developer to make the changes discussed this evening in the preliminary submission, thus the need to recommend to the Town Council with conditions was not necessary, because Mr. Brockbank still needed to submit a final later. He and Mr. Brockbank enumerated the conditions for reference: 1) location of the park areas and associated parking; 2) road connectivity with Shoreline; 3) reduce the front set-backs and possibly back set-backs, including which specific lots are affected and the wall impact associated therewith; and 4) retaining walls materials and heights. Thomas Eddington added he would work with the POST committee regarding trail

connectivity. Commissioner Haselton suggested distilling all of the issues discussed this evening into a memorandum for the Council. It was noted that Commissioners Dwinell and Shadle, who are also Town Council members could relate this evening's discussion as well.

Commissioner Matyszyk moved to recommend the preliminary plan for Lakeview Estates to Town Council. Commissioner Severini made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszyk. Voting Nay: None. The motion carried.

3. Review and consider for possible recommendation the Final Draft changes to Titles 3, 9, 10 and 11 of the Town Code

[Commissioner Shadle left the meeting at 7:16 p.m.]

Chair Dwinell announced the purpose of this discussion was to proceed through each title, address any questions or comments, and vote on each for recommendation to the Town Council.

Title 3: Mr. Dwinell reviewed and resolved each comment; no further changes were suggested.

At 7:24 p.m., Chair Dwinell opened the meeting for public comment. With no public comments, the public hearing was closed.

Commissioner Severini moved to recommend the final draft of Title 3 to the Town Council for consideration. Commissioner Woelfle made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszyk. Voting Nay: None. The motion carried.

Title 9: It was decided to leave the discussion regarding Class B and C misdemeanors to the Town Council for resolution.

Discussion focused on window materials, road widths, rights of way and sidewalks; the Commission walked through and resolved any comments. Ryan Taylor and Thomas Eddington agreed to further review rights of way prior to the Town Council meeting and present the results of their discussions at that time.

At 7:46 p.m., the meeting was opened for public comment. With no public comments, Chair Dwinell closed the public hearing.

Commissioner Haselton moved to recommend the final draft of Title 9 to the Town Council for consideration. Commissioner Severini made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszyk. Voting Nay: None. The motion carried.

Title 10: After proceeding through and resolving each comment, Chair Dwinell opened the meeting for public comment at 7:53 p.m. With no public comments, the public hearing was closed.

Commissioner Woelfle moved to recommend the final draft of Title 10 to the Town Council for consideration. Commissioner Haselton made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszyk. Voting Nay: None. The motion carried.

Title 11: Chair Dwinell walked through each of the comments with the Commission. The Commission discussed with Thomas Eddington lot sizes, set-backs, frontage, ERUs and driveway lengths for the zones set out in this Title and made edits to certain dimensional standards.

At 9:00 p.m., Chair Dwinell opened the meeting for public hearing. With no public comments, the public hearing was closed.

Commissioner Goldkind moved to recommend the final draft of Title 11 to the Town Council for consideration. Commissioner Haselton made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszczyk. Voting Nay: None. The motion carried.

IV. MEETING ADJOURNMENT

Move to adjourn

Commissioner Goldkind moved to adjourn the meeting. Commissioner Matyszczyk made the second. Voting Aye: Commissioners Severini, Goldkind, Haselton, Woelfle and Matyszczyk

At 9:02 p.m., the meeting adjourned.

Allison Lutes, Town Clerk

APPROVED