

Minutes
Town of Hideout
Planning Charrette
September 21, 2022

The Staff of Hideout, Wasatch County, Utah met in a Public Planning Charrette session on September 21, 2022, at 12:00 p.m. electronically via Zoom Conference.

Public Planning Charrette

I. Call To Order

Town Administrator Jan McCosh and Town Planner Thomas Eddington hosted a public meeting to discuss long-term Town planning initiatives and solicit community input.

II. Attendees

Staff Present: Town Administrator Jan McCosh
Town Planner Thomas Eddington
Deputy Town Clerk Kathleen Hopkins

Others Present: Ty Frisby, John Blamer, John Greer, Bruce Bushell, Brian Cooper, Rachel Cooper, Ryan Wing, Sara Goldkind, Michael Kurak, Katie Shepley, Constance Mollick, Cort McCaughey, Michael Poon, Jim Wahl, Tim Schoen, Michael Katz, Arthur Herbst, Jack Walkenhorst and others who may have logged in using a partial name or using only a phone number.

III. Town Planning Discussion

Town Planner Thomas Eddington provided an overview for the session and reviewed a presentation on the Town's growth projections, 2019 General Plan and priorities for future development. He also reviewed the results of the June 2022 Resident Survey. Town Administrator Jan McCosh discussed various financial scenarios and implications for the Town as revenue sources shift from building-related fees to sales taxes in the coming years and addressed questions from several members of the public.

In response to a question from Mr. John Blamer regarding the whether the Town had assessed the financial impact from lost property taxes due to the delay in the issuances of building permits in the Golden Eagle subdivision, Ms. McCosh agreed to research this and speak directly with Mr. Blamer on his specific questions.

Mr. Eddington discussed the existing number of completed residences in Town and the expected future construction for various subdivisions which have been approved and responded to questions regarding opportunities for commercial development within the Town given the fact that most of the remaining buildable land were already entitled for residential development.

Mr. Eddington discussed the previously proposed Boulders project which would have required extensive changes to the current zoning and for which the community survey respondents shared concerns with the proposed higher density and lack of commercial development. Mr. Eddington

also discussed the opportunities for revenue from short-term or nightly rentals, which were currently not approved within most areas of the Town (a couple of subdivisions have development agreements that allow nightly rentals).

Mr. Eddington referred to two plots of land currently owned by the Town and discussed potential ideas for their development as well as the Boulders property. Mr. Tim Schoen, a property owner with several acres near the KLAIM subdivision off SR-248 stated he expected to discuss development opportunities with the Town for his 15-acre parcel which he hoped could be developed in accordance with the priorities under current discussion.

Mr. Michael Kurak asked about the status of the Richardson Flats annexation. Ms. McCosh responded the lawsuit was under appeal and would be years away from a final resolution. In response to a question from Mr. Blamer regarding Town costs related to this annexation and related lawsuits, Ms. McCosh stated the developer was responsible for all such expenses.

Mr. Ryan Wing asked about potential improvements to the golf course. Ms. McCosh responded that the Town did not own this property but would certainly like to collaborate with the current owner and/or HOA where possible.

Regarding the 118-acre Boulders property, Ms. McCosh stated it was still for sale and asked for feedback on the concept of the Town purchasing the property for development which could include an outdoor concert venue. Golden Eagle property owners Messrs. John Greer, Cort McCaughey, John Blamer and Ryan Wing each expressed their concerns with the noise and potential negative impact on their property values which could arise from such a project. Mr. Brian Cooper, a member of the Town's Infrastructure Committee, stated he believed the acoustics of such a venue could be designed to minimize the sound concerns to neighbors, and suggested a development which also included a venue for weddings and other events as well as a restaurant would be desirable. Mr. Blamer noted a concert venue was not identified as a priority in the recent resident survey. Ms. McCosh asked the group to consider ideas which would not significantly increase density or require additional water resources, and she noted a question specifically related to a concert venue had not been included in the resident survey.

Mr. Eddington discussed the concept of a mixed-use development, with some small commercial businesses such as restaurants, grocery and other small retail shops, and noted the Staff would take into consideration the comments regarding a music venue. Ms. McCosh confirmed meeting minutes would be prepared.

IV. Meeting Adjournment

Mr. Eddington thanked all the participants for attending and stated the Town Staff intended to schedule more of these planning sessions to hear additional community input.

The Meeting adjourned at 1:09 p.m.




Kathleen Hopkins, Deputy Town Clerk