



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING

August 18, 2022

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting and public hearings electronically for the purposes and at the times as described below on Thursday, August 18, 2022.

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's August 11, 2022 No Anchor Site determination letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting and Public Hearing

6:00 PM

I. Call to Order

1. [August 11, 2022 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [June 3, 2022 Planning Commission Minutes DRAFT](#)
2. [June 16, 2022 Planning Commission Minutes DRAFT](#)

IV. Public Hearing

1. [Discuss and possibly make a recommendation to Town Council regarding a lot/driveway amendment for Lots 38 and 39 of the Overlook Village subdivision](#)

V. Agenda Items

1. [Presentation and discussion of a concept plan for the Cottages at Deer Springs](#)

VI. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

File Attachments for Item:

1. August 11, 2022 No Anchor Site Determination Letter



August 11, 2022

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Planning Commission Chair of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 30.93% of those tested since July 28, 2022. The seven-day average number of positive cases has been, on average, 739 per day since August 3, 2022.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be considered by the Planning Commission and entered into public record.

This determination will expire in 30 days on September 10, 2022.

BY:


Anthony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. June 3, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Special Meeting and Public Hearing**
4 **June 3, 2022**
5 **5:00 PM**
6
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting and Public Hearing
9 on June 3, 2022 at 5:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.
10

11 Special Meeting and Public Hearings

12 **I. Call to Order**

13 Chair Tony Matyszczyk called the meeting to order at 5:05 PM and referenced the current No Anchor
14 Site letter which was included in the meeting materials. All attendees were present electronically.
15

16 **II. Roll Call**

17 **PRESENT:**

18 Chair Tony Matyszczyk
19 Commissioner Jonathan Gunn
20 Commissioner Ryan Sapp
21 Commissioner Glynnis Tihansky
22 Commissioner Donna Turner
23 Commissioner Rachel Cooper (alternate)

24 **STAFF PRESENT:**

25 Thomas Eddington, Town Planner
26 Cameron Platt, Town Attorney
27 Jan McCosh, Town Administrator
28 Timm Dixon, Head of Engineering and Public Works
29 Daniel Allen, Head of Public Works
30 Alicia Fairbourne, Town Clerk
31 Kathleen Hopkins, Deputy Town Clerk

32 **OTHERS IN ATTENDANCE:** McKay Christensen, Todd Amberry, Jack Walkenhorst, Carol
33 Tomas, David Salzman, Bob Nadelberg, Murray Gardner, Trent Jones, Patrick Todd, Carol Haselton, and
34 others who may not have signed in using proper names in Zoom.

35 **III. Public Hearings**

36 **1. Review and make a possible recommendation to the Town Council for the approval**
37 **of Phase 2A and 2B of the Deer Springs Subdivision – CONTINUED FROM JUNE**
38 **2, 2022**

39 Town Planner Thomas Eddington provided background on this matter and noted this phase had
40 originally been approved on May 13, 2021 and had subsequently been granted a onetime six-month
41 extension to record the plat. The developer had not been able to complete the recording process by
42 the required deadline so was re-submitting its application for a new approval. Mr. Eddington stated
43 there were no changes in the number of units or design and the project had been approved under the
44 current town code. In response to a question from Commissioner Ryan Sapp, Mr. Eddington
45 confirmed there were no changes to the original plan submission and this re-approval was being

1 requested solely due to the delay in recording the plat. Commissioner Jonathan Gunn requested the
2 proposed approval resolution and Conditions of Approval be amended to include a reference to
3 emergency medical response services. Mr. Eddington agreed to incorporate this language.
4

5 Chair Matyszczyk opened the floor for public comment at 5:13 PM. There were no public comments
6 and the public hearing closed at 5:14 PM. There were no further comments from the Planning
7 Commissioners. Chair Matyszczyk asked for a motion.

8 *Motion: Commissioner Tihansky moved make a positive recommendation to the Town Council to*
9 *approve Phase 2A and 2B of the Deer Springs Subdivision subject to the Conditions of Approval*
10 *listed in the Staff Report which would be amended to reflect the Emergency Response Services*
11 *language as discussed. Commissioner Turner made the second. Voting Yes: Commissioners Gunn,*
12 *Matyszczyk, Sapp, Tihansky and Tuner. Voting No: None. The motion carried.*
13

14 **2. Continued discussion and possible recommendation to the Hideout Town Council**
15 **regarding a review of amendments made to the Boulders MDA including text**
16 **amendments to the Hideout Municipal Code under this MDA and a site-specific**
17 **density increase of 530 ERU's – CONTINUED FROM JUNE 2, 2022**

18 Mr. Eddington noted the Staff Report included in the meeting materials was the same document
19 included in the previous meeting's materials. He reviewed several outstanding items including the
20 increased planned commercial development square footage and noted the proposed Master
21 Development Agreement (MDA) provided the option for the developer to convert the commercial
22 space in the first floor of the condominium units to residential development or lease it to the Town
23 in the event the space was not leased after a year of completion. In response to questions from Chair
24 Matyszczyk, Mr. Eddington confirmed the proposed hotel remained in the plan, although there was
25 no specific deadline for when it would be constructed or in what phase it would be developed. Mr.
26 Eddington clarified the land designated for the hotel could only be developed for a hotel and would
27 remain open space until such time as a hotel was built. He also noted there was no timeline for
28 completion of the various phases of the development.

29 Mr. McKay Christensen of the development team discussed his preferences for not having specific
30 deadlines to complete various phases and components of the development given changing market
31 conditions. He stated the hotel was a high priority, although he noted the most beneficial component
32 of the projected revenues for the Town would be from nightly rentals, not the hotel. Mr. Eddington
33 reminded the Planning Commissioners the Town Code did not currently allow for nightly rentals and
34 would need to be modified accordingly if that was the desired direction of the Town Council.

35 Commissioner Sapp asked if the hotel property would be sold to a hotel developer/operator. Mr.
36 Christensen stated no, the intention was to partner with a group such as Hotel Park City to operate
37 the hotel. Commissioner Sapp asked if a market study had been conducted regarding the hotel. Mr.
38 Christensen responded, no, not yet, although his team and the principals of Hotel Park City had good
39 market knowledge and were confident in their ability to develop a four-star hotel and restaurant
40 project. In response to Commissioner Sapp's question, Mr. Christensen responded the intention was
41 to operate the hotel as a condo-hotel, similar to other area hotels. Commissioner Sapp acknowledged
42 the revenues available to the Town from nightly rentals, he shared his concerns with nightly rentals
43 and cited problems being faced in Park City and Summit County and noted increased Town Staff
44 resources would be required to issue business licenses and ensure Town Code was properly followed.

1 Discussion ensued regarding how this development would fit within the Town’s General Plan. With
2 regard to converting unleased commercial space to residential, Commissioner Gunn asked if one-
3 year was a reasonable timeframe to lease the commercial space in a new development and suggested
4 a three-year period as an alternative. He noted if commercial space was not included in this
5 development, the Town would never have it. Commissioner Sapp agreed and noted the Newpark
6 commercial development in Park City was still not fully leased after 15 years.

7 Mr. Eddington discussed outstanding items regarding no definitive phasing plan and timelines in the
8 MDA. Chair Matyszczyk asked if water had been secured. Mr. Christensen responded they had
9 sourced the water but would not close on its acquisition until the property sale was completed and
10 entitlements granted. He also noted water was required to record any plat. Discussion ensued
11 regarding water shares, water storage bodies, water sources and whether the Jordanelle Reservoir
12 would necessarily be negatively impacted by this development. Mr. Timm Dixon, Head of
13 Engineering and Public Works, discussed how water rights were considered real property under Utah
14 State Law and were traded similar to real estate. He also discussed the State’s water adjudication
15 notice process and letters sent to Hideout property owners.

16 Chair Matyszczyk shared his concerns with the lack of a detailed phasing plan for the development.
17 Mr. Todd Amberry of the development team, noted market interest would dictate the order for
18 building each segment type, however the plan was to build the main roads and infrastructure at the
19 beginning of the project and construct the various building types with buyer demand. Mr. Eddington
20 stated the Town had historically required developers share a detailed phasing plan at the approval
21 stage of the project which did not need to specify each individual home but rather “pods” or areas of
22 building types.

23 Commissioner Donna Turner stated the terms in item 6 in the MDA for the build out period seemed
24 vague and suggested 20 years would be reasonable. Mr. Eddington stated a detailed timeline should
25 be provided but noted a phasing plan for completion of various amenities had been provided. Mr.
26 Christensen noted the Infrastructure phasing plan had been provided. Commissioner Turner reiterated
27 her concerns that the MDA did not specify a buildout period.

28 Mr. Amberry stated the phasing would be dependent on market conditions and he noted different
29 product types would most likely be constructed by multiple builders and could occur simultaneously.
30 Mr. Dixon suggested planning the construction phases in such a way to minimize inconvenience and
31 construction traffic for early homeowners.

32 Commissioner Sapp suggested containing nightly rentals to specific areas of the development. He
33 also suggested building certain amenities early in the development in order to help promote home
34 sales.

35 Discussion ensued regarding whether certain amenities such as an amphitheater and pavilion were
36 priorities for the Town. Mr. Eddington noted the MDA could be revised in the future to address
37 changing priorities. Mr. Eddington led a discussion of additional items in the Staff Report including
38 relief requested from current Town Code; design standards and a suggestion to include members of
39 the Planning Commission and/or Town Council on the design review committee; the developer’s
40 proposed \$2.5 million contribution to the Town for amenities as well as approximately \$300k for
41 road maintenance during construction; undisturbed land, open space and revegetation requirements;
42 and overall density specifications.

1 Commissioner Gunn requested the developer provide a map with detail on each location where
2 exemptions were requested from current Town Code and described in a separate appendix. He
3 reiterated his concerns with granting blanket waivers from Town Code. Mr. Christensen discussed
4 the Preliminary Grading Plan which included details on retaining wall deviations expected in road
5 construction and noted additional details on where buildings would require variances from Town
6 Code could be added separately. Discussion ensued regarding locations where the developer would
7 prefer to use alternate retaining wall designs to address specific issues with the mountainous terrain
8 and to minimize disturbances to the property.

9 After discussion and feedback from the Planning Commissioners, Mr. Christensen agreed to reorder
10 various amenities in the phasing plan; provide architectural and design guidelines which he noted
11 would take some time; provide detail on setbacks for the villas and slope remediation; and provide
12 revised language in the MDA to specify the locations where retaining walls would vary from Town
13 Code as well as specifications of the road maintenance contribution plan. Commissioner Sapp
14 requested the developer consider a three-year period to lease the commercial space discussed before
15 conversion to residential. Mr. Eddington requested a more detailed phasing plan be included which
16 could include “phasing bubbles” for the different building types. He also noted a rough timeline
17 would be helpful.

18 Discussion ensued regarding whether the developer would be prepared present the updated items at
19 the June 16, 2022 Regular Planning Commission meeting. Commissioner Rachel Cooper suggested
20 it would be helpful to review the results of the Hideout Resident Survey at that time as well. After
21 further discussion, it was determined to wait for the results of the Hideout Resident Survey before
22 voting on this matter. There being no further comments from the Planning Commissioners, Chair
23 Matyszczyk opened the Public Hearing at 8:01 PM.

24 Hideout resident Carol Tomas stated while she liked much of what she had heard about this project,
25 she was concerned with the amount of the Town’s overall development regarding undisturbed open
26 space and the impact on area wildlife. She asked whether the proposed \$2.5 million contribution to
27 the Town might be better spent on something better than an underpass on SR-248. There being no
28 further public comments, the Public Hearing was closed at 8:06 PM.

29
30 ***Motion: Commissioner Gunn made the motion to continue this matter to the June 16, 2022***
31 ***Regular Meeting and Public Hearing. Commissioner Turner made the second. Voting Yes:***
32 ***Commissioners Gunn, Matyszczyk, Sapp, Tihansky, and Turner. Voting No: None. The motion***
33 ***carried.***

34 35 **V. Meeting Adjournment**

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

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

40 The meeting adjourned at 8:08 PM.

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Kathleen Hopkins, Deputy Town Clerk
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File Attachments for Item:

2. June 16, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Regular Meeting and Public Hearings**
4 **June 16, 2022**
5 **6:00 PM**
6
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting and Public Hearing
9 on June 16, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.
10

11 Regular Meeting and Public Hearings

12 **I. Call to Order**

13 Chair Tony Matyszczyk called the meeting to order at 6:05 PM and referenced the current No Anchor
14 Site letter which was included in the meeting materials. All attendees were present electronically.
15

16 **II. Roll Call**

17 **PRESENT:**

18 Chair Tony Matyszczyk
19 Commissioner Jonathan Gunn
20 Commissioner Ryan Sapp
21 Commissioner Glynnis Tihansky
22 Commissioner Donna Turner
23 Commissioner Rachel Cooper (alternate) *joined at approximately 6:50 PM*

24 **STAFF PRESENT:**

25 Thomas Eddington, Town Planner
26 Polly McLean, Town Attorney
27 Timm Dixon, Head of Engineering and Public Works
28 Daniel Allen, Head of Public Works
29 Alicia Fairbourne, Town Clerk
30 Kathleen Hopkins, Deputy Town Clerk

31 **OTHERS IN ATTENDANCE:** Chris Ensign, Jason Gyllenskog, Carol Tomas, Larry Eisenfeld,
32 Sheri Jacobs, Bill Frisby and others who may not have signed in using proper names in Zoom.
33

34 **III. Approval of Meeting Minutes**

35 There were no comments on the draft minutes of the May 19, 2022 and June 2, 2022 Planning
36 Commission meetings.

37 *Motion: Commissioner Tihansky made the motion to approve the May 19, 2022 Planning Commission*
38 *Minutes. Commissioner Turner made the second. Voting Yes: Commissioners Gunn, Matyszczyk,*
39 *Sapp, Tihansky, and Turner. Voting No: None. The motion carried.*

40 *Motion: Commissioner Tihansky made the motion to approve the June 2, 2022 Planning Commission*
41 *Minutes. Commissioner Turner made the second. Voting Yes: Commissioners Gunn, Matyszczyk,*
42 *Sapp, Tihansky, and Turner. Voting No: None. The motion carried.*
43
44

1 **IV. Public Hearings**

2 Chair Matyszczyk requested the agenda be reordered to address the KLAIM Phase 4 matter and Public
3 Hearing first.

4 **1. Discuss and possibly make a recommendation to Town Council regarding the final**
5 **plat for KLAIM Phase 4 subdivision**

6 Town Planner Thomas Eddington provided background on this matter and noted KLAIM Phase 3
7 had been approved in January 2022 and this discussion was to review the final Phase. Mr. Eddington
8 stated Phase 4 would consist of the final fourteen lots of the total 88 lot subdivision. He noted the
9 Master Development Agreement (MDA) was originally approved in 2017, however the KLAIM
10 developer would meet the current Town Code.

11 Mr. Eddington referred to the Staff Report and highlighted the section regarding the General Standards
12 Monotony Clause adopted in 2021. He noted the limitations the developer had in altering much of
13 the plan's design given the fact that Phases 1-3 were already completed or under construction and it
14 would be preferable for Phase 4 to conform with the existing design as much as possible. He noted
15 there were not many options for varying setbacks or building heights given the topography of the
16 property. Given these factors, he noted the developer could not meet the new code standard with
17 respect to the Monotony Clause and would need seek a variance.

18 Commissioner Jonathan Gunn asked whether varying roof lines and heights could be incorporated in
19 the design. Mr. Eddington responded it would be difficult to significantly alter them given the planned
20 building layout, need to avoid blocking neighboring views and to comply with building height
21 restrictions. Mr. Chris Ensign, KLAIM developer, stated he understood the background on the
22 Monotony Clause, but noted it would be difficult to alter much of the design at this stage of
23 development. He noted the design did utilize different porch heights, garage doors, roof lines and
24 other exterior details. He added with the current supply chain challenges, the lumber and materials
25 had been ordered over a year ago.

26 Commissioner Gunn asked what options were available to create more variation. Mr. Ensign
27 responded there were three new colors added to the exterior finishes which would be impactful. Mr.
28 Eddington added it would be difficult to make changes to window size and placement without altering
29 the floor plans, and he did not think the overall aesthetic would be enhanced if these final units looked
30 substantially different than the rest of the development. Commissioner Ryan Sapp agreed it could
31 look bad to substantially alter the appearance of this Phase.

32 Commissioner Gunn asked about plans and standards for the trail system, whether the trails would
33 be turned over to the Town and if so, what costs would be the responsibility of the Town. Mr. Eddington
34 responded the developer would work with the Town's Parks, Open Space and Trails (POST)
35 Committee to design the trails. He noted the trails would be on the development's common space and
36 maintained by the KLAIM Homeowners Association (HOA). In response to a question from
37 Commissioner Gunn, Mr. Eddington stated these details for trail maintenance responsibilities were
38 covered in the MDA. Mr. Eddington agreed to add this item to the approval resolution.

39 Commissioner Gunn asked for more detail on undisturbed and revegetated land. Mr. Eddington
40 responded most of the 43 acres of open space would be undisturbed with the exception of the trails.
41 Mr. Ensign stated there were no current plans for any structures in the open space, however he could
42 foresee installing benches along the trails.

43 Commissioner Gunn suggested inclusion of language in the conditions of approval to add Wasatch
44 County Emergency Response (EMS) in addition to Wasatch County Fire District. Mr. Eddington

1 stated he would continue to coordinate with the developer and the design review committee to finalize
2 the design details but noted a variance would be needed for items that did not meet current Town
3 Code, specifically regarding the Monotony Clause. He added any variance requests would be decided
4 by an Administrative Law Judge, rather than approved by either Planning Commission or Town
5 Council. Town Attorney Polly McLean confirmed the process to obtain a variance was separate from
6 Planning Commission approval.

7 Mr. Eddington asked if the developer had any updates on the Storm Water Protection Plan (SWPP)
8 and drainage protections regarding the stockpile from excavation. Mr. Ensign responded he would
9 continue to follow procedures regarding the SWPP and execute the landscape plans at each stage of
10 construction completion to revegetate the disturbed lands and the stockpile. He noted the hillside with
11 excavated soil from Phase 1 was scheduled to be revegetated this summer and he expected the entire
12 development would be landscaped and/or revegetated before the end of the 2023 planting season. He
13 noted the hillside with excavated stockpile was periodically inspected by the Town Engineer. In
14 response to a question from Mr. Timm Dixon, Head of Engineering and Public Works, Mr. Ensign
15 stated he would confirm Mr. Dixon's understanding that the stockpiled hillside would be graded and
16 re-seeded by July 15, 2022.

17 There being no further questions from the Planning Commissioners, Chair Matyszczyk opened the
18 Public Hearing at 6:39 PM. There were no public comments. The Public Hearing was closed at 6:40
19 PM.

20 Mr. Eddington suggested if the Planning Commission voted to recommend approval of this matter to
21 Town Council, the Applicant would be subject the terms of the Monotony Clause unless a variance
22 approval was obtained separately from an Administrative Law Judge. He added he would continue
23 to work with Mr. Ensign's team to incorporate subtle changes in colors to vary the design to the
24 extent feasible.

25 Mr. Eddington summarized the conditions of approval to be included in motion.

26 *Motion: Commissioner Tihansky moved make a positive recommendation to the Town Council to*
27 *approve Phase 4 of the KLAIM Subdivision subject to the Conditions of Approval listed in the Staff*
28 *Report which would be amended to reflect 1) clarification in the MDA of the KLAIM HOA's*
29 *responsibility for trail maintenance; 2) clarification of open space and undisturbed lands to remain*
30 *so with the exception of trails which would be approved by the Town's POST Committee; 3) addition*
31 *of Wasatch County EMS language to Paragraph 7E as discussed; and 4) the requirement to seek a*
32 *variance from the Administrative Law Judge regarding compliance with the Monotony Clause as*
33 *discussed. Commissioner Gunn made the second. Voting Yes: Commissioners Gunn, Matyszczyk,*
34 *Sapp, Tihansky and Tuner. Voting No: None. The motion carried.*

35 Mr. Ensign was excused and departed the meeting.

36 **V. Agenda Items**

37 **1. Presentation and discussion of the June 2022 Hideout Resident Survey Results**

38 Commissioner Glynnis Tihansky noted the recurring comments suggesting the dissolution of the
39 Town of Hideout and asked whether this was feasible. Ms. Polly McLean responded there was a
40 process to disincorporate a town outlined in Utah State Code, but she was not familiar with the
41 specific steps. She added this was the only time she had heard such a comment.

42 Commissioner Gunn summarized what he heard in the responses included the community's desire
43 for more commercial development and less residential development but not with higher property
44 taxes to support such development. He also noted there was not popular support for nightly rentals,

1 and in general the community desired some commercial development such as restaurant(s) and a
2 convenience store.

3 Mr. Eddington agreed there was strong support for some level of commercial development and he
4 discussed a review underway to consider such development on any of the Town-owned parcels
5 throughout the town. He noted the Town owns 10-15 acres near the Ross Creek entrance which
6 might utilized. Commissioner Tihansky asked if some portion of the land in Deer Springs near
7 Jordanelle Parkway could be developed. Mr. Eddington responded yes, that was in discussion.

8 Commissioner Gunn asked how this development might be created and if the Town had
9 considered engaging with local community partners such as the Park City Chamber of Commerce
10 or Rotary Club to seek potential interested business partners. Mr. Eddington responded that was a
11 good idea, but the first step would be to create a plan for the potential sites and make any
12 necessary zoning changes.

13 Commissioner Rachel Cooper noted the comments heard from several developers that commercial
14 development would not be profitable given the current residential makeup of the town and asked
15 how the Town could attract a commercial builder given these conditions. Mr. Eddington
16 acknowledged this was true, however incentives could be offered to help attract the desired
17 businesses. Commissioner Gunn suggested reaching out to such business owners to determine
18 what would attract them to a location in Hideout.

19 Commissioner Donna Turner asked if there were plans to share these survey results with the
20 community. Town Clerk Alicia Fairbourne stated this had not yet been decided but would be
21 discussed at the next Town Council meeting. Commissioner Turner stated the survey indicated the
22 community wanted a happy medium, for example to have a hotel and a restaurant or two, but
23 without increasing density. She noted this was at odds with what was heard from the developers of
24 the Boulders project who were not able to profitably deliver such a tradeoff.

25 Commissioner Gunn added he had spoken with a developer who stated a development of 85
26 homes would not generate sufficient revenues to cover the cost of the necessary infrastructure
27 expenditures. Mr. Eddington discussed potential “cluster” developments which could leave more
28 open space and group houses closer together to minimize infrastructure construction costs.

29 30 IV. Public Hearings (continued)

- 31 **2. Discuss and possibly make a recommendation to Town Council regarding an**
32 **amendment of the Official Town of Hideout Zoning Map to rezone 1.81 acres of land**
33 **within the Town of Hideout boundaries beginning at a rebar and aluminum cap**
34 **alongside a 4X4 wooden post representing the most easterly corner of mineral survey**
35 **6968, Star No. 7 Lode, said point being S00°07'03"E 564.53 feet along the section line**
36 **and S89°52'27"W 73.88 feet from the known location of a stone monument at the**
37 **northeast corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and**
38 **Meridian; thence along the southerly line of said Star No. 7 Lode S58°35'59"W 451.79**
39 **feet to a point on the Golden Eagle Road right-of-way line, said point being the**
40 **beginning of a non-tangent curve concave to the southeast having a radius of 429 feet,**
41 **and to which a radial line bears N89°47'58"W; thence along said right-of-way the**
42 **following two courses: (1) 309.32 feet along said curve through a central angle of the**
43 **41°18'43", with a chord bearing and distance of N20°51'23"E 302.66 feet; (2)**
44 **N41°30'43"E 261.97 feet to the easterly line of said Star Lode No. 7; thence along said**
45 **easterly line of Star No. 7 Lode S23°09'57"E 264.98 feet to the point of beginning. The**

basis of bearings is S00°07'03"E 2659.78 feet between the known location of a stone monument at the northeast corner of Section 21 and a found monument at the east ¼ corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian (the "Gyllenskog Property") from Mountain Residential (M) to Residential 3 (R3).

Mr. Eddington provided an overview of the Staff Report which discussed this 1.8-acre property located near Golden Eagle Road which the applicant, Mr. Jason Gyllenskog was interested in developing as three single family home lots. He stated the property was currently zoned Mountain and the applicant was requesting a rezone to R-3 to create 3 lots. He noted the property was not currently a legal lot of record, so would need to be properly recorded as a buildable lot before proceeding any further. He noted this property did not connect with the Salzman/Boulders property under review.

Commissioner Tihansky asked about the slope of the parcel. Mr. Gyllenskog responded the topography was relatively flat with the proposed building sites to be on the upslope. Mr. Gyllenskog provided background on the property which had previously been part of the Wasatch County Master Plan prior to being adopted into Hideout at the Town's inception. The prior Wasatch County zoning allowed for residential medium density with some commercial and civic usage which would have accommodated this request to build three homes. However, when the land became part of Hideout, it was zoned as Mountain which reduced his options to a single home. He stated his intention was to build three single family homes, including his own residence. He also stated he had been unsuccessful in his attempts to connect with other adjacent parcel owners to discuss broader development options. Mr. Gyllenskog also noted the property had sufficient road frontage and he had secured 3 acre feet of water which he would turn over to the Town if this development request was approved.

Mr. Eddington stated a rezone request would require compliance with the Town's General Plan which did not support increased density. He added this request for a spot rezone could not be granted by the Planning Commission as it was not supported by the General Plan and suggested the Town explore a broader holistic plan in partnership with the surrounding property owners before granting a rezone on this small parcel and/or amending the General Plan.

Mr. Gyllenskog noted one of the adjacent properties was 14 acres and asked if, in combination with his property, would a larger project be viewed as more favorably for a potential rezone. Mr. Eddington responded it would depend on how such a project would adhere to the General Plan.

Commissioner Turner asked if the adjacent parcels were owned by the Golden Eagle developer. Mr. Gyllenskog responded the property to the east of his parcel was owned by another entity than the Golden Eagle developer and noted the parcel to the east was only partially located within the Hideout border and partially in Wasatch County. Mr. Gyllenskog stated he was amenable to discussing a potential commercial development for his parcel if the Town was interested and could partner with the neighboring property owner, but he hoped to develop it either way. Mr. Eddington suggested the Town consider meeting with the owner of the adjacent parcels to explore broader planning and development options.

Commissioner Gunn asked if the 3 acre feet of water Mr. Gyllenskog had secured was adequate for three homes. Mr. Gyllenskog replied he believed it was sufficient and could provide a small excess water supply to the Town.

Mr. Eddington suggested the Planning Commission postpone taking a vote on this matter until 1) the applicant properly recorded the property as a legal buildable lot with Wasatch County and 2) the

1 Town explore broader planning and development opportunities to include the adjacent property
2 owners which might be more in line with the General Plan before recommending a zoning change.

3 There being no further questions from the Planning Commissioners, Chair Matyszczyk opened the
4 Public Hearing at 7:23 PM. There were no public comments. The Public Hearing was closed at 7:24
5 PM.

6 *Motion: Commissioner Gunn made the motion to continue this matter a date uncertain.*
7 *Commissioner Turner made the second. Voting Yes: Commissioners Gunn, Matyszczyk, Sapp,*
8 *Tihansky, and Turner. Voting No: None. The motion carried.*
9

10 **3. Continued discussion and possible recommendation to the Hideout Town Council**
11 **regarding a review of amendments made to the Boulders MDA including text**
12 **amendments to the Hideout Municipal Code under this MDA and a site-specific**
13 **density increase of 530 ERU's – CONTINUED FROM JUNE 3, 2022**

14 Chair Matyszczyk reported the applicant had requested this matter be continued to a later date. There
15 being no questions or comments from the Planning Commissioners, Chair Matyszczyk opened the
16 Public Hearing at 7:26 PM. There were no public comments. The Public Hearing was closed at 7:27
17 PM.

18 Ms. Fairbourne stated the applicant had requested a Special Meeting on June 30, 2022 to continue
19 the discussion of this matter. Chair Matyszczyk stated as the applicant had not yet supplied the
20 updated materials for review, he was not supportive of scheduling another meeting until these
21 materials had been received and the Planning Commissioners had sufficient time to review them.

22 Ms. McLean noted this matter was an important decision for the Planning Commissioners to consider
23 and suggested it be continued to a date uncertain and be re-noticed if all the Planning Commissioners
24 were not available for a June 30 meeting.

25 *Motion: Commissioner Tihansky made the motion to continue this matter to a date uncertain.*
26 *Commissioner Gunn made the second. Voting Yes: Commissioners Gunn, Matyszczyk, Sapp,*
27 *Tihansky, and Turner. Voting No: None. The motion carried.*
28

29 **V. Meeting Adjournment**

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

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

34 The meeting adjourned at 7:41 PM.
35
36
37

38 _____
39 Kathleen Hopkins, Deputy Town Clerk

File Attachments for Item:

1. Discuss and possibly make a recommendation to Town Council regarding a lot/driveway amendment for Lots 38 and 39 of the Overlook Village subdivision



Staff Review of Proposed Subdivision Amendment

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Hideout Canyon Phase 1 – Lots 38-39 Amendment to Residential Subdivision

Date: August 15, 2022

Submittals: The Applicant submitted the following plans:

- *Subdivision Amendment Application dated 1 August 2022*
- *Amended Subdivision Plat dated 11 August 2022*

Overview of Current Site Conditions

Site Area: Lot Size for Lot 38 is 4,297 SF (plus common space surrounding)
Lot Size for Lot 39 is 6,506 SF (plus common space surrounding)

Zoning: Residential Specially Planned Area (RSPA) and within a Residential Medium Density (RMD) Density Pod

Required Setbacks: Front: 20'
Rear: 20'
Side (distance between buildings): 10' minimum

Max Height: 42' maximum (3 ½ stories)

Planning Overview

The Applicant is proposing to change the shared driveway location for Lot 38 and 39 in the Hideout Canyon Subdivision (916 and 926 East Longview Drive). The existing driveway location (limited common designation) is a single driveway layout for two houses; this house and the one next door. The owner of Lot 38 is concerned about the proximity of the driveway to the front of the proposed house (safety concerns); it is very close and on a downhill slope. The owners

would like to slightly revise the location of the ingress/egress of the driveway to Longview Drive and alter the configuration of the limited common area.

Proposed Site Plan



The Applicants are recommending the proposed driveway configuration illustrated by the hatching on the attached plat. A few issues must be addressed and/or conditions attached to an approval of the proposed Subdivision Amendment:



1. If the proposed driveway amendment is approved, the Applicants must confirm the new configuration will not negatively impact the existing 4'-0" trail easement that runs alongside Longview Drive.
2. The new plat shall be revised to clearly illustrate all proposed 'common' area and 'limited common' area.
3. The Applicant provided a topo map (attached) with existing grading. The Applicant noted that final grading will be modified from the original grades; slopes are steep in this area. Retaining walls are illustrated on the site plan and plat. The applicant must provide elevations of all retaining walls and proposed vegetation. All retaining walls are required to be stacked rock. Town Code does not allow for a single retaining wall higher than 6'-0".
4. The proposed driveway is 16'-0" wide per the Town Code. The proposed soft gravel shoulders add 2'-0" on either side of the driveway and should be removed from the site plan/plat.
5. The Applicant shall provide the distance between this proposed driveway and the driveway recently approved for Lot 37.
6. Any approval by the Town must be reviewed and approved by the HOA Design Review Committee (DRC) and the HOA will have to sign off on the plat amendment.
7. The Applicant shall confirm that the slope of the driveway does not exceed 14%. The Town Engineer and Building Official have final review/approval for driveway slopes.
8. We have received no input from neighbors to date.

Recommendation

The Planning Commission should review the proposed amendment to the subdivision to accommodate two access points off of the proposed driveway as re-designed and consider favorably recommending to the Town Council with the conditions outlined in this report and those from TO Engineering.

File Attachments for Item:

1. Presentation and discussion of a concept plan for the Cottages at Deer Springs



Staff Review of Concept Plan Submittal

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Deer Springs – Future Phase 8 Proposal – Cottage Plan

Date: August 15, 2022

Submittals: The Applicant submitted the following plans:

- *Cottage Plan for Future Phase(s) Proposal for Apartments Upslope from the Jordanelle Parkway*
-

The Applicant, Nate Brockbank, has re-submitted an Application for Concept Review for a proposed cottage development in a future phase (Phase 8 of the MDA Phasing Plan_ for Deer Springs.

The Applicant originally submitted a concept plan to the Planning Commission in February 2020 and September 2021 for 128 apartments (96 ERUs for each unit at less than 1,500 SF). That concept plan was not received favorably by the Planning Commission due to concerns regarding:

- **Density too high**
- **Proposed building footprints/location on steep slopes development too extensive**
- **On-site grading and vegetation removal too far-reaching**

The Applicant is not requesting formal action for this current submittal but rather is seeking input on this concept as proposed.



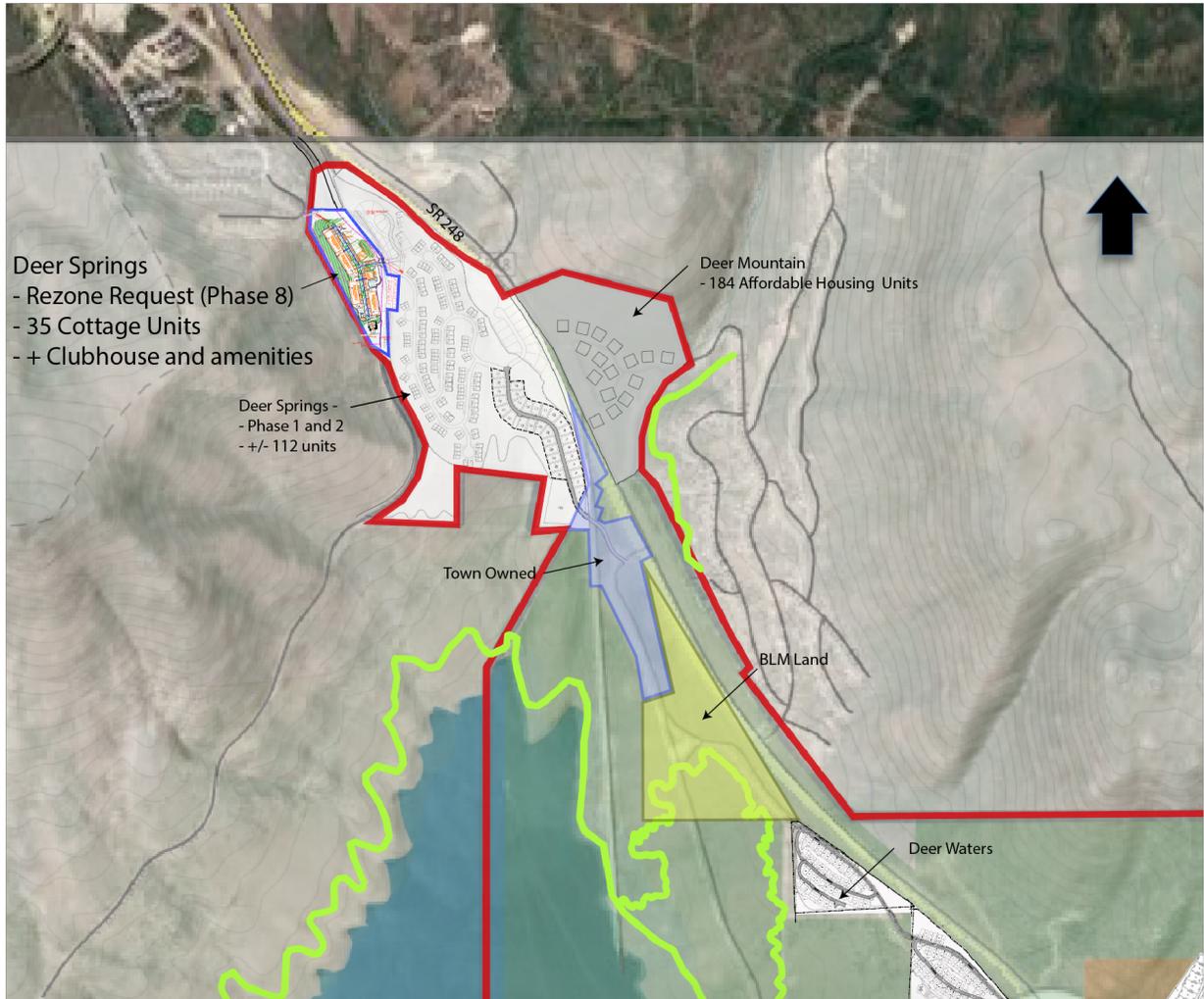
Proposed Concept Plan

- The Application is for 35 cottage units (35 ERUs if each is proposed to have greater than 1,500 SF).
- The proposal includes: a clubhouse with a pool, firepit, workout room, meeting area, and 49 additional parking spaces
- The Applicant would like nightly rentals for each of these units; nightly rentals are not currently allowed per the Hideout Town Code.

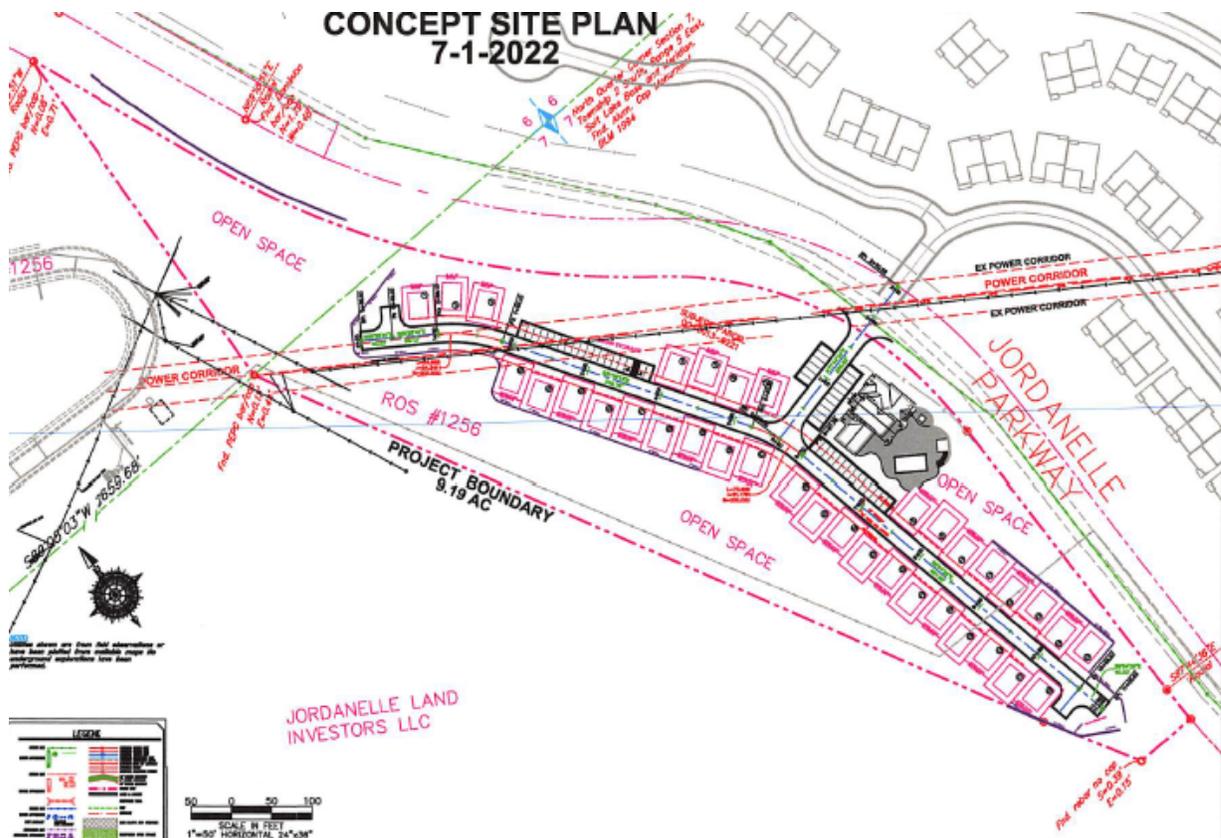
Overview of Current Site Conditions

Land Area:	8.60 acres
Zoning:	Mountain Zoning (w/Planned Performance Development Overlay allowing reduced setbacks per the MDA)
MIDA:	This property is located within the MIDA boundary
Allowed Uses:	Single-family dwellings, rights-of-way, utility infrastructure (and townhouses per the MDA)
Minimum Lot Size:	1 acre (w/reduced lot sizes per the MDA)
Setbacks:	Front: 30' Rear: 30' Side (distance between buildings): 20' <ul style="list-style-type: none">• All can be reduced per the MDA
Height:	35' maximum
Lot Coverage:	28% of lot area (can be reduced per the MDA)
Open Space Requirement:	20% of area
ERU Allowance:	30 units per the MDA (assume 30 ERUs if units are greater than 1,500 SF)

Map of Proposed Rezone and Surrounding Area



Proposed Site Layout



Planning Issues

The Planning Commission should discuss the following planning issues associated with development on this site:

- The 2017 Master Development Agreement (MDA), updated in 2021, allows for 30 units on this site and would have to be amended for this concept plan
- The MDA does not allow for a clubhouse on this site and would have to be amended if the Planning Commission
- The excess parking as proposed (47 additional spaces) will require significant grading of the site to level grade for these spaces



- The slopes in this area are quite steep (almost all of the site exceeds 30% slopes) and will require significant grading and the removal of native vegetation
- Nightly rental units are not allowed per the Hideout Town Code

Recommendation

The Planning Commission should review the proposed concept plan and provide input and direction for the Applicant.