



# HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING

## November 19, 2020

### Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, November 19, 2020.

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyscyk's November 17, 2020 determination letter (attached).

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/>

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#### Regular Meeting

6:00 PM

##### I. Call to Order

- [1.](#) Planning Commission No Anchor Site Determination Letter Reading

##### II. Roll Call

##### III. Approval of Meeting Minutes

- [1.](#) September 17, 2020 Planning Commission Minutes DRAFT
- [2.](#) October 1, 2020 Planning Commission Minutes DRAFT
- [3.](#) October 5, 2020 Planning Commission Minutes DRAFT

##### IV. Agenda Items

1. Discussion and possible approval of an extension of the Final Plan of the KLAIM project
- [2.](#) Discussion of proposed Venturi Plat development

##### V. Meeting Adjournment

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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. Planning Commission No Anchor Site Determination Letter Reading



November 17, 2020

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

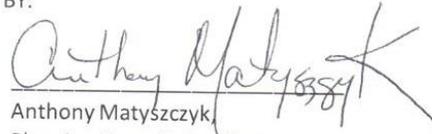
The Planning Commission Chair of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been over 20% of those tested since November 2, 2020. The seven-day average of cases has been over 2437 since November 2, 2020. COVID-19 patients in Utah hospitals has been significant during the same time period.

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/>

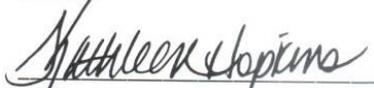
Public comments may be emailed to [hideoututah@hideoututah.gov](mailto:hideoututah@hideoututah.gov) or by pre-registering to attend via Zoom application by emailing [hideoututah@hideoututah.gov](mailto:hideoututah@hideoututah.gov). Emailed comments received prior to the scheduled meeting will be read during the public comment portion and entered into public record.

This determination will expire in 30 days on December 17, 2020.

BY:

  
Anthony Matyszczyk  
Planning Commission Chair

ATTEST:

  
Kathleen Hopkins,  
Deputy Town Clerk



**File Attachments for Item:**

1. September 17, 2020 Planning Commission Minutes DRAFT

Town of Hideout  
10860 N. Hideout Trail  
Hideout, UT 84036  
**PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING**  
September 17, 2020  
6:00 p.m.

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on September 17, 2020 at 6:00 PM via Zoom meeting.

**Regular Meeting**

**I. Call to Order and No Anchor Site Determination Letter Reading**

Acting Chair Ralph Severini called the meeting to order at approximately 6:00 p.m. and read the No Anchor Site Determination letter in its entirety. All attendees were present electronically.

**II. Roll Call**

**PRESENT:** Acting Chair Ralph Severini  
Commissioner Bruce Woelfle  
Commissioner Tony Matyscyk  
Commissioner Donna Turner (Alternate)

**TOWN STAFF:** Thomas Eddington, Town Planner  
Polly McLean, Town Attorney  
Ryan Taylor, Town Engineer  
  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk  
Jerry Dwinell, Hideout Town Council

**OTHERS IN ATTENDANCE:** Nate Brockbank, Dillon Bliler, Paul Watson, Todd Hollow, Caleb Payeur, Lindsay Payeur, Sean Philipoom, Kevin Thomas, Dennis Gonzalez, Carol Thomas, Margaret Olson, Kim Carson, Glynnis Tihansky, Rick Brough, Terri Eisenfeld, Larry Eisenfeld, Lynn Ross, Jack Walkenhurst, Gwen Wetzell, Carol Filmont and others who may not have signed in using proper names via Zoom.

1 **III. Approval of Planning Commission Minutes**

2 July 16, 2020 Planning Commission Minutes

3 Commissioner Woelfle noted the edit he had made regarding proposed on-street parking and stated that the  
4 minutes properly reflected his comments. There were no changes to the draft minutes.

5 *Motion: Commissioner Turner made the motion to approve the July 16, 2020 Planning Commission*  
6 *Minutes. Commissioner Woelfle made the second. Voting Aye: Commissioners Woelfle, Turner and*  
7 *Matyscyk. Voting Nay: None. The motion carried.*

8  
9 July 20, 2020 Planning Commission Minutes

10 Commissioner Matyscyk asked if the Town Council had received the Planning Commission’s proposed  
11 changes to the town code and ordinance as discussed in the minutes. Commissioner Woelfle stated his  
12 understanding was the Town Council had discussed briefly and tabled a vote on the recommendations until  
13 a later meeting when there had been more opportunity for feedback from the public. Acting Chair Severini  
14 stated he would speak to the Town Council requesting taking action on the Planning Commission’s  
15 proposals. There were no comments on the draft minutes.

16 *Motion: Commissioner Matyscyk made the motion to approve the July 20, 2020 Planning Commission*  
17 *Minutes. Commissioner Woelfle made the second. Voting Aye: Commissioners Woelfle, Turner and*  
18 *Matyscyk. Voting Nay: None. The motion carried.*

19  
20 **IV. Agenda Items**

21 **Discussion and Possible Appointment of a New Chair Person of the Planning Commission**

22 Acting Chair Severini updated the Commission on the resignations of Planning Commission members Sara  
23 Goldkind and John Sherwood, as well as Chairperson Jerry Dwinell’s decision to step down from the  
24 Planning Commission in order to focus on his Town Council responsibilities. Given the vacancies, Acting  
25 Chair Severini suggested he serve as Acting Chair for the time being and speak with Mayor Rubin  
26 regarding input on filling the open positions, including designating alternate Commissioner Donna Turner  
27 as a permanent member of the Planning Commission.

28 Polly McLean introduced herself as the new Town Attorney and confirmed that the Mayor would need to  
29 appoint Ms. Turner as a permanent member. Ms. McLean provided additional information on her  
30 background, noting experience working with Town Councils and Planning Commissions of several other  
31 area municipalities.

32 Acting Chair Severini noted the good work and leadership provided by Chairperson Dwinell and extended  
33 the Planning Commission’s thanks for those efforts. He also thanked Ms. Goldkind and Mr. Sherwood for  
34 their service. Acting Chair Severini noted that any town residents interested in volunteering to fill the  
35 vacancies should contact either himself or the Mayor. He noted any candidates must have been registered  
36 to vote and a resident of Hideout over the last 365 days (*Clerk’s Note – this has been determined to be*  
37 *incorrect and there are no requirements for Planning Commission applicants*)

38  
39

1 **V. Public Hearing**

2 **PUBLIC HEARING: Review and Possibly Recommend the Final Plat for the Lakeview Estates**  
3 **Subdivision to the Town Council**

4 Acting Chair Severini invited Thomas Eddington, Ryan Taylor and Dillon Bliler, and the representatives of  
5 the Lakeview Estates developer to provide an overview of the project. Mr. Eddington referred the  
6 Commission to the report provided with the meeting materials and noted that he had a positive experience  
7 working with Nate Brockbank, Paul Watson and their team to address the outstanding issues raised in  
8 previous meetings.

9 Ms. McLean did not have any comments on the report from a legal perspective. Messrs. Brockbank,  
10 Watson, Bliler and Taylor addressed questions and comments from the Commissioners including the  
11 following topics:

- 12 - Clarifications on planned road widths
- 13 - Creation of additional parking stalls in multiple locations to provide more off-street parking; the  
14 developer team would work with Mr. Eddington to add several more parking stalls. Mr. Brockbank  
15 noted the development would consist of homes each with 2-3 car garages and driveway parking for  
16 two cars, and is open to adding 10-12 parking stalls throughout the development (specifically in  
17 Parcels B, C and G).
- 18 - Topography of Phase I homes and whether homes will look into neighboring houses: Mr. Brockbank  
19 noted homes will have walk-out basements or upper stories which would look over neighbors in the  
20 back to preserve views.
- 21 - Height of retaining walls: Mr. Brockbank noted the proposed re-design had eliminated certain higher  
22 retaining walls.
- 23 - Set backs: Set backs: Mr. Watson reported that the current design provides for set backs of 20 feet in  
24 rear yards, and 20-25 feet in front yards. Mr. Brockbank added that with the new design, some lots  
25 were varied, but 40 feet would be the minimum set backs.
- 26 - Drainage channels and proposed retention basin and embankments. Mr. Thomas confirmed the final  
27 design was compliant and better than previous developments.
- 28 - Variances requested on side yard setbacks: Mr. Brockbank noted the home sizes have been reduced by  
29 5 feet in order to stay within requirements. No exceptions were being requested. Mr. Eddington added  
30 all side yards now had 10 foot setbacks, and front yards would have either 20 foot or 25 foot setbacks  
31 in order to create alternating facades along the street. Acting Chair Severini noted the importance of  
32 optimizing views for each home. These changes in side yard spacing were an improvement. Mr.  
33 Brockbank also noted side yards would not have fencing in order to maintain neighbors' views.

34  
35 Messrs. Thomas and Bliler reviewed the Staff's proposed recommendations and conditions listed in the  
36 report, with comments provided by the developer team throughout the discussion.

- 37 - Item 1: Mr. Bliler noted this item had already been satisfied with the receipt of the letter from the  
38 Wetlands Ecologist regarding the adequacy of the drainage channel mapped through the property.
- 39 - Item 2 was a standard request for will-serve letters from the utility providers and was not expected to be  
40 an issue.
- 41 - Item 3 was also standard regarding the presentation and approval of the plat and would need to be  
42 completed prior to issuing building permits. The only easements expected were for the power lines.
- 43 - Item 4, regarding wastewater collection needs. It was noted the plan would upgrade the Town's existing  
44 sewage and wastewater infrastructure. Rather than building new stand-alone lift stations, the new  
45 development would connect with existing infrastructure and require the developer to assist in upgrading  
46 the lift station in Shoreline Phase II to handle the wastewater from the Lakeview Estates development as

1 well. This was a move to create one water and sewer system for the entire town instead of individual  
2 systems for each development. It was reported this plan would be more cost effective and beneficial to  
3 the broader Hideout community, both in terms of initial construction costs and ongoing maintenance  
4 requirements. Acting Chair Severini asked about ownership of these facilities, with the answer being  
5 that the Town will be the owner with responsibility for ongoing maintenance.

- 6 - Item 5, the developer would need to submit geotechnical design plans for the retaining walls prior to  
7 obtaining construction permits.
- 8 - Item 6, standard water and sewer reports would be done in conjunction with the town engineers. This  
9 includes presenting a water plan, which establishes pressures and quantifies PRV's, and a sewer plan  
10 which shows sufficient capacity and adequate discharged capabilities. These were standard and would  
11 need to be completed prior to construction permitting.
- 12 - Item 7, Storm Water Pollution Prevention Plan (SWPPP) permit would need to be obtained and Notice  
13 of Intent (NOI) would need to be filed with the town prior to issuance of construction permits. Both of  
14 these were standard items and should not present any issues.

15  
16 The discussion returned to the revised plans. Commissioner Turner asked about the existing power line  
17 easement (45 feet) and location near home sites. Mr. Brockbank noted that while optimal, there is no ability  
18 to bury these lines. He added this had not impacted sales in other similar developments. Commissioner  
19 Turner had additional questions about potential locations for off-street parking spaces, details on the  
20 proposed basketball/pickle ball court, and locations of fire hydrants throughout the development. Mr.  
21 Brockbank discussed the planned dog washing facility (in Parcel C) which would have a canopy building,  
22 concrete pad and running water for the community. It was also noted fire hydrants would be installed  
23 throughout the development so the fire department could access within 200 feet of any structure.

24  
25 Commissioner Woelfle asked for confirmation on whether trails and open spaces were part of the easement  
26 around the power lines, and had questions on the trail locations and proximity to homes. Commissioner  
27 Turner asked whether the trail system would connect with the Jordanelle State Park, to which Mr.  
28 Brockbank replied this was under discussion with the State Park. It was discussed that it was not yet clear  
29 how easements would be created and how state park access from these trails would work, as well as  
30 whether the town could pay the access cost for the benefit of the entire Hideout community. Mr.  
31 Brockbank also noted the trails plan would ultimately connect to the Jordanelle Parkway, Richardson Flats,  
32 Park City and Deer Valley.

33  
34 Mr. Eddington noted a few additional items from the report that had been discussed with the developer, and  
35 were subject to completion before issuance of construction permits. These included approval of final  
36 landscape plans, final design of stacked rock retaining walls in the three primary locations, final design of  
37 open space amenities (basketball court, dog wash facilities) to be obtained prior to construction of Phase II,  
38 trail connection at lots 317 and 318 to a park, final design and materials of dog wash station, trail surfaces,  
39 trail pad or easement to state park, and storm water basin landscaping (requested to remain natural with no  
40 fencing). These items were all related to approval prior to issuing construction permits. Mr. Eddington  
41 recommended that the Commission approve the plat as presented, subject to the completion of the items  
42 discussed from the engineering report detailed in the earlier discussion.

43  
44 Acting Chair Severini opened the meeting for public comment, noting comments should be limited to the  
45 Lake View Estates development.

46  
47 Ms. Carol Thomas of Salt Lake City and property owner in Deer Waters had questions on the boundaries,  
48 proposed street and trails surrounding new lots (near Lot 104). Ms. Thomas asked for clarification on when  
49 certain plats were approved by the Town Council. Mr. Taylor noted the approval by the Town Council was

1 made as part of the other Deer Waters plat amendments earlier this year. Ms. Thomas would follow up with  
2 a call to Town Hall for more information on this. Ms. Thomas also asked whether the trails in the power  
3 line easements were considered part of the 20 percent open space requirement. Mr. Watson addressed Ms.  
4 Thomas's concerns and confirmed that the power line easements were considered part of the open space  
5 requirements. Ms. Thomas asked for details regarding height restrictions for proposed home sites, noting  
6 her concerns regarding potential view obstruction from her property. Acting Chair Severini noted certain  
7 developments, including this development, were approved under prior zoning titles, which were not subject  
8 to current height restrictions. Therefore, the subdivision was grandfathered in to the prior zoning. She  
9 asked when the proposed new home designs would be available for public review. Mr. Brockbank joined  
10 the discussion and noted he is developing the lots, which were of concern to Ms. Thomas. He stated no  
11 current homes were over 35 feet and he would not be designing new homes in those lots, which would be  
12 over 35 feet. Mr. Brockbank offered to work with her directly to address her concerns. He provided his  
13 contact details and requested she call him to discuss her concerns in more detail.

14  
15 Larry Eisenfelt, Deer Waters resident, asked about the potential for power lines to be buried. Acting Chair  
16 Severini shared Mr. Eisenfelt's frustration on the matter, but noted line burial was not feasible.

17  
18 There were no further public comments.

19  
20 Commissioner Turner noted the burial of power lines had been discussed earlier in the meeting. Mr.  
21 Brockbank stated Rocky Mountain Power informed him that these high voltage lines could not be buried.

22  
23 Commissioner Woelfle noted the improvements to the plans since the last review and appreciated the work.

24  
25 *Motion: Commissioner Woelfle moved to recommend the approval of the Final Plat for the Lakeview*  
26 *Estates, subject to the stipulations discussed, to the Town Council. Commission Turner made the second.*  
27 *Voting Aye: Commissioners Woelfle, Turner and Matyszczyk. Voting Nay: None. The motion carried.*  
28 Prior to entering into the Work Session, Acting Chair Severini asked to take a short break in order to bring  
29 Council Member Dwinell into the meeting.

## 30 31 VI. Work Session

### 32 Discussion of the Potential Annexation Master Development Agreement (AMDA) for the land 33 subject to Resolution 2020-09 (Resolution of Intent to Annex)

34  
35 At approximately 8:00 p.m., Acting Chair Severini resumed the meeting and invited Council Member Jerry  
36 Dwinell to join the meeting and discuss the potential annexation project.

37 Council Member Dwinell reviewed the map of the proposed Richardson Flats annexation. He stated the  
38 Town Council voted to proceed with its intent to annex approximately 350 acres in the Richardson Flats  
39 area, which was less than the 650 acres originally attempted. He noted this was a scaled down version from  
40 the previous attempt. There was a 60-day window open before the repeal of the Utah State Code would  
41 take effect, which the Town Council was attempting to move forward with the annexation. He noted the  
42 plan may not go through but this was the Town Council's attempt to move forward with annexation of  
43 additional land for development.

44 Mr. Dwinell discussed the three main objectives for the annexation:

45 1) The town's need for various services and amenities. He noted the lack of any such commercial business  
46 in Hideout had required area residents to travel to Park City, which would add to traffic congestion in Park  
47 City.

1 2) Schools – Hideout students were bussed for over an hour to schools in neighboring cities. The Town  
2 Council would like to access land for a potential elementary school.

3 3) Revenue needs as the community grows and matures. Building permits were the town’s primary revenue  
4 source. As homes were built, there would be revenues from property taxes, but the town would need more  
5 commercial revenue to sustain the town's viability as it matures.

6 Council Member Dwinell stated very little land within the town had not been approved for development,  
7 with only one remaining parcel. Given the town’s topographical challenges, the proposed Richardson Flats  
8 land lended itself to development. The Town Council believed the annexation would be good for the town  
9 financially and in moving forward with its plan approved in 2018. Commissioner Woelfle asked if any of  
10 the proposed annexation land was in Wasatch County. Council Member Dwinell responded that it was  
11 entirely within Summit County.

12 Council Member Dwinell noted the green parcels on the map, which were not being annexed but were  
13 owned by the developer. Those parcels held deed restrictions and were in dispute with Summit County,  
14 which precluded development.

15 Council Member Dwinell discussed the meeting the Town Council had with state legislators, and the  
16 majority of the Town Council felt that the town should proceed with the proposal of annexation before the  
17 repeal of the bill took effect. The court may not vote in favor of the annexation project, but the Town  
18 Council wanted to explore the opportunity while there was a possibility for success. This included  
19 beginning a process to create a Master Development Agreement and soliciting input from the Planning  
20 Commission on priorities for development and protecting the town. He noted, for example, the proximity to  
21 an EPA (Environmental Protection Agency) clean up site (not part of the annexation), and how to protect  
22 the town from contamination and incurring clean up costs associated with that land. He also noted the  
23 Town’s dark sky mandates and how to balance commercial development.

24 Council Member Dwinell further noted the Town’s preference for commercial development and the need to  
25 work with the developer who would also want some level of residential units. The Town Council would  
26 like to hear from the Planning Commission on how to set guidelines that balance development needs while  
27 protecting the town.

28 Acting Chair Severini stated the purpose of this session is primarily to listen to Mr. Brockbank and his  
29 team to understand plans, and the Planning Commission was not expected to give any opinions at this time.  
30 Acting Chair Severini asked Ms. McLean whether there were any legal issues for the Planning Commission  
31 to consider at this stage. Ms. McLean said no, this was still very high level. She added that if the Town  
32 Council does go forward with the annexation, the AMDA (Annexation Master Development Agreement)  
33 would be important for setting usage and zoning issues that could be important to the town. She noted the  
34 importance of thinking through various issues early in the process.

35 In answer to Acting Chair Severini’s question on the AMDA, Ms. McLean explained that the agreement  
36 would be written and negotiated by the attorneys representing the town and the developer. The Planning  
37 Commission and Town Council would have input along with the town planner.

38 Council Member Dwinell stated the Town Council would be looking for feedback from the Planning  
39 Commission and the town planner, and noted the priorities may differ from those of the developer. Mr.  
40 Eddington discussed some of his initial thoughts on the proposal, and suggested the Planning Commission  
41 think qualitatively about what components a commercial town center mixed use area should have. He  
42 would meet with the developer team next week to work on more details.

43 Discussion ensued on a number of topics which would need further exploration, including:

- 44 - how traffic on Highway 248 would be impacted; what would the access points be from Highway 248;
- 45 - plans for water, sewer and storm drains, and other utilities

1 - Town infrastructure, including whether Town Hall would move to the new town center

2 Mr. Brockbank stated for the next Planning Commission meeting, he would have additional members of  
3 his team, including building, road, water and environmental engineering as well as their attorney in  
4 attendance to address questions on road planning, EPA procedures and testing. Mr. Brockbank noted he  
5 was working with UDOT (Utah Department of Transportation) on access from Highway 248. Additionally,  
6 he would have someone on site for EPA testing during all stages of digging. He had done testing on all the  
7 proposed parcels, which have come back clean.

8 Mr. Brockbank discussed the planned 25-acre town center which he envisioned containing a variety of  
9 commercial businesses (retail, grocery store, restaurants, office space), parks, a school and church sites, in  
10 addition to different housing options of single and multi-family units with a variety of pricing options. The  
11 project would also include 15 miles of trails (paved and unpaved), which would connect Hideout and  
12 Wasatch county trails. The plan also included approximately 40 percent open space. The plan included  
13 approximately 497 single-family homes or town homes. Mr. Brockbank expressed an interest in developing  
14 a portion of the project as workforce housing if this was of interest to the town. He was dedicated to  
15 designing what the community wanted.

16 Mr. Brockbank noted the ridgeline and the beauty of the project being located in a bowl, which should  
17 provide attractive views for homes.

18 Acting Chair Severini had questions on the OU1 Super Fund site and confirmed the developer did not own,  
19 nor was he planning to develop that land. Mr. Brockbank noted any of the parcels that had existing  
20 development issues with Summit County and/or Park City had been omitted from this annexation plan.

21 Acting Chair Severini stated he expected there to be many more questions regarding environmental, traffic  
22 and utility infrastructure issues which he hoped to discuss in more detail at the next Planning Commission  
23 meeting. He was hopeful that the project would take into consideration the needs of the surrounding region  
24 in addition to Hideout's. He also noted the project would fall under the new zoning code, which was  
25 recommended by the Planning Commission after extensive work.

26 Mr. Brockbank noted the development plan was consistent with the standards of Park City and Summit  
27 County, and was working with the engineer doing some of the Park City developments. He also stated he  
28 had plenty of water capacity for the project, and did not see issues with the neighboring Super Fund site.  
29 There would be a bond posted on the improvements. Testing of the proposed annexation land for  
30 contamination had consistently come back clean, and he reiterated testing would be done throughout the  
31 construction digging process.

32 There was further discussion of traffic issues and the proposed new entrances from the highway. The  
33 Commissioners asked about an updated traffic study. Mr. Brockbank noted the initial traffic study  
34 contemplated a larger development, and had been conducted in January of 2020 (pre-COVID and at the  
35 peak of ski season), and he would invite the traffic study firm to join the next meeting. Mr. Brockbank  
36 stated the developer would work with UDOT on potential over and underpasses as appropriate and based  
37 on the traffic study. Mr. Brockbank was also open to working with the surrounding communities (Summit  
38 County, Park City, Deer Valley) on potential mass transit options.

39 Commissioner Turner noted from her discussions with the community, the main concerns are the Super  
40 Fund site and its distance from proposed school and homes. She also asked about the surfaces of proposed  
41 trails and bike paths and noted her preference for those trails to go under busy intersections.

42 Acting Chair Severini asked what the cost would be to clean up the Super Fund site. Mr. Brockbank stated  
43 he had been quoted \$11 million for a 4 foot cap around the OU1 land in order to make the land usable for  
44 public space.

1 In order to prepare for the next meeting, Ms. McLean suggested the Planning Commission members route  
2 their questions and suggestions to Mr. Eddington who will forward them to Mr. Brockbank's team in order  
3 for the presenters to properly plan.

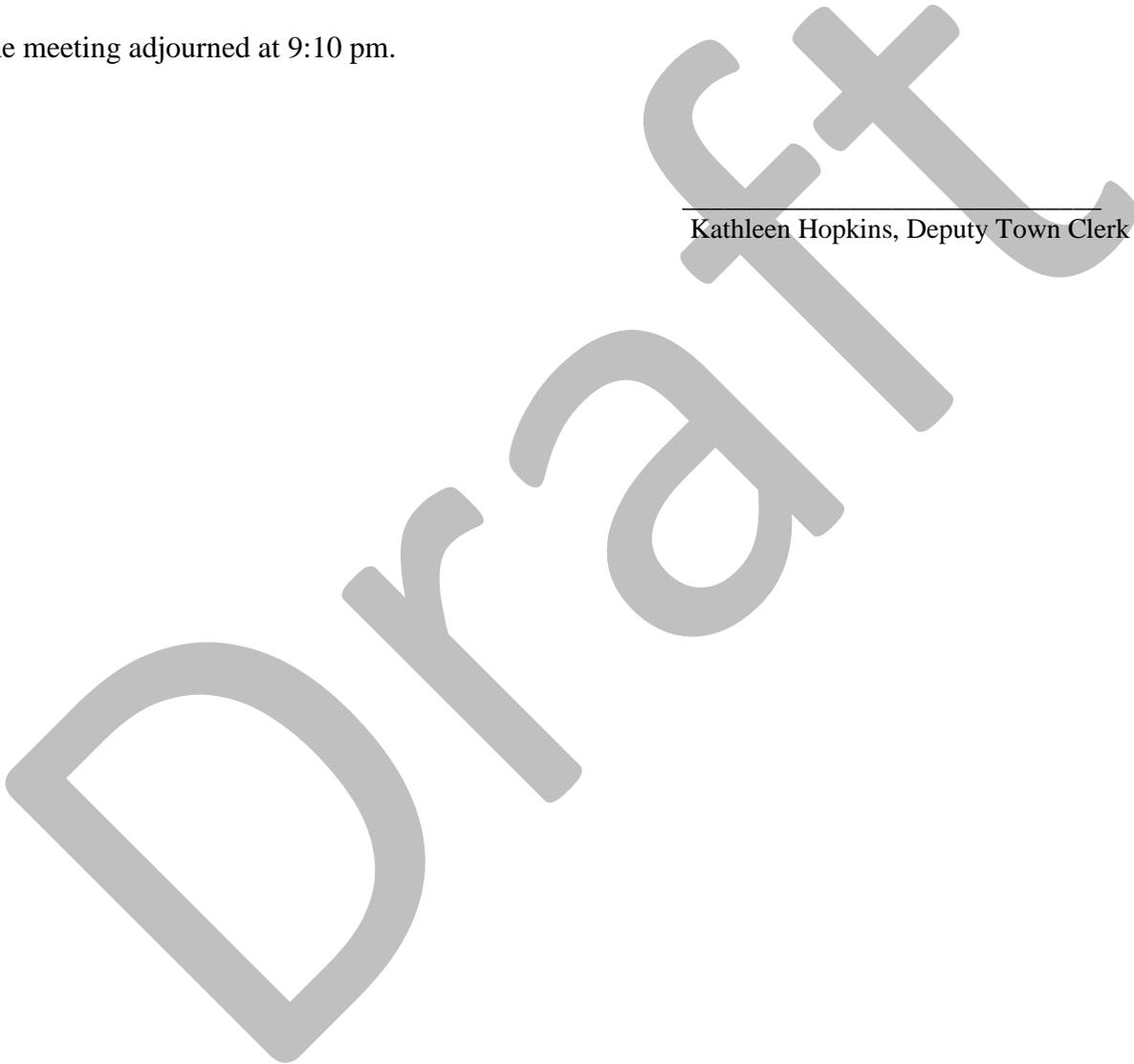
4  
5 **VII. Meeting Adjournment**

6 There being no further business, Acting Chair Severini called for the meeting to be adjourned.

7 *Motion: Commissioner Turner made the motion to adjourn. Commissioner Matyszyk made the second.*  
8 *Voting Aye: Commissioners Woelfle, Turner and Matyszyk. Voting Nay: None. The motion carried.*

9  
10 The meeting adjourned at 9:10 pm.

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15 Kathleen Hopkins, Deputy Town Clerk  
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**File Attachments for Item:**

2. October 1, 2020 Planning Commission Minutes DRAFT

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Town of Hideout  
10860 N. Hideout Trail  
Hideout, UT 84036  
PLANNING COMMISSION SPECIAL MEETING  
October 1, 2020  
6:00 p.m.

The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting on October 1, 2020 at 6:00 PM via Zoom meeting.

**Special Meeting**

**I. Call to Order and No Anchor Site Determination Letter Reading**

Acting Chair Ralph Severini called the meeting to order at approximately 6:09 p.m. and read the No Anchor Site Determination letter in its entirety. All attendees were present electronically.

**II. Roll Call**

**PRESENT:** Acting Chair Ralph Severini  
Commissioner Bruce Woelfle  
Commissioner Tony Matyscyk  
Commissioner Donna Turner (Alternate) (joined the meeting at approximately 6:15 p.m.)

**STAFF PRESENT:** Thomas Eddington, Town Planner  
Polly McLean, Town Attorney  
Ryan Taylor, Town Engineer  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk

**OTHERS IN ATTENDANCE:** Nate Brockbank, Doug Bacon, Brad Cahoon, Chris Bender, Eric Langvardt, John Phillips, Kim Carson, Tom Kelly, Caleb Payeur, Todd Hollow, Roger Armstrong, Kurt Shadle, Sean Philipoom, Alexander Cramer, Linda George, Linda Smith, Lynn Ross, Mary Christa Smith, Katie Sharp, Angela Moschetta, Carol Tomas, Juan Lee, David Bennett, Scott Bigger, Bret Rutter, Margaret Olson, Rebecca Ward and others who may not have signed in using proper names via Zoom.

1 **III. Approval of Planning Commission Minutes**

2 Acting Chair Ralph Severini proposed the approval of the minutes of the September 17, 2020  
3 Planning Commission meeting be tabled until the next regular meeting in order for all the  
4 members to provide their comments, as well as to maximize the time spent on the main agenda  
5 item of this meeting.

6 *Commissioner Woelfle moved to table the approval of the September 17, 2020 minutes until*  
7 *the next regular meeting; Commissioner Matyscyk made the second.*

8

9 **IV. Agenda Items**

10 Continued discussion of the Potential Annexation Master Development Agreement (AMDA) for  
11 the land subject to Resolution 2020-09 (Resolution of Intent to Annex)

12 Acting Chair Severini outlined the planned discussion, noting it as a continuation from the last  
13 presentation made by Mr. Nate Brockbank and his team regarding the proposed Richardson Flat  
14 development, as well as modifications to plan as being presented at this meeting. Acting Chair  
15 Severini reported the discussion would begin with environmental topics. Mr. Brad Cahoon,  
16 environmental attorney working for Mr. Brockbank, and Mr. Doug Bacon, from the Utah  
17 Department of Environmental Quality (DEQ), were introduced.

18 Mr. Cahoon provided some of his professional background, noted that he was an environmental  
19 land use attorney practicing for 30 years, and with much of that practice in Park City and the  
20 Summit County area. He noted his experience with brown field developments involving both  
21 Super Fund sites and other impacted properties around the country, and highlighted his  
22 experience in the Park City area dealing with the leftovers from historic silver mining activity, as  
23 well as voluntary and other mine cleanups. Regarding the questions pertaining to these particular  
24 properties (the Mayflower properties) identified for the annexation, he reported these properties  
25 had undergone Phase 1 environmental site assessment testing by CMT and there were no  
26 recognized environmental conditions identified in those reports for these particular parcels. They  
27 looked at the Richardson Flat Super Fund site, which was not on these properties, but is  
28 considered within the review area, but all the reports concluded that the Richardson Flat area  
29 would not be a recognized environmental condition for the Mayflower properties. The reports  
30 confirmed that these parcels are historically undeveloped, not subject to historic mining activity,  
31 and show no surface evidence of any mining activity, paling or disturbed vegetation. These  
32 properties under consideration for the annexation should not be viewed as environmentally  
33 impaired for that purpose or evaluation.

34 Regarding the Richardson Flat Super Fund area, Mr. Cahoon noted it is located at a lower  
35 elevation, and as a Super Fund site, the Environmental Protection Agency (EPA) is the lead  
36 agency responsible, with the DEQ also involved to coordinate with the EPA. It was his  
37 understanding that long-term, the Richardson Flat repository will undergo a permanent closure.  
38 The site is impacted by historic mine tailing. As background, Park City has had a soil  
39 management ordinance in place for many years, which has avoided Super Fund site designations  
40 of areas including Empire Canyon and above Old Town, which had been impacted by silver  
41 mining. In coordination with EPA and DEQ, Richardson Flat was the designated site to receive  
42 impacted soils from these Park City silver mining areas. Until 2008, Richardson Flat was used  
43 for impounding these soils impacted with arsenic and lead; since 2008 those types of impacted

1 soils have been directed to other permeated landfills. Long-term, the Richardson Flat site will  
2 need to be closed, and in the interim, the Park City ordinance requires that if impacted soil is  
3 identified on a property, it will be covered with clean soil and landscaping so that impacted soil  
4 is not at the surface. It was Mr. Cahoon's understanding that Richardson Flat currently has an  
5 interim cover to prevent wind blown tailing, and long-term, it will receive a permanent cover and  
6 be repurposed to most likely become a park or recreation area. As far as developing in the  
7 Mayflower area, Mr. Brockbank's team has retained an environmental consultant with  
8 knowledge of the precautions to be undertaken during construction activities and in the unlikely  
9 event that impacted soils are identified, there is a protocol in place so that soils are identified,  
10 sampled and properly managed. This is typical for the Park City area and contractors are used to  
11 dealing with those types of impacted soils and follow protocols to properly manage the soil for  
12 the protection of health and environment. Those protocols would be followed for this  
13 development. Mr. Cahoon stated he does not believe there to be an environmental concern about  
14 annexing these particular parcels into the town.

15 Acting Chair Severini referred to the 2018 Five Year Report on the Richardson Flat Super Fund  
16 site authored by the EPA in conjunction with work done by DEQ, and noted with the Richardson  
17 Flat land being in close proximity to the proposed annexation, the Planning Commission wanted  
18 to confirm the proposed annexation is clear of any environmental concerns. He invited Mr.  
19 Bacon from DEQ to comment and ask any questions of Mr. Cahoon.

20 Mr. Bacon stated he was somewhat new to the team overseeing the Richardson Flat Super Fund  
21 (OU1) site, having assumed his role in January 2019. He noted his extensive background in  
22 mining waste, including management of the Kennecott copper mining site for over 20 years. Mr.  
23 Bacon asked Mr. Cahoon about the distance from the proposed development and the Richardson  
24 Flat Super Fund site. Mr. Eric Langvardt, engineer for the development team, did not have those  
25 exact measurements at hand, but estimated it to be approximately 1,000 feet. Mr. Bacon asked if  
26 any of the proposed lands for annexation are part of Parcel SS87 (per Summit County parcel  
27 registry). Mr. Brockbank answered no.

28 Mr. Bacon noted the Richardson Flat OU1 repository site is predominately comprised of Parcels  
29 SS87 and SS88 in the Summit County parcel identification registry. The repository is mainly  
30 located on a portion of SS87, with a small portion (mostly north and western end near its  
31 embankment) near the Silver Creek channel within SS88. The properties were cleaned up in  
32 terms of removal action, primarily in the mid-1990's. The material that was removed from the  
33 broader portions of the OU1 site were consolidated into the existing repository at the time, and  
34 the existing repository was reconstructed with a reinforced embankment so it would not slough  
35 to the west into Silver Creek. Drainages, which had been diverting water around the repository,  
36 were cleaned up. Portions that are south and north of Richardson Flat Road were cleaned up as  
37 part of SS88 and SS87. Mr. Bacon's understanding, based on the 2018 5 Year Review (work  
38 which pre-dates his tenure on the project), was that those areas were sampled after the removal  
39 actions, and that the sample data (to which he did not have access) attested to those locations  
40 being below 500 parts per million for lead which was the action level for that clean up around the  
41 repository. As Mr. Cahoon had stated, the repository is currently capped on an interim basis, but  
42 it can still receive material from cleanups pending within the Silver Creek channel. Thus it will  
43 be some time before the repository receives a final cap. Also as Mr. Cahoon had stated, the land  
44 can ultimately be managed for recreation use such as trails, but is not to be developed for other  
45 purposes such as residential. Under EPA Selected Remedy for OU1, there is a requirement to put

1 institutional controls in place to restrict the development of ground water resources. There are  
2 shallow ground water impacts, and the extent of any impacts to shallow water and the deep-water  
3 aquifer is still being investigated. This was the summary of the Richardson Flat OU1 site.

4 Mr. Bacon did not know the extent that the Richardson Flat OU1 site would have caused any  
5 impacts between it and the Mayflower properties in question. He would have to speak with the  
6 EPA and his colleague at DEQ (Rob Parker) to determine the available data. He was aware of  
7 one data point from south of the repository site, but did not currently have access to those test  
8 results. Mr. Bacon offered to contact the EPA to access test results pertaining to the Richardson  
9 Flat OU1 site. This information is publicly available but the EPA manages the database (not  
10 DEQ).

11 Acting Chair Severini thanked Mr. Bacon for his report and noted there is a lot of information to  
12 understand. Acting Chair Severini shared his concerns for potentially moving forward with the  
13 annexation and whether there are impediments that may not be directly on the property in  
14 question but that could infringe. He asked whether a permanent cap would resolve risks in a  
15 scenario of a catastrophic failure.

16 Mr. Bacon responded that with regard to the integrity of the repository, and permanent  
17 sequestration and capping, the removal and response work which was done early on stabilized  
18 the repository on it's northern and western end (the face of the repository above Silver Creek).  
19 There had been sloughing, the embankment was mobile to some point. During the removal work,  
20 United Park City Mines (UPCM) created a new embankment face and stabilized it so it would  
21 not move and slough into Silver Creek. There are lower spots immediately adjacent to the  
22 southern, eastern and western ends of the repository, and a final cap is intended to insure 1) that  
23 the material does not leave the footprint of the repository and 2) depending on the need, adding  
24 an evapo-transitive cover to assist with the re-vegetation which would take up any water  
25 precipitation and snow melt on the repository over time and transpire it to the atmosphere, rather  
26 than filtering water through the repository. It will take time to get to this point. The current cover  
27 was constructed to prevent wind blown dust. The final cover has yet to be built.

28 Mr. Cahoon added these interim covers and the ultimate cap are engineered to last a long time,  
29 and there will be ongoing operation and maintenance required in perpetuity to insure the integrity  
30 of the cap. He also emphasized the Mayflower properties under consideration are at a much  
31 higher elevation above the Richardson Flat Super Fund site, which minimizes the risk of any  
32 impact from the Richardson Flat area. Mr. Cahoon further emphasized it is common for  
33 development to occur around similar clean up sites. He cited the examples in the Salt Lake  
34 Valley, such as the Midvale Sharon Steel Super Fund site, which is a capped property currently  
35 undergoing redevelopment. He also referenced the Bingham Junction site, which has undergone  
36 complete mixed-use redevelopment in conjunction with the EPA and DEQ.

37 Mr. Bacon added examples of redevelopment projects that he has worked on, and the controls  
38 that are put in place to make sure that development takes cares of residual wastes appropriate to  
39 the proposed development. He stated a Super Fund site does not necessarily preclude  
40 development, but management of the materials does become a consideration during the  
41 development It sounded to him like the Richardson Flat repository site is some distance from the  
42 development properties, and there is a temporary wind cover currently in place. The potential  
43 catastrophic failure scenarios could include flood or earthquake, and when the site is ultimately  
44 capped, the engineering would be intended to insure that the cap stays in place.

1 Mr. Cahoon shared maps of the proposed annexation, which provided views of the  
2 development's proximity and elevations relative to the Richardson Flat repository site. Mr.  
3 Bacon concurred that the area under consideration for development appeared to be above the  
4 repository, and upon construction of its final cap, it should not move. Commission Bruce Woefle  
5 noted the rail trail and parts of the proposed Town Center appear to be somewhat lower spots,  
6 although still higher than the repository site.

7 Mr. Cahoon explained the protocols to be followed if impacted soil was found during  
8 construction, including sampling and testing levels, excavation and disposal of impacted soil,  
9 and confirmation sampling to insure standards are met. He also noted the environmental engineer  
10 working with Mr. Brockbank was experienced with several development projects in this area.

11 Mr. Cahoon shared a map of the Geneva Steel site development, as an example of a similar  
12 development project, and discussed the process involved in clean up of the historic steel mill  
13 locations, remaining capped repositories and the completed and planned development projects  
14 ranging from residential, commercial and recreational uses. He noted this development was one  
15 of the fastest growing towns in Utah, and was a good example of a brown field development  
16 built in conjunction with the community, EPA, DEQ and the developer.

17 Mr. Cahoon walked through Google Earth views of the proposed annexation property, and noted  
18 elevations above Richardson Flat Road and the repository area. He noted the non-distressed  
19 appearance of vegetation in the photographs, which typically indicate non-impaired soil.

20 Acting Chair Severini asked if testing would be conducted of these adjoining areas. Mr. Cahoon  
21 responded that because the Phase 1 testing did not identify any recognized environmental  
22 conditions within the Mayflower properties, no further testing was required. He added that as a  
23 rule of thumb, contractors look for indicators of impairment such as odor, soil discoloration and  
24 the health of vegetation that are easily spotted, and follow testing protocols as required. Mr.  
25 Cahoon further noted that vegetation would not grow if excess arsenic were in the soil.

26 Mr. Bacon noted the Richardson Flat site's 2018 5 Year Review report, which showed the  
27 boundaries around the Richardson Flat OU1 site. These boundary lines, which are drawn based  
28 on data, represent the area which the EPA and DEQ believe are impacted. He noted no  
29 knowledge of any mining activity south of the repository site. He further noted sampling has  
30 been done in lower Silver Creek and that DEQ is working on additional sampling to fill in some  
31 data gaps. Any impaired soil found in these samples would be taken to the Richardson Flat  
32 repository (which is why the site remains open awaiting a final cap).

33 Commissioner Woefle asked what the Phase 1 report entailed and what would a Phase 2 test  
34 consist of for the Mayflower property. Mr. Cahoon explained Phase 1 is a report governed by an  
35 EPA Rule and standard for conducting all appropriate inquiry for property to be purchased.  
36 Phase 1 reporting is required to qualify for buyer protection under the Super Fund program and is  
37 a review of government records, interviews with government regulators with knowledge of the  
38 site, review of other publicly available information, and a required site visit. It does not include  
39 sub-surface sampling of soil or ground water. If Phase 1 does not identify any recognized  
40 environmental conditions, based on the review of records and site visit, then all appropriate  
41 inquiries into past use and investigation of the property are considered to have been completed. If  
42 there are recognized environmental conditions identified, then a Phase 2 report could be  
43 required. Phase 2 would include sampling of soil and ground water in the area. In this case, the  
44 parcels were all reviewed under Phase 1 protocol by an environmental firm (CMT) whose

1 conclusion was there were no recognized environmental conditions, so no further sampling was  
2 conducted.

3 Commissioner Woelfle asked for confirmation that no soil or water testing was done in any of  
4 these low-lying areas in the properties under consideration for annexation. Mr. Brockbank noted  
5 his team took over 80 samples for geotechnical testing. These tests drilled down 3-13 feet, and  
6 while these tests were not looking for contamination, the professionals conducting the  
7 geotechnical tests are trained to spot signs of contamination.

8 Mr. Cahoon added the geotechnical reports identify the types of soil in the testing samples,  
9 including mine tailing. This testing is done to insure that the site is stable for building  
10 construction. Mine tailings do not have proper geotechnical properties for building, and would  
11 have been noted in the reports.

12 Commissioner Woelfle asked whether the geotechnical testing measured water depths or  
13 capillary action that could bubble up. Mr. Brockbank did not recall hitting water in any of the  
14 samples, given the elevations of the property. Mr. Brockbank also stated the geotechnical reports  
15 were provided to the town of Hideout last month and he volunteered to send them to Mr.  
16 Severini to share with the other Planning Commission members.

17 Commissioner Woelfle noted Mr. Cahoon is working for Mr. Brockbank, as is the environmental  
18 engineer who will be on site during all excavation. He asked if there is an independent resource  
19 who could provide an independent view of the environmental issues. Acting Chair Severini  
20 responded that Mr. Bacon had been invited to join the meeting for just that purpose, and he had  
21 also invited Rob Parker (Mr. Bacon's counterpart in managing the Richardson Flat Super Fund  
22 site and a co-author of the 2018 5 Year Review report,) as well as the original author of the EPA  
23 report Mr. Mo Slam (who has since retired) and Ms. Catherine Jenkins from the EPA. These  
24 individuals were not able to attend this meeting. Acting Chair Severini added it might be possible  
25 to receive input from TO Engineering, the town engineer, although he was not sure if they retain  
26 an environmental engineer on staff.

27 Mr. Bacon offered his and Mr. Parker's assistance for any follow up questions from the Planning  
28 Commission and committed to provide data on the soil sampling performed to-date on the  
29 property south of the Richardson Flat OU1 site. He noted the area on a map where the last  
30 removal was completed and the southern boundary of the area that has been sampled.

31 Commissioner Woelfle noted wetlands in this area and asked about the safety and quality of the  
32 water therein. Mr. Bacon responded the wetlands were part of the original diversion ditches that  
33 were used to bring material down to the repository, and which now mostly carry Silver Creek  
34 water. He stated he would have to look into the amount of annual water flow and other  
35 information related to this water.

36 In answer to Commission Woelfle's question regarding the safety of this water, Mr. Bacon  
37 responded while he did not have specific data available on this water, given that the water source  
38 to these wetlands is not a drinking water source, he presumed that it would probably not be safe  
39 drinking water. The land was listed by the EPA as usable for future recreation, such as trails and  
40 parks. He noted structures such as bathroom facilities and parking lots might not be feasible in  
41 this area as the land may not be structurally sound for building purposes.

42 Mr. Bacon and Mr. Cahoon left the meeting at 7:19 p.m.

1 Acting Chair Severini turned the discussion over to Mr. Brockbank and Mr. Chris Bender of the  
2 traffic consultant Fehr & Peers, to discuss the traffic study. Mr. Bender reviewed this report,  
3 which was the third iteration of the traffic study conducted at the intersections of SR 248 and  
4 Richardson Flat Road, SR 248 and Browns Canyon Road, and Richardson Flat Road and  
5 Jordanelle Parkway. The study also looked at one proposed access point to SR 248 north of the  
6 proposed project site. The study looked at existing conditions and found that both the  
7 intersections of SR 248 and Richardson Flat Road, as well as SR 248 and Browns Canyon Road,  
8 were currently operating at failing conditions. He noted his understanding that both of these  
9 intersections are in the process to be signalized. The study data was collected 1-2 months before  
10 COVID 19, during peak ski season. Once those two intersections are signalized as planned (by  
11 Park City or the County), they should likely operate at an acceptable level of service. He noted  
12 the Jordanelle Parkway intersection was currently operating at an acceptable level of service.

13 Looking forward to completion of the proposed Richardson Flat development and additional  
14 traffic resulting from it, Mr. Bender described the modeling used for the study. The study looked  
15 at 2025 and 2040 horizon years, and used travel demand models in the area to project traffic  
16 volumes based on planned developments in the area, existing population and traffic growth, and  
17 projected volumes in the estimated numbers of car trips to be generated from the project.

18 The results of the study indicated that the three intersections noted above were expected to  
19 operate at acceptable levels for both horizon years 2025 and 2040, under both scenarios of the  
20 completion of the Richardson Flat development and without such development. The study also  
21 looked at the best way to implement a new project driveway on SR 248. The results indicated it  
22 was likely the driveway for the project will require a merging lane. The two-way left turn lane at  
23 Browns Canyon Road will need to be extended back and used for merging of traffic from the  
24 north to west bound service. With this merge lane the driveway would be expected to operate at  
25 acceptable levels of service.

26 Mr. Bender noted the data was compiled from the traffic models, and the report would be  
27 available next week.

28 Acting Chair Severini asked how Richardson Flat Road will sustain additional traffic once  
29 Jordanelle Parkway is completed, and considering traffic expectations coming from surrounding  
30 areas. He also asked about the impact on feeder roads into the area. Mr. Bender responded that  
31 these issues had not been a primary focus in the traffic study. He added that the study of  
32 intersections was the focus of the study as they tend to be the limiting factors and are where  
33 bottlenecks occur.

34 Acting Chair Severini asked whether sidewalks and pedestrian traffic were considered in the  
35 study. Mr. Bender responded no, these are not typically part of traffic impact studies. They do  
36 look at safety and crash trends and any observed problematic intersections with pedestrian  
37 incidents would be noted. Given the low overall volume of pedestrians and cyclists in the  
38 intersections studied, they have not seen any noteworthy trends to be addressed.

39 Acting Chair Severini asked if the report would comment on public transit. Mr. Bender  
40 responded that public transportation is planned and is therefore taken into consideration for  
41 estimating the expected numbers of passenger vehicles in the modeling.

42 Acting Chair Severini asked if the report would take into account the planned commercial  
43 development; Mr. Bender confirmed that yes, it will.

1 Acting Chair Severini asked if the report would comment on hazardous road condition areas to  
2 which Mr. Bender responded that yes, it will.

3 Regarding the data, Commissioner Woelfle asked how the increased traffic expected from all the  
4 development around the Jordanelle Reservoir and the completion of Jordanelle Parkway was  
5 reflected in the 2020 baseline numbers. Mr. Bender explained how the models look at planned  
6 projects and roadway improvements to determine how people will change driving behaviors in  
7 the future. He also noted that growth in the Mayflower area was factored in to the travel demand  
8 model.

9 Commissioner Woelfle asked how baselines and growth are created when starting from zero, for  
10 example creating growth assumptions for the planned new commercial, school and recreational  
11 development. He stated his desire to understand these methodologies, and if he had further  
12 questions after reading the report, it was agreed that Mr. Bender would be available to provide  
13 further details.

14 Mr. Bender reviewed a map to explain the study area, noted the areas that are expected to see  
15 increased traffic over time, and what the changes in traffic will likely be. He pointed out  
16 examples of intersections that have little traffic now, but are expected to increase with the  
17 planned development and population growth.

18 Commissioner Woelfle asked to what extent the size of roads are considered. For example,  
19 Richardson Flat Road is not currently a very wide road. He asked who would be responsible for  
20 expanding it if necessary. Mr. Bender responded it would probably be whoever has current  
21 responsibility for maintenance (UDOT or Summit County).

22 Acting Chair Severini asked whether the developer would be responsible for the expense of  
23 widening the road if the annexation proceeds. Mr. Brockbank said the developer probably would  
24 be responsible. Acting Chair Severini requested the traffic report include commentary of the  
25 impact on Richardson Flat Road, including the potential need for widening to accommodate the  
26 development plan.

27 Commissioner Donna Turner asked about the need for any additional traffic lights. Mr. Bender  
28 noted that new traffic lights at the intersections of SR 248 and Richardson Flat Road, and SR 248  
29 and Browns Canyon Road are already in process. He stated the study did not show the need for a  
30 traffic light at the intersection of Richardson Flat Road and Jordanelle Parkway. He also noted  
31 that with the smaller planned development (relative to the initial annexation plan), there was not  
32 a need for a traffic light at the driveway to the Richardson Flat development.

33 Mr. Thomas Eddington, Town Planner, said he expected to have questions upon reading the  
34 report. He asked about other ideas for connectivity for the community beyond automobiles,  
35 including ideas for a lift system to connect with trails. Mr. Bender noted these types of questions  
36 would be better addressed as part of a master planning study, not as part of this traffic impact  
37 study.

38 Commissioner Turner asked whether the study took into account potential increased public  
39 transit, including the frequency of bus service. Mr. Bender said public transportation is not  
40 accounted for as part of the traffic impact study, but could also be better covered in a master  
41 planning study.

42 Mr. Bender left the meeting after answering all questions from the Planning Commission. Acting  
43 Chair Severini called for a five minutes break at approximately 7:49 p.m.

1 The meeting resumed at approximately 7:56 p.m. Acting Chair Severini asked Mr. Brockbank  
2 and Mr. Langvardt to discuss their plans for the development. Mr. Langvardt, development  
3 planner, provided an overview and reviewed a map detailing the proposed development. The  
4 project is set on 348 acres and envisions three villages: 1) the Town Center Village to be situated  
5 along Richardson Flat Road; 2) the Meadow Village to include a variety of residential options,  
6 parcels for a school and church, park and recreational areas as well as open space; and 3) the  
7 Saddle Village with residential areas. The plan would maintain approximately 59% open space.

8 The core of the project will be the town center. It will be located on relatively flat land, next to  
9 the rail trail and centered around a 4-way intersection. Features of the town center would include:

- 10 - 80,000 square feet of retail space with angled on-street parking
- 11 - Retail area centered around a lift to Richardson Peak, and adjacent to trails
- 12 - Retail to include restaurants, boutique shops, a 24,000 square foot grocer with a cafe  
13 and outdoor seating
- 14 - Angled on-street parking designed to slow traffic and make the area pedestrian friendly
- 15 - Potential police and fire station
- 16 - Hotel with structured parking underneath
- 17 - Condominiums above retail space with structured parking underneath
- 18 - Assisted living facility close to the town center, but far enough away from activities to  
19 be quiet.

20  
21 The proposed Meadow Village would include some affordable housing (multi-family, stacked  
22 condominium townhouses with front doors open to street), and surrounding single-family homes  
23 that fall within Hideout's existing zoning. Parcels for a school (5 acres) and a church would be in  
24 this village center.

25 The Saddle Village would also have a village green, town homes and single-family homes.

26 The development would include a trail system to connect with existing area trails, and with a  
27 trailside park.

28 Acting Chair Severini asked about density considerations, and noted the plan appeared to be  
29 more dense than originally anticipated. Mr. Langvardt shared views of the plan in Google Earth  
30 to give various perspectives of the project from multiple points.

31 Acting Chair Severini asked if the developer envisioned connectivity with surrounding  
32 Mayflower and Deer Valley resorts, and whether there was discussion for a shuttle system or  
33 other mass transit solutions to help reduce traffic. Mr. Langvardt responded these would  
34 be important considerations in the plan.

35 Mr. Langvardt stated the school would require coordination with the Park City school system.  
36 Mr. Brockbank stated the HOAs for the retail area would be responsible for managing and the  
37 maintenance of the lift.

38 Commissioner Turner asked for clarification on the definition of a passive park. Mr. Langvardt  
39 explained that such a park would not have play equipment. It would be a flat area, with some  
40 benches and gathering area accessed from a trail (not from a road). He also noted the potential  
41 for nice viewing areas along the trails at the peaks, perhaps to include some signage with  
42 information on area history and the views.

1 Acting Chair Severini asked whether there would be any dedicated recreation areas or parks.  
2 Mr. Langvardt stated the Village Green is large enough for a play area and is centralized. There  
3 could also be a shared use agreement with the school to allow for community use of a  
4 playground.

5 Mr. Eddington stated he would want to hear more on the proposed layout and features of homes  
6 in general and density considerations.

7 Commissioner Woelfle noted he sees both positives and negatives in the plan. He noted the  
8 proposed 80,000 square feet of retail space, of which 24,000 square feet being dedicated to the  
9 grocer, and asked about the sizes and mix of businesses that will make up the balance of the  
10 retail space. Mr. Langvardt noted that retailers need population to support their businesses and  
11 believes the attraction of the lift will help with that, as well as by having residential units  
12 (condominiums or apartments) above the retailers. He did not envision big retailers in the  
13 development, but rather smaller shops and restaurants.

14 Commissioner Woelfle stated he would generally like to see wide sidewalks and more outside  
15 seating, pedestrian friendly spaces and plazas surrounded by streets. Mr. Langvardt explained  
16 that retailers would desire street views with convenient parking, which can be a tricky balance.  
17 The plaza will be oriented for southern and western exposures for optimal outdoor spaces, and  
18 the retail areas will have 15-20 feet or more of pedestrian space to accommodate spill out dining  
19 options. Mr. Langvardt also noted the retail development would be most likely be completed in  
20 phases, perhaps beginning with lift and grocer to serve as the anchor to attract customers and  
21 additional retailers.

22 Acting Chair Severini asked about architectural design concepts. He also noted the tough current  
23 retail trends. He asked if a store such as a Trader Joe's might come in as an anchor retailer, or  
24 would that be conditional on completion of some level of residential building. He noted current  
25 Hideout residents are already looking for the convenience of such closer amenities.

26 Mr. Brockbank noted his team would be working on architectural renderings in time. He also  
27 stated that he cannot talk to retailers prior to the annexation being approved so he does not have  
28 any active retail interest at this time. Additionally, the AMDA will set the terms and schedule for  
29 building, and he noted that some level of commercial development would come before  
30 residential. Mr. Brockbank recognized the development is meant to serve the existing residents  
31 as well as future.

32 Mr. Langvardt stated Richardson Flat Road would be widened to accommodate the on-street  
33 parking and drainage needs as of the development. Town Attorney, Ms. Polly McLean asked  
34 about the right of way along Richardson Flat Road. Mr. Langvardt stated it is approximately 20  
35 feet on each side. Mr. Brockbank added that he had installed stakes on the property to mark off  
36 right of way if anyone wanted to see them. Acting Chair Severini noted that Richardson Flat  
37 Road will require a lower speed limit as the new development is completed.

38 Commissioner Turner asked if the rail trail could go under the road for more pedestrian and  
39 cyclist safety. Mr. Brockbank noted the current plan has a tunnel running under Jordanelle  
40 Parkway, and that he was amenable to adding one under Richardson Flat Road as well.

41 Acting Chair Severini asked if the rail trail could be made multi purpose, perhaps to consider a  
42 rail or personal rapid transportation (PRT) system to connect with area communities. Mr.  
43 Brockbank noted he had begun looking into other forms of transportation along the existing rail

1 trail, although Ms. McLean noted there might be restrictions that limit uses of the Park City rail  
2 trail which should be investigated.

3 Mr. Brockbank noted if the annexation were approved, he would hold several open houses with  
4 the community to hear people's thoughts and wishes for the development.

5 Acting Chair Severini shared some feedback he had received from the community regarding the  
6 excess of townhomes in Hideout. He noted a general preference for more single-family homes on  
7 larger lots as opposed to stacked multi-family homes. He asked Mr. Brockbank to explain the  
8 reasoning behind the mix of home types in the current plan.

9 Mr. Brockbank noted the proposed development would have more than 200 acres of open space  
10 of the 300+ acre development. He had not initially planned on the affordable housing  
11 component, but had now included in response to feedback from the mayor and Town Council.  
12 The original plan envisioned 500 homes and townhomes; he added 108 affordable town homes,  
13 some of which will be priced to accommodate 60% Area Mean Income (AMI) buyers.

14 Mr. Langvardt walked through the mix of proposed home types. The current proposal consists of  
15 534 single-family and town homes outside the town center (increased from 497 previously). Mr.  
16 Brockbank noted this number could be reduced a bit and provide for some larger lots. The plan  
17 included 108 affordable homes near the school, and 194 condominiums or apartments within the  
18 town center, including above the retail area. Mr. Brockbank stressed that housing within the  
19 town center will add vibrancy to the community and help support the proposed amenities.

20 Acting Chair Severini asked about the proposed town homes in the two residential villages, and  
21 what structures are contemplated for them. Mr. Langvardt noted 182 town homes (approximately  
22 one third of the development), which could be 3- to 6-plex structures. He noted the concept to be  
23 similar to Silver Creek Village near Home Depot (in Park City) although the proposed  
24 development would have two car garages with two car driveway parking.

25 Mr. Brockbank stated the desire for a variety of home price targets. He would like to be able to  
26 offer prices beginning at \$500,000 for town homes.

27 With an eye to reducing density, Acting Chair Severini requested altering the plan to include  
28 more enlarged single-family homes, and reduce the 6-plex structures. Mr. Brockbank stated he  
29 would be amenable to re-working the plan to replace 6-plex units with 3-plex units in Saddle  
30 Village. Acting Chair Severini noted that some of the open space could be sacrificed in order to  
31 reduce some of the multi-family units.

32 Mr. Eddington asked about the square footage of the town houses, and inquired if small cottages  
33 might be designed for work force/deed restricted properties. Mr. Brockbank stated the town  
34 homes would range from 1,400 to 2,400 square feet, and he was open to exploring this idea  
35 which may require some zoning changes.

36 Acting Chair Severini noted this plan is still in a conceptual phase, and the Planning Commission  
37 will need to get more details on services and costs should the annexation move forward. He  
38 recognized the developer was not in a position to obtain commitments from anchor tenants at this  
39 early stage.

40 Acting Chair Severini asked Ms. McLean for guidance on what the Planning Commission should  
41 produce from this meeting, given the short timeline set for the annexation decision. Ms. McLean

1 suggested it would be helpful for the Town Council to hear the Planning Commission’s feedback  
2 on the current proposal and areas potential areas of concern.

3 Mr. Brockbank requested the Planning Commission members send any follow up questions and  
4 comments (via Mr. Eddington) prior to the next Town Council meeting, and he will try to  
5 incorporate what is possible before that meeting.

6 Acting Chair Severini noted the importance of maintaining transparency in this review process,  
7 and asked to schedule another session to discuss what has been presented thus far on the  
8 annexation plan in order to develop a recommendation to the Town Council, which reflects the  
9 collective thoughts of the Planning Commission. It was agreed to schedule another Planning  
10 Commission Special Meeting for Monday, October 5, 2020 at 7:00 p.m. to continue this  
11 discussion and prepare a recommendation for the Town Council prior to its meeting on Tuesday  
12 October 6, 2020.

13

14 **VI. Meeting Adjournment**

15 There being no further business, Acting Chair Severini called for the meeting to be adjourned.

16 *Motion: Commissioner Matyszyk made the motion to adjourn. Commissioner Woelfle made*  
17 *the second. Voting Aye: Commissioners Woelfle, Turner and Matyszyk. Voting Nay: None.*  
18 *The motion carried.*

19

20 The meeting adjourned at 9.25 pm

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Kathleen Hopkins, Deputy Town Clerk

**File Attachments for Item:**

3. October 5, 2020 Planning Commission Minutes DRAFT

1  
2 Town of Hideout  
3 10860 N. Hideout Trail  
4 PLANNING COMMISSION SPECIAL MEETING  
5 October 5, 2020  
6 7:00 p.m.  
7  
8

9 The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting on  
10 October 5, 2020 at 7:00 PM via Zoom meeting.  
11

12 **Regular Meeting**

13  
14 **I. Call to Order and No Anchor Site Determination Letter Reading**

15 Acting Chair Ralph Severini called the meeting to order at approximately 7:01 p.m. and read the  
16 No Anchor Site Determination letter in its entirety. All attendees were present electronically

17 **II. Roll Call**

18 **PRESENT:** Acting Chair Ralph Severini  
19 Commissioner Bruce Woelfle  
20 Commissioner Tony Matyscyk  
21 Commissioner Donna Turner (Alternate)  
22  
23

24 **STAFF PRESENT:** Thomas Eddington, Town Planner  
25 Polly McLean, Town Attorney  
26 Jan McCosh, Town Administrator  
27 Alicia Fairbourne, Town Clerk  
28 Kathleen Hopkins, Deputy Town Clerk  
29  
30

31 **OTHERS IN ATTENDANCE:** Carol Haselton, Chris Baier, Caleb Payeur, Todd Hollow, Sean  
32 Philipoom, Margaret Olson, Alexander Cramer, Jack Walkenhorst, Kim Carson, Linda Jager,  
33 Andy Beerman, Juan Lee, Matthew Lawyer and others who may not have signed in using proper  
34 names via Zoom.  
35

36 **III. Agenda Items**

37 **1. Discussion and recommendation to Town Council regarding proposed zoning for the**  
38 **land subject to Resolution 2020-09 and other conditions for the Potential Master**  
39 **Development Agreement**

40 Acting Chair Severini stated the purpose of the meeting was to discuss the annexation  
41 development plan as presented at the last two meetings, hear each Commissioner's views, and  
42 draft a recommendation to be sent to the Town Council which represented the Planning  
43 Commission's view on the proposed development. Acting Chair Severini asked the

1 Commissioners to set aside the political issues surrounding the proposed annexation, and for  
2 these purposes, to provide the Planning Commission's thoughtful point of view, priorities and  
3 suggestions for the Town Council's consideration in the event the annexation should move  
4 forward. Town Attorney Polly McLean added the comments provided to the Town Council  
5 would be helpful in the creation of the AMDA (Annexation Master Development Agreement)  
6 should the annexation proceed.

7 Town Planner Thomas Eddington noted an annexation was very different from the standard  
8 development approvals and zoning considerations typically reviewed by the Planning  
9 Commission. This was the opportunity to set parameters for the development and incorporate the  
10 community's priorities. Each of the Commissioners shared his or her comments on the proposal.

11 Commissioner Donna Turner noted there was much to like about the proposal, and she  
12 appreciated Nate Brockbank's efforts to create and adapt the plan in response to comments  
13 provided. While she noted there were many positives for Hideout and the surrounding area, she  
14 stated that this the planning should be handled regionally, in coordination with Park City,  
15 Summit County and Wasatch County. While she would not currently vote to approve the  
16 annexation, from a planning perspective, she made several observations. Commissioner Turner  
17 noted components of the plan would be very good for Hideout, including a school, parks, fire  
18 and police facilities, an assisted living facility and the bike lift and trail system. She added a dog  
19 park and larger play areas should also be considered. She noted transportation, particularly bus  
20 service, is key and needs to be addressed. She would like to see more open space and less density  
21 than planned. Commissioner Turner also cited the EPA (Environmental Protection Agency) site  
22 and future liability were important concerns, and would like assurances from an independent  
23 environmental consultant.

24 Acting Chair Severini noted Doug Bacon from Utah Department of Environmental Quality  
25 (DEQ), who spoke at the last Planning Commission meeting, was the independent project  
26 manager responsible for the Richardson Flat site.

27 Commissioner Turner shared her concerns regarding the developer's environmental Phase 1  
28 report, and noted physical soil testing of the proposed annexation property had not been  
29 conducted. She requested physical testing of soil be performed, beyond the observational review  
30 conducted by the developer.

31 Acting Chair Severini agreed with Commissioner Turner's concerns, and noted it was difficult to  
32 distill the technical 250-page report and fully comprehend the expert's comments shared at the  
33 last meeting.

34 Commissioner Anthony Matyscyk commented in his seven years as a resident of Hideout, no  
35 council member of Wasatch County or Park City had ever come forward to collaborate or share  
36 input with the town until the annexation proposal. Commissioner Matyscyk had similar  
37 concerns with the Superfund site, and noted his questions had been answered at the last meeting.  
38 He stated his opposition to the building of any 4- to 6-plex style town homes as part of the  
39 development. He was supportive of the large amount of open space and appreciated Mr.  
40 Brockbank's expressed interest in developing a community that met the town's needs.

41 Commissioner Bruce Woelfle noted Commissioner Turner had covered many of his comments;  
42 he added several priorities from his view. The proposed commercial area with grocery, other  
43 retail shops and restaurants would be important for Hideout and surrounding communities along

1 the Jordanelle Reservoir, and would help eliminate some of the traffic to Park City and Heber  
2 City. He added the impact would not be huge, but would alleviate some of the traffic issues. He  
3 noted the importance of tying into the existing regional public transportation systems in order to  
4 reduce traffic on SR 248 and US-40. With regard to residential development plans he agreed  
5 there should not be more town houses given the existing developments already in the area, and  
6 would prefer to see more single-family homes. He was supportive of the inclusion of some  
7 affordable housing, which would be closer to the town center. He suggested any condominiums,  
8 town homes and affordable housing should be around the town center, with the surrounding  
9 hillsides dedicated to single-family homes, perhaps on larger lots. He suggested more  
10 recreational and gathering spots, including perhaps an amphitheater.

11 Commissioner Woelfle noted the plan did not include a town hall within the town center. He  
12 requested a new town hall be large enough to accommodate more offices and public meeting  
13 space as the town expands.

14 Regarding the environmental issues, many of Commissioner Woelfle's questions were answered  
15 at the last meeting. He requested the environmental consultant who will be on site for all  
16 construction digging would be someone who answered to the town, not the developer (although  
17 the developer would be responsible for the cost of the service).

18 Commissioner Woelfle requested the Planning Commission be involved in the creation of the  
19 architectural concepts and themes, and requested no fast food or drive-through restaurants be  
20 part of the development. He would like to see cafes and specialty shops to draw people to the  
21 commercial area of town.

22 Commissioner Woelfle also requested the commercial component be started before any  
23 residential building, as the demand for those services already exists.

24 With regard to public transportation, Commissioner Matyscyk commented it would be difficult  
25 to address before the project is officially approved. He was hopeful that buses running through  
26 the area would be able to expand service to include the new development.

27 Acting Chair Severini noted in the development of Hideout's master plan and early annexation  
28 discussions, Hideout invited Park City to participate as part of a regional planning effort. He  
29 stated Park City had not always executed the best planning, noting Kearns Boulevard as an  
30 example where houses were allowed to expand along the roadway and precluded the ability to  
31 widen the road in order to accommodate current traffic volumes. He noted problems compound  
32 over time; both towns had issues and neither is completely right on the matter. He added Hideout  
33 (Town Council) could have done a much better job with transparency from the beginning,  
34 including utilizing the Planning Commission earlier in the process. He commented Hideout  
35 should use this opportunity to create the development correctly and make good plans for the  
36 future. If the Town Council voted in the near term for the annexation, they would have a  
37 directional viewpoint from the Planning Commission, based on the information shared, and what  
38 had been learned thus far. The town would be able to go back to the developer with its  
39 preferences. He noted he had shared his thoughts with Commissioner Woelfle prior to the  
40 meeting, and drafted a document for the Planning Commission to use as a starting point for  
41 creating a recommendation for the Town Council. Acting Chair Severini noted his concerns with  
42 environmental and traffic issues and stated it was why he invited the environmental speakers and  
43 traffic study consultant to the last meeting. He also noted his shared concerns with density in the  
44 proposed development plan.

1 Acting Chair Severini shared his draft resolution document, which covered most of the concerns  
2 and comments shared by his fellow Commissioners. At 7:40 p.m., Acting Chair Severini called  
3 for a 5 minute break to allow time for the Commissioners to read the document which had just  
4 been emailed to them, and which was shared on screen via Zoom.

5 Acting Chair Severini walked through the document, and noted certain aspects of the politics and  
6 litigation were out of the Planning Commission's control. He discussed a number of core  
7 assumptions that might be considered before moving forward, as well as the draft  
8 recommendation.

9 A detailed discussion ensued, as the Commissioners walked through the draft document and  
10 agreed to a number of additions. The recommendation included detail on the requested mix of  
11 building types including a reduction to the residential plan to address density concerns,  
12 guidelines for affordable housing within the mix, an increase in commercial space and guidelines  
13 for commercial development, additional lift service consideration, prioritization of commercial  
14 development in the building schedule, additional community amenities, parking structures, and  
15 pedestrian tunnels at busy intersections

16 Upon completion of the discussion, the Planning Commission agreed on a final recommendation  
17 for the Town Council's consideration.

18  
19 Acting Chair Severini asked for a motion to approve the recommendations, which would be  
20 forwarded to the Town Council for consideration.

21 ***Motion: Commissioner Matyscyk made the motion to forward the Recommendation to the***  
22 ***Town Council as outlined. Commissioner Turner made the second. Voting Aye:***  
23 ***Commissioners Woelfle, Turner and Matyscyk. Voting Nay: None. The motion carried.***

24 **IV. Meeting Adjournment**

25 There being no further business, Acting Chair Severini called for the meeting to be adjourned.

26 ***Motion: Commissioner Matyscyk made the motion to adjourn. Commissioner Woelfle made***  
27 ***the second. Voting Aye: Commissioners Woelfle, Turner and Matyscyk. Voting Nay: None.***  
28 ***The motion carried.***

29  
30 The meeting adjourned at 9:37 p.m.

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Kathleen Hopkins, Deputy Town Clerk

**File Attachments for Item:**

2. Discussion of proposed Venturi Plat development

PROPOSED CONSTRUCTION:  
 LOTS 1 & 2, VENTURI PLAT A  
 11422 N. / 11378 N. SHORELINE DR.  
 HIDEOUT, UTAH 84036

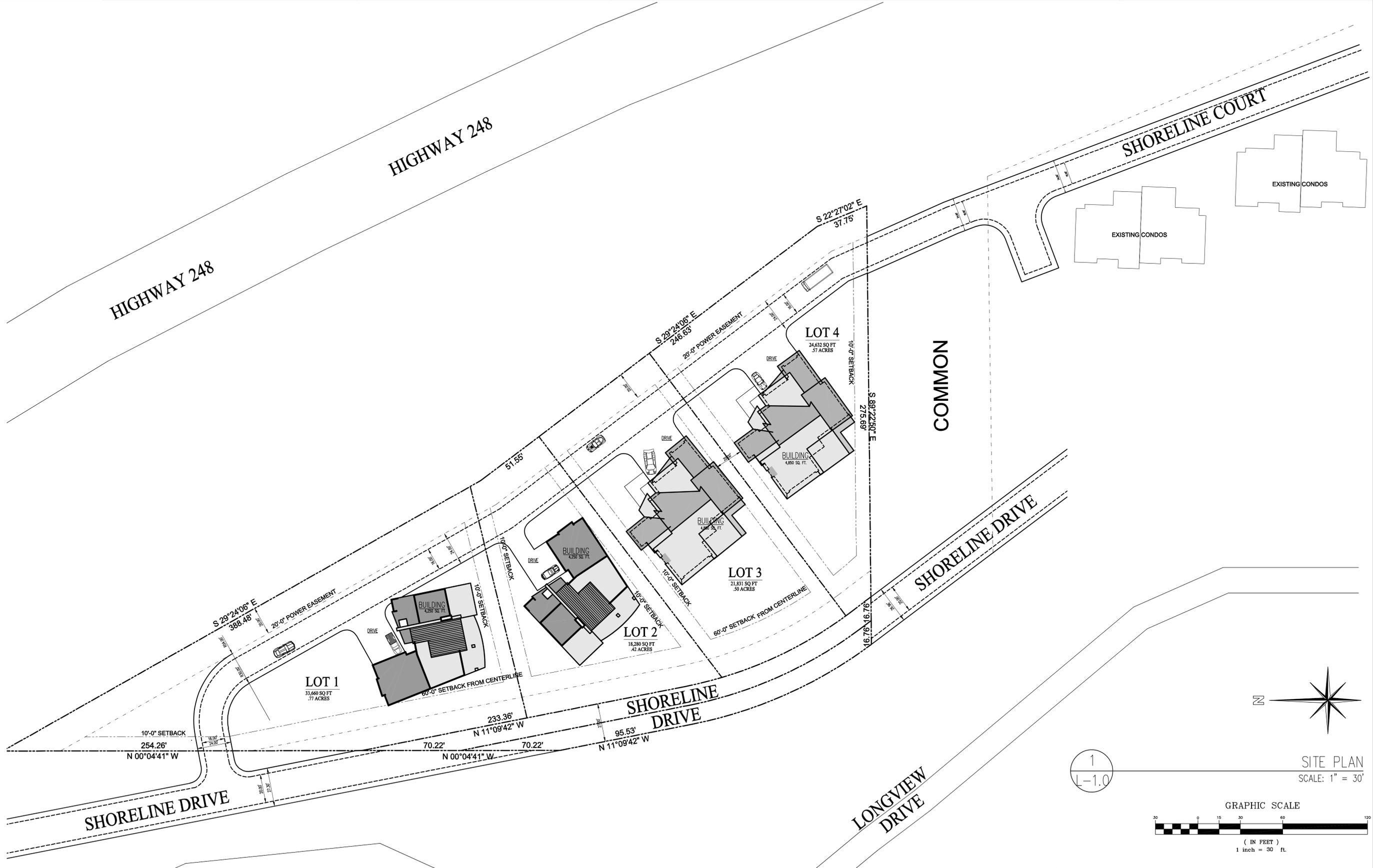
PREPARED FOR:  
 NASSER SHOTORBANI  
 (801) 201-2928

PREPARED BY:  
 JAMES L. CARROLL & ASSOCIATES  
 230 WEST 400 SOUTH #203  
 SALT LAKE CITY, UTAH 84101  
 (801) 359-8517

FLOOR ELEVATIONS

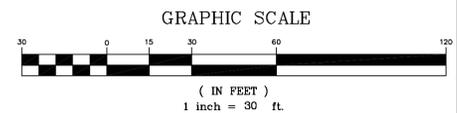
LEGEND

EXISTING GRADE - - - - - PROPOSED GRADE ———



1  
L-1.0

SITE PLAN  
 SCALE: 1" = 30'



NOTE: MINIMUM OF 5% SLOPE AWAY FROM ALL BUILDINGS MINIMUM 10'-0": 2% SLOPE THEREAFTER.  
 NOTE: ALL GRADING TO BE IN COMPLIANCE w/ SECTION IRC R403.1.7.3  
 NOTE: BOULDER LANDSCAPING NOT TO EXCEED 50% AS PER IBC 3304.1.1 REQUIREMENT.

**James L. Carroll & Associates**  
 "INNOVATORS OF AWARD WINNING DESIGN"  
 230 WEST 400 SOUTH SUITE #203  
 SALT LAKE CITY, UTAH 84101 (801) 359-8517  
 www.jamescarrollassociates.com

**VENTURI ESTATES PROJECT**  
 LOTS 1 & 2, VENTURI PLAT A  
 11422 N./11378 N. SHORELINE DR.  
 HIDEOUT, UTAH 84036

PROJECT: VENTURI ESTATES PROJECT  
 PLAN DATE: 11-11-2020  
 DRAWN BY: EASTON MURRAY  
 REVISED BY:  
 REVISED DATE:  
 PLOT DATE:  
 DESCRIPTION: SITE PLAN  
 SHEET #  
**L-1.0**

PROPOSED CONSTRUCTION:  
 LOTS 1 & 2, VENTURI PLAT A  
 11422 N. / 11378 N. SHORELINE DR.  
 HIDEOUT, UTAH 84036

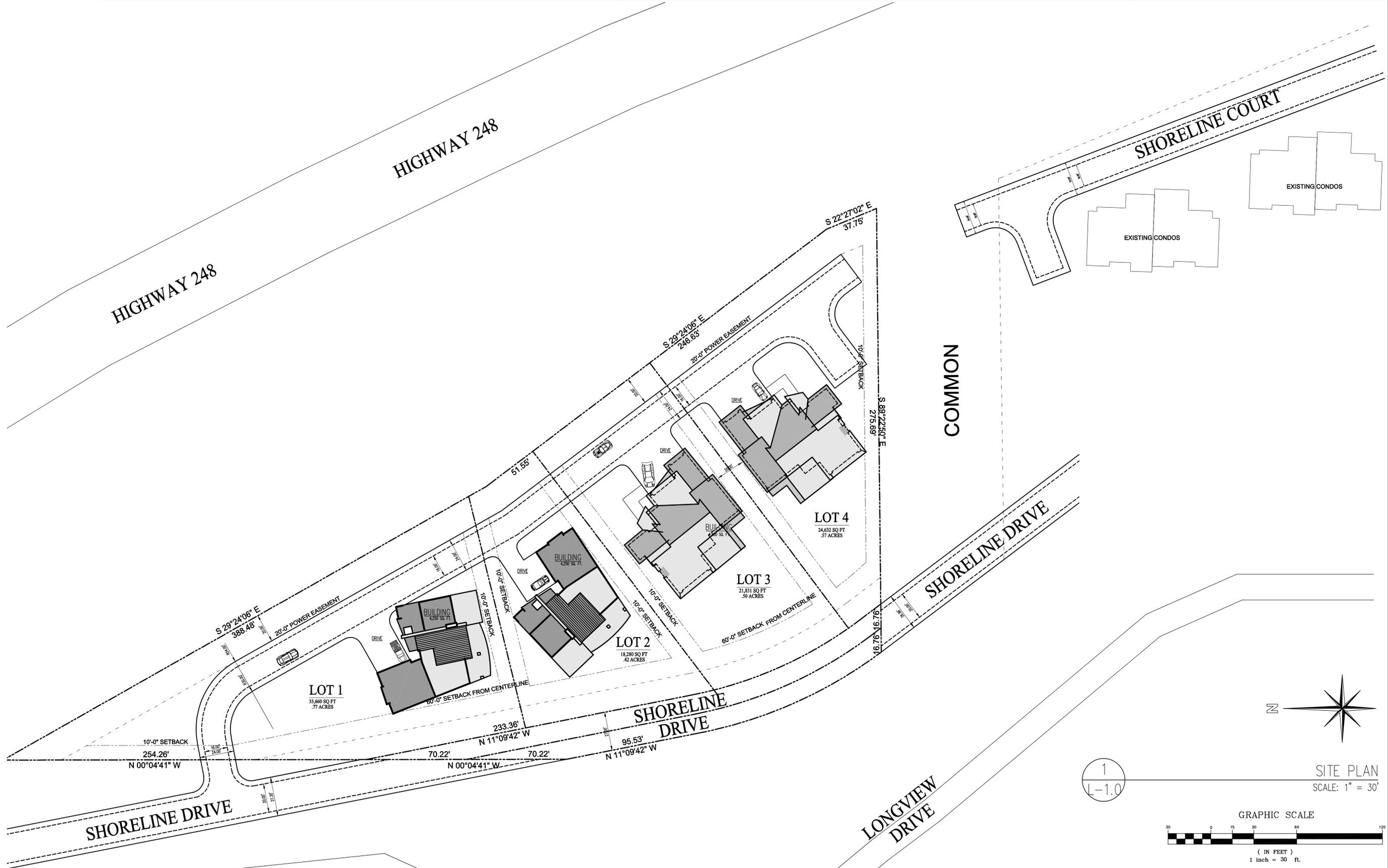
PREPARED FOR:  
 NASSER SHOTORBANI  
 (801) 201-2928

PREPARED BY:  
 JAMES L. CARROLL & ASSOCIATES  
 230 WEST 400 SOUTH #203  
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FLOOR ELEVATIONS

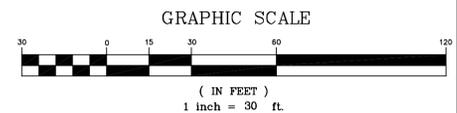
LEGEND

EXISTING GRADE - - - - - PROPOSED GRADE ———



1  
 L-1.0

SITE PLAN  
 SCALE: 1" = 30'



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