

Town of Hideout, UT
Planning Commission Meeting Minutes
November 17, 2016

I. Call to order and Pledge of Allegiance

Dean Heavrin called to order the regular meeting of the Town of Hideout Planning Commission at 3:30 p.m. on Thursday, November 17, 2016 at 10860 N. Hideout Trail Hideout, Utah, and led the Pledge of Allegiance.

II. Roll call

Dean Heavrin conducted a roll call. The following commissioners were present:

Commissioners: Dave Erichsen
 Kip Paul
Alternate: Dean Heavrin

Also in attendance: Town Clerk - Lynette Hallam, Eric Bingham, Bart Caton, Will Pratt and Mike Stewart

III MINUTES - Consideration and Approval of Minutes for Regular Meeting of September 9, 2016

Commissioner Kip Paul made the motion to approve the minutes of the regular meeting of September 9, 2016. Commissioner Dean Heavrin seconded the motion. The motion passed with a unanimous vote from Commissioners Paul, Erichsen and Heavrin.

IV NEW BUSINESS

1. PUBLIC HEARING – Preliminary Plat Shoreline Village

Chair David Erichsen acknowledged the density pod had been changed to Resort Village Medium Density.

Mike Stewart stated they had been working on this project for a while. They are working with the Topography and sensitive areas. Mr. Stewart commented he had been walking the area with representatives from a planning firm from California.

From the plans Mr. Stewart had passed out to the Commission, he talked about the design imagery. This plan is just preliminary. Mr. Stewart continued through the handout talking about the architectural/character feel. The design review committee will go over the plans. Two areas are natural to the site. The natural features will be left intact, just cleaned up a little. There will be a trail.

Mike Stewart discussed the live/work residences which would be able to have a business on the ground level with the residence behind or above. The village center will be surrounded by Bureau of Land Management (BLM) ground. The development will take advantage of views. Mr. Stewart discussed the trails, which will be sidewalks and paseo trails.

Commissioner Kip Paul asked if there would be direct access to SR248. Mr. Stewart said there would not be direct access. Commissioner Paul asked if the existing roads would be adequate to handle this type of development. Mike Stewart replied they would work with the Town to complete Longview. The construction traffic can use the right of way.

Chair Dave Erichsen estimated the ERU count at 630 per pod. On the pod basis the eru's are running about 3.8 and on the land basis about pod 4.4 eru's. Commissioner Paul questioned if this density is allowed. Chair Erichsen said the density was allowed in Resort Village Medium Density. The developer is drawing from a bucket of eru's for his complete development and is staying within the 1.5 per acre. Resort Village Medium Density has an allowable range of six to seven units per acre. A high rise condominium would disturb less land. If the market changes, it would be allowed.

Commissioner Kip Paul asked about price points. Mike Stewart said the units would start at \$400,000 to \$650,000.

Chair Dave Erichsen asked Mr. Stewart if there is a risk they could get so much out ahead and have too much product and depress the area. Mike Stewart declared they do not do spec building; the units are bought before they are built. This project could continue through two Town Councils.

Chair Dave Erichsen stated the Town would need to take the leadership role on the completion of Longview Drive.

Commissioner Paul asked if the trails would be public or private. Mike Stewart anticipated these would be Town trails maintained by the master HOA and would be public. Commissioner Paul asked about connectivity. Mike Stewart showed the only place he could see where it could tie in. Chair Erichsen felt because the State Park charges a fee, the trails could not tie in. Will Pratt offered the master developer is pursuing a public master trail along SR248 to connect to Tuhaye. Chair David Erichsen commented this is a big enough project to effect some interesting things over time.

Commissioner Heavrin asked if there will be overflow parking somewhere. Mike Stewart expressed confidence the parking provided was ample and more than needed. Mr. Stewart indicated when he comes for final he would add more guest parking. Commissioner Heavrin suggested permit parking.

Chair David Erichsen opened the public comment portion of the hearing.

Eric Bingham stated he has sold Mr. Stewart's homes, there is no spec building. The developer creates a demand and then supplies the demand.

Will Pratt commented he was there representing the master developer and HOA. Mr. Pratt expressed support of this proposal. It is a good quality development adjusting to existing topography and consistent with the rest of the area. This development would have a sub-HOA under the master HOA. The project would be subject to the Design Review Committee.

Chair David Erichsen informed the master developer is sponsoring this development and that is the link to get the requested density.

Commissioner Dean Heavrin asked if the area would have to be rezoned, the Chair stated it would not.

Chair Dave Erichsen closed the public hearing and called for a motion.

Commissioner Kip Paul motioned to approve the preliminary plat for Shoreline Village and pass it to the Town Council for further consideration. Commissioner Dean Heavrin seconded the motion. The motion passed with affirmative votes from Commissioners Paul, Heavrin and Erichsen.

2. Public Questions and/or Comments

None.

V ADJOURNMENT

The meeting was adjourned at 5:30 PM.

Approved:

Lynette Hallam, Town Clerk

