

Town of Hideout, UT
Planning Commission Meeting Minutes
January 22, 2016

I. Call to order and Pledge of Allegiance

Chair Dave Erichsen called to order the regular meeting of the Town of Hideout Planning Commission at 3:05 p.m. on Friday, January 22, 2016 at 10860 N. Hideout Trail Hideout, Utah, and led the Pledge of Allegiance.

II. Roll call

Chair Erichsen conducted a roll call. The following commissioners were present:

Chair Commissioner Dave Erichsen
Commissioners Kip Paul
 Dean Heavrin, alternate

Also in attendance: Town Clerk-Lynette Hallam, Rory Murphy, Scott Larsen, Chris Baier, Ken Bloch, Kyle Blumin, Cindy Donaher, Doug Egerton, Hanz Johansson, Mr. & Mrs. Richard Lafayette and Dennis VandenAkker.

III MINUTES - Consideration and Approval of Minutes for Regular Meeting of January 16, 2015

Commissioner Kip Paul made the motion to approve the minutes of the regular meeting of January 16, 2015. Commissioner Dean Heavrin seconded the motion. The motion passed with a unanimous vote from Commissioners Paul, Erichsen and Heavrin.

IV NEW BUSINESS

1. PRELIMINARY PLAT – The Perches at Hideout

Rory Murphy introduced Scott Larsen and stated they are representing the property owner, Mountain Resort Land Co., LLC, on this development. Mr. Murphy said the development includes 271.7 acres with access across the road from the Tuhaye entrance. The secondary access will be crash gated and planned to be a fire access. The proposal is for 90-100 single family lots and follow the pattern of Soaring Hawk. Both the first and second accesses front on SR248 and most will be right hand turns. There may have to be a traffic light at that juncture at some time in the future.

There are no environmental issues. There will be water retention onsite; these details will be handled at final plat. Soil studies will be done on an individual lot to lot basis except for the roads. Mr. Murphy continued that the area is in the Wasatch School District boundaries. The lot sizes will range from two acres to twenty acres. The zoning (RSPA – resort specially planned area) would allow for 1000 units, but the number asked for is significantly less. There will be thirty percent open space (not including the open space on the lots); the code calls for twenty percent. The grades will be from seven to ten percent for the most part.

Commissioner Kip Paul asked about the sales price range. Scott Larsen replied the range would be from \$500,000 to \$700,000 up to one million dollars.

Chair Dave Erichsen offered lower density doesn't tax resources as much, and allows for greater opportunity for other landowners. It is steep land and has great views. Mr. Murphy added this development fits in with what is around it. It will provide a good property tax increase for the Town, with minimal affect to Town resources. The development is proposed to be gated with private roads handled by the HOA.

Scott Larsen indicated the development would proceed in a responsible manner, and it is not a dense subdivision. Chair Erichsen asked if there would be a homeowner's association which would probably minimize the disturbance of the natural vegetation. Rory Murphy replied there would be and these matters would be addressed in the CCRs.

Chair Dave Erichsen said the JSSD water tank was up above the subdivision and the water supply should be good. The sewer line is next to the highway.

The Chair opened the hearing to public comment.

Chris Baier if this was a concept plan. The Chair replied it was. Ms. Baier asked where the open space would be, and asked if there would be trails, recreation, parks, etc. Rory Murphy said there had been no consideration of those issues. Scott Larsen stated they had discussed some amenities but nothing definite; this is only preliminary plat. Chris Baier asked if the project was in Resort Specially Planned Area (RSPA) zoning. Chair Dave Erichsen stated it was RSPA. In that zoning, higher densities are allowed if trails, etc. are included. This development is low density.

Hanz Johansson asked if the development will have fiber access. Rory Murphy answered that it will be what's already in Hideout Canyon trunk line-wise, but couldn't say it would be fiber optics. They could probably work to get the best deal.

Cindy Donaher asked if the development bordered Summit County. Rory Murphy stated it is not adjacent but is close. Hanz Johansson asked if the development would block a north/south trail on the east side of Hideout north of SR248. Mr. Murphy didn't think so. Ms. Donaher inquired if the entrance to SR248 was a blind spot.

Rory Murphy offered that it wouldn't be any more so than Tuhaye. There could be a traffic light or semaphore in the future.

Chris Baier asked about the steepness and width of the roads. Rory Murphy replied they will be private roads with no Town maintenance. Richard Lafayette inquired about the number of lots. Mr. Murphy indicated there will be ninety.

The Chair closed the public portion of the meeting.

Commissioner Kip Paul motioned to recommend the preliminary plat for The Perches at Hideout move on to the Town Council. Commissioner Heavrin seconded the motion. The motion passed unanimously with "aye" votes from Commissioners Paul, Erichsen and Heavrin.

2. INFORMATION ITEM – The Villages at Hideout

Chair Dave Erichsen pointed out the project being proposed is in medium-density RSPA. Rory Murphy showed the Commission a basic view of the property. There are 4.5 acres of property which allows for 287 units and a six story height. The plan is for 90 units and three stories and penthouse. There will be off-road parking. Mr. Murphy showed an example of the planned architecture of heavy timber and stone. It will be stacked flat residential. The parking will be on the first level and some surface parking. The plan was brought to the Commission as a concept to think about. It is a different concept; it does comply with the zoning. There will be 75% open space with the building covering one acre and three acres of open space.

Cindy Donaher referred to possible congestion at the roundabout and suggested maybe another entrance should be planned. Rory Murphy said a traffic study would be a fair requirement. Chair Dave Erichsen pointed out the roundabout was approved by Wasatch County before the Town was incorporated. The road won't get bigger. The real answer would be another entrance to the North which will need the landowners to the North to develop and put in the roads.

Doug Egerton inquired if there is a roads master plan. Chair Dave Erichsen replied the overall master plan for this area is to extend Longview down to connect onto SR248.

Doug Egerton pointed out the Town Code talks about amenities such as hotels, etc.; isn't it time to get some of the amenities in. Rory Murphy pointed out there is a golf course. Commissioner Kip Paul opined it was advantageous to have something done to the area to help clean it up. Chair Dave Erichsen advised the amenities will need to be added area and needs to be kept in mind as developments come in.

Chris Baier asked about the target market. Rory Murphy indicated it was young families, retired people and second homeowners. It will have its own HOA and the CCRs will be very strict.

Cindy Donaher asked what the price point was on the condominiums. Mr. Larsen answered a one bedroom condo would be in the \$400,000 to \$500,000 range. The penthouse condos would be around \$800,000. All of these price points are very preliminary

Doug Egerton suggested the Town should get help from developers to build trails and other amenities when projects are platted. Commissioner Kip Paul felt the public had brought up some valid points, and said there needs to be a balance with supply and demand.

Kyle Blumin asked how many units are in each building; the reply was thirty. Hanz Johansson asked what a designated open space was. Rory Murphy explained nothing is built on it, and you can have active or passive open space. Basically trails are the only thing allowed on passive open space.

Cindy Donaher asked if the open space would be private or public. Rory Murphy replied it would depend on what the public wanted. Mr. Murphy also suggested that the Land Management Code would possibly need to be changed if it doesn't currently accomplish what is desired.

3. DISCUSSION ITEM – Hideout Trails Committee introduction and discussion of zoning regulations in relation to open space

Chris Baier informed the Planning Commission she was at the meeting representing the Trails Committee which had been formed in May of 2015. They are working on developing trails around Hideout. The committee has developed partnerships with various organizations.

Ms. Baier reported they had studied the Hideout General Plan. Under Parks and Recreation policies in the General Plan says the Town shall encourage the development of a bicycle/pedestrian trail network. In Open Space policies it states the Town shall attempt to preserve land as designated open space in a natural state for public recreational uses. In the Town Code in the development standards section it says open space should be contiguous as much as possible and are to be usable for hiking and biking trails, etc. Ms. Baier pointed out additional information from the Town Code.

Ms. Baier said the first phase of the trail plan would be a trail network to connect Hideout with Jordanelle State Park. Partnerships have been pursued with Jordanelle State Parks and the Bureau of Reclamation. Most of the planned trails at this point have avoided private property. Doug Egerton added they have basically two property

owners to get permission from – Am Eagle Mining (which is Talisker owned) and Wells Fargo who took over the Tuahaye property.

Chris Baier her purpose of attending this meeting was to ask the Planning Commission to help with open space planning and design and trails planning. Doug Egerton asked what role the Planning Commission plays.

Dave Erichsen said this was new to the Planning Commission. The Chair asked if the committee is able to negotiate the trails, who would build them. Chris Baier offered that the Town may contribute. The committee is trying to raise money and will use volunteer groups. Chair Erichsen stated that eight years ago the Town was looking at trails but ran into obstacles. They finally gave up after a lot of volunteer work.

As much as possible, Chris Baier stated, they have tried to avoid private property. There will be two connections from Rustler subdivision. Doug Egerton continued there is a trail head from Ross Creek and the State Parks are planning another.

Commissioner Paul asked if there are any trails in Hideout. Doug Egerton replied the sidewalks may be considered a trail but they are looking at more natural trails, and there are none in Hideout.

Chair Dave Erichsen asked about horse people and hunters using the trails. Chris Baier conceded the Jordanelle State Park does allow hunting. The chair asked if there are restrooms. Chris Baier stated there are already toilets at the trailhead at Ross Creek; and they are going to be building others at a new parking lot closer to the water's edge which will be closer to the beginner trails that are planned. Also Rock Cliffs has restrooms.

Doug Egerton offered the Bureau of Reclamation will not let private trails connect to their trails. Chris Baier stated there is no definition of trails in Hideout's land use code in the definitions section. Chair Dave Erichsen inquired how the accessibility issue being addressed. Chris Baier stated Wasatch County is developing a trails master plan now. Paved trails would address accessibility. The Committee is not presently addressing ADA but planning for ability levels. Easy trails would be wider and more level which could be ADA compliant.

Chair Dave Erichsen brought up the possibility of the Town being sued. Doug Egerton stated that trails which are public property, according to Utah law the Town won't have a lot of liability.

Commissioner Kip Paul inquired about the cost of the trails. Chris Baier answered it costs from \$2.00 to \$4.00 per foot. Hanz Johansson advised it depends on the amount of excavation needed. The State has excavators the committee can use. Ms. Baier assured they will follow best practice development; they want to have sustainable trails.

Kip Paul questioned what the next steps will be. Chair Dave Erichsen stated it is a permitted use and if there are no landowner issues, the committee could come in and show the Planning Commission and they would evaluate if it is a permitted use, the currently plan would have limited impact. The issue would also be what is the developer's motivation to put in trails. If there is a system already in place the developers would have more incentive. Doug Egerton stated the Town will have a great trail network to connect to as surrounding developments are completed. Mr. Egerton suggested the Code put in some requirements that land be set aside for trails when the developments are proposed.

Chris Baier encouraged the Town to start requiring developers to reserve land for trails. Commissioner Kip Paul asked if there is a master plan. Ms. Baier replied the committee has put together a master plan.

Commissioner Paul asked about the Town perspective and who initiates the trails. Chair Dave Erichsen opined that getting a concept is fast and cheap. The details of getting the trails in are long and expensive. If there would have been access at the beginning of development there would have been trails.

Doug Egerton stated the trails committee wanted to bring this before the Planning Commission now so that in the new developments property could be set aside for trails if the land use code required it. Mr. Egerton also mentioned revocable easements which could also be an option.

Chris Baier declared that Wasatch Trails Foundation have many trails and the committee is trying to work with them. Funding could be allotted to the Hideout Trail Committee from them.

V ADJOURNMENT

The meeting was adjourned at 4:55 PM.

Lynette Hallam, Town Clerk

Approved: 3/18/16