

Town of Hideout, UT
Planning Commission Meeting Minutes
April 14, 2017

I. Call to order and Pledge of Allegiance

Chair David Erichsen called to order the regular meeting of the Town of Hideout Planning Commission at 4:30 p.m. on Friday, April 14, 2017 at 10860 N. Hideout Trail Hideout, Utah, and led the Pledge of Allegiance.

II. Roll call

Chair: Dave Erichsen
Commissioners: Chris Hemmersmeier
Kip Paul

Also in attendance: Town Clerk - Lynette Hallam, Chris Baier, Bruce Baird, Bill Bartlett, Lisa Bartlett, Erin Bawol, Kyle Blumin, Nicole Blumin, Mike Bottalico, Nate Brockbank, Natalie Dean, Doug Egerton, Paula Kirst, Tim Kirst, John Luna, David Marshall, Rich Parker, Will Pratt, Lynn Register, Don Rooks, Eileen Rooks, Phil Rubin, Kurt Shadle, Mike Stewart and Dennis VandenAkker

III MINUTES - Consideration and Approval of Minutes for Regular Meeting of November 17, 2016

Commissioner Kip Paul made the motion to approve the minutes of the regular meeting of November 17, 2016. Commissioner Chris Hemmersmeier seconded the motion. The motion passed with a unanimous vote from Commissioners Paul, Erichsen and Hemmersmeier.

IV NEW BUSINESS

1. PUBLIC HEARING – Final Plan Shoreline Village Phase One

Mike Stewart indicated this item is for final plan approval for Phase One of Shoreline Village consistent with the preliminary plan approval. There are fifty homes, 2.7 units per acre on this pod. This development will feel more open than the Rustler development. The homes will all be on the downhill single level homes with basements. The architecture will be Mountain Modern. All the engineering is complete.

Chair Dave Erichsen added that the road alignment will be different than presented on the preliminary plan and will help alleviate traffic concerns of the Silver Sky residents. Mike Stewart said the road will be held up above so it doesn't go through Silver Sky. Chair Dave Erichsen echoed the traffic would not go through Silver Sky. The Chair added there will be another development in the middle of Shoreline Village which is planning four homes on a cul-de-sac. The road alignment is an improvement.

Commissioner Kip Paul asked about trails. Mike Stewart replied the bulk of the trails will be in future phases. The trails shown as green are "bushwhack" trails which are not near roads. There is one trail that is already cut in; it needs to be cleaned up from cottonwoods, etc. This trail is on the first phase.

Mike Stewart pointed out they had added guest parking. Chair Dave Erichsen asked about the consequences. Mr. Stewart indicated the road would be a public road, but the HOA could enforce parking rules. The parking spaces are sized for RV's.

Chair David Erichsen opened the meeting for public comment.

Phil Rubin stated he is a home owner in Silver Sky and said he would like to see a full copy of the development. Mike Stewart commented the Town had a copy and showed Mr. Rubin his copy. The chair asked the developer to give an updated copy to the office. Mr. Rubin asked about the HOA for the development. Chair Erichsen said the Hideout Canyon HOA would be controlling; and there would be a sub-HOA primarily for collecting fees.

Kurt Shadle voiced concern about the creeping development, and this is a massive development. Mr. Shadle said he had no idea this was in the plans when he purchased his property. Mr. Shadle asked if there would be a traffic study. The Chair replied there was a traffic study on Longview when the first overall development happened. The traffic study would make more sense when the future development is known. When the other development which is pending goes in there will be two entrances. Phil Rubin felt due to the size a traffic study would be prudent.

Chris Baier said she is chairman of the Hideout Trails Committee and is an advocate for open space, parks and recreation. Ms. Baier voiced opposition of the plan for final. It is missing the big picture when it is done piece meal and shows no open space. It is unfair that a proper presentation was not made available. Ms. Baier commended the realignment of the road, but Longview is narrow and needs widening. How is the renaming of the road going to be resolved (Longview to Shoreline and back to Longview). Ms. Baier opined there is a public distrust of the approval process. The Planning Commission is appointed by the mayor, the mayor is Bob Martino and Bob Martino is the applicant through GCD. That makes it even more important to make everything as transparent as possible.

Chris Baier stated the administrative reasons to not approve this development is because it doesn't conform to the General Plan. The general plan requires parks and recreation and a trail network. Considering transportation policies particularly in reference to Longview Drive. Ms. Bair felt this phase does not conform to the Town Development Code considering open space, usable hiking and biking trails, parks. The plan does not comply with the development approval process considering draft by-laws HOA and CCRs. Code requires preliminary have all phases of development numbered and defined.

John Luna expressed surprise of the scope of the development with no public input. He was given no indication of this development at the time of purchase. The Town was incorporated by the developer and the rules set up for his benefit. How was this noticed? Town Clerk Lynette Hallam outlined the proper noticing which was done. Mr. Luna stated he is a developer. He is not opposed to future development, but input is needed. The scope of this development changes the overall complexion of Hideout. It has been misrepresented and is deceitful.

Chair Dave Erichsen asked the attendees to bear in mind this developer's opportunity to take advantage of the process would have been to pick up base density when the Town was formed. The developer has the same density for the RSPA as the Planned Performance Development at 1.5. The RSPA zoning designation was set up in the beginning for long range development. RSPA is obligated to do different densities. Silver Sky has been isolated so it won't see high traffic. The engineer and the developer worked with other property owners to be able to move the main road. It has been a challenge for the Town as a small community to complete the very long road of Longview Drive. As development progresses, the developers are taking care of extending the road.

Dave Erichsen insisted the citizens are important; the Town and the developers want good word of mouth. Considering the major property owner's perspective, bonds, etc., have been paid; they have an interest in developing and have landowner rights.

Kurt Shadle said it all sounds logical; the letter of the law and the spirit of the law are not the same. Mr. Shadle asked the Commission to table the matter short term to allow residents to study the development.

Phil Rubin suggested an environmental impact study. [The Chair stated an environmental impact study is not required.](#) How do all the pieces fit together? What is the big picture? What is the environmental impact? Are there sidewalks planned to protect pedestrians?

Chair Dave Erichsen stated the Town is in a situation where there is an opportunity to clean up all of Longview. There is a small commitment on the first phase of Shoreline Village. If we get Longview all the way in there is something to talk about with other developers. The Chair indicated Mike Stewart doesn't do spec building; he builds and sells. This will be a long-term build. There has been more stewardship by the dominant developer than the public realizes. The developer of Shoreline has met with the trails people to try to get cooperation.

Phil Rubin expressed gratitude for the rerouting of the road. Phase 1 looks somewhat good, but he would like to see the big picture.

Chair Dave Erichsen informed the attendees that the Planning Commission is a recommending body, and the final decision is up to the Town Council. The chair offered to meet with the residents on an informal basis to discuss the project.

The public hearing was closed.

Mike Stewart clarified the developer is not Bob Martino; other than working with Mr. Martino, they are not professionally affiliated with him. GCD came into Hideout doing Rustler; Rustler, like this phase, was built as zoned. Mr. Stewart commented they had brought in planners out of California because they work with developments in similar terrain. The preliminary plan was approved on the complete parcel. They followed the Code and

what the parcel was zoned for. Open space, trails and parks are included in the complete preliminary plan. Developments of this size happen in phases. The HOA and CCR's are recorded at final plat. Chris Baier said the draft should be done. Ms. Baier felt the process needs to be tightened up.

Dave Erichsen said it could be taken into consideration in the future be more diligent with required elements. Mike Stewart reason said development happens in phases and each phase gets a final. As the phases come back they are looked at to see if they comply with the preliminary which was approved as a whole. Dave Erichsen stated to him phasing seems right and natural after the preliminary. This subdivision could take five to fifteen years to complete. RSPA contemplates and anticipates rethinking the process. At some point in time there will be a bigger need to understand pieces. This phase will come more important over time.

In reply to a comment by Nicole Blumin, the Chair assured the Master HOA and the Design Review Committee will hold this development to the same standards as the rest of Hideout Canyon.

Commissioner Kip Paul declared the Commission wants input. Commissioner Paul stated he also has property in Hideout and rejects the implication he gives a rubber stamp to Bob Martino. The Town needs to do a better job of posting plans. There was no input at the preliminary plat hearing, and now a lot of input at final plat. There should be more notice, more involvement at the preliminary of the whole development. The commissioner pointed out that phases were discussed at preliminary. Commissioner also mentioned a traffic study and sidewalks on such a narrow road.

Mike Stewart advised a traffic study had been done at one point in time. Chair David Erichsen said it was done a number of years ago with a lot of speculation regarding anticipating what the occupancy rate would be if low and if homeowners would not live here. The next 150 residents would not cause an impact; beyond that, another study may be needed. Sidewalks plan between now and Council. The standard is to push for trails not sidewalks. The roads in Shoreline are 27 feet.

Commissioner Chris Hemmersmeier commented there were few residents in attendance or comments at the preliminary plat hearing. The commissioner wondered if the commission should put off the decision for a month. Commissioner Paul asked if the decision is postponed, what will occur. Chair Dave Erichsen suggested the matter could be passed to the Town Council and there could be a public information meeting before the Council meeting.

Commissioner Kip Paul motioned to pass the final plan for Shoreline Village Phase One on to the Town Council with strong recommendations that the developer make every effort to meet with citizens to fine tune issues of trails and parks prior to Town Council meeting. Commissioner Chris Hemmersmeier seconded the motion. The motion passed unanimously with affirmative votes from Commissioners Paul, Erichsen and Hemmersmeier.

2. PUBLIC HEARING – Consider Changes to the Town Code including annexation zoning, clean up numbering and deleting redundant sections

Chair Dave Erichsen outlined the proposed changes.

In 11.01.119, Classification of Annexed Territory, change from “Resort Specially Planned Area (RSPA)” to “Mountain Zone”. In 11.07.133 all numbering needs to be changed to “11.07.133.01, 11.07.133.02, etc.” to make it clear everything is a subset of RSPA.

In Title 10 Chapter 3 the designation of plats and applications have been co-mingled. Chapter 3 Title line should read Subdivision “Plat” Application and Review Process. 10.03.2 Concept “Plat”. 10.03.04 “Other Provisions”. Chapter 3 Part 5 will be moved to Title 11. Other changes in 10.03.102- add State Definition; 10.03.103 remove – redundant with other sections; renumber following sections; 10.03.106 – Before a “Plat” “under this title”; remove 10.03.108 – part of Title 11; remove Part 2 Concept Plan and Part 3 Preliminary Plan – covered in Title 11; change Final Plat to Part 2; 10.03.401: Review Process “Prior to Recordation”; add subsection (1) and change existing subsection (1) to (2); 10.03.402 change in wording and parts eliminated; 10.03.403 additional wording in subsection (2); 10.03.404 changed to Other Provisions with wording change.

Chair David Erichsen opened the public hearing.

Doug Egerton questioned on plans with phases do they have consequences if nothing is done by a certain time. The Chair said the plans expire after three years and can get a two year extension.

Chris Baier asked if the development code could be put on the website. The Town Clerk replied after the code changes are completed she will work on getting the Code on line.

John Luna asked if there could be a meeting to go over the General Plan and future projects.

The Chair closed the public hearing.

Commissioner Kip Paul made the motion to suggest to the Town Council approval of the proposed changes. Commissioner Chris Hemmersmeier seconded the motion. The motion passed unanimously with Commissioners Hemmersmeier, Erichsen and Paul voting “aye”.

Commissioner Hemmersmeier left the meeting at this point.

3. DISCUSSION ITEM – Discuss for future action increasing the base density for all zones in the Town by 25%

Chair Dave Erichsen explained this will be brought up for a public hearing in the future and this is just an information item. This will increase the density 25% on base density in the entire town.

Chris Baier suggest the increased density should be countered with increases in open space. Chair Dave Erichsen asked what she considered open space and a discussion ensued. The chair stated in his neighborhood in Salt Lake City area he has homes and fences. In Hideout we do not allow that type of development. Clustering is encouraged in RSPA and the open spaces are taken care of globally. Chair Erichsen said the increase could potentially add 300 more eru’s to the Town.

Kurt Shadle asked what the density would apply to; the Chair said all areas that are not platted. RSPA has density overall. Mr. Shadle asked what benefit the increased density

provided. The Chair wasn't sure of the benefit on the citizen's part. In the Town's perspective it would provide more availability of roads, etc. Chris Baier opined more density could possibly provide community benefits for recreation etc.

Chair Erichsen stated Deer Water has to stand on its own, but the land to be donated to the Town could possibly be used for soccer fields, etc. There is flat land to the North and there could be opportunity for amenities.

Dennis VandenAkker expressed support of the density increase adding he has 22 acres in the Town on Longview Drive. The increase is needed to bring in responsible development.

Phil Rubin asked Shoreline be grandfathered to its original density.

Bruce Baird opined quality is more important than density; density is a planning tool. Clarity on how to obtain bonuses is important. Another tool is the Development Agreement requiring a particular type of quality and building schedule. Increased density will increase the tax base. Mr. Baird requested the density item be scheduled as quickly as possible to enable it to run with the Deer Water annexation.

4. DECISION ITEM – Set calendar for future meetings

It was suggested the May meeting be scheduled for Friday, 5/5. The Town Clerk suggested from June forward scheduling the meetings on the 3rd Friday at 4:30. The Commission was amenable to the action. The schedule will be approved in the May meeting.

V ADJOURNMENT

The meeting was adjourned at 6:30 PM.

Lynette Hallam, Town Clerk

Approved: 5/5/17