

**Town of Hideout, UT**  
**Planning Commission Meeting Minutes**  
**November 19, 2010**

**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 2:00 p.m. on November 19, 2010 at 10837 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 Dave Erichsen

Commissioner Dan Garcia

Commissioner Chris Hemmersmeier

Commissioner Dan Matta

Commissioner Kip Paul was not in attendance

Also in attendance: Lynette Hallam, Town Clerk and Dennis VandenAkker from the public

**III. Minutes – Consideration and Approval of Minutes for Regular Meeting of September 24, 2010**

Dan Matta made the motion to approve the minutes of the regular meeting of the Planning Commission held on September 24, 2010. Chris Hemmersmeier seconded the motion. The motion carried 4-0. Voting in favor Commissioners Hemmersmeier, Garcia, Erichsen and Matta.

**IV. New Business**

**1. Review and Consideration of a Sign Ordinance for the Town of Hideout**

Chair Dave Erichsen advised the ordinance the Commissioners had received was largely Wasatch County's ordinance with some revisions to it. There will still have to be some minor changes made if it gets past the Planning Commission and Town Council. Chair Erichsen commented that some signs look good and others look shabby. This ordinance requires that there be a border around them. There are more signage issues in the Wasatch County than there are in Hideout at the present

time, so parts of the Wasatch ordinance have not been included. When needed, the Hideout ordinances can be amended.

Dan Matta stated he found a couple formatting issues. Dave Erichsen stated he would like to leave Commissioner Matta's copy with the Town Clerk to get those changes. Dave Erichsen indicated when it was approved, the ordinance would have to be put in code language with the section numbers, etc. changed to fit the Code.

Chair Dave Erichsen opened the matter up to public comment. There being no public in attendance during this portion of the meeting, there was no public comment.

Commissioner Chris Hemmersmeier made the motion to approve the sign ordinance. Commissioner Dan Garcia seconded the motion. Motion passed 4-0. Voting in favor: Commissioners Hemmersmeier, Garcia, Erichsen and Matta.

## **2. General Plan Review and Change Recommendations – Consideration of adding power line and substation siting requirements in the General Plan**

Chair Dave Erichsen outlined one of the significant issues Hideout has is the location of power lines. Most property owners in the Town are affected by the location of the lines. The Town wants to build in the process an easement for the property lines. It will be helpful in the General Plan if that issue is addressed. The proposed change on Page 3 of the General Plan is to add the following paragraph under #9: "The existing location of the electrical transmission lines presents a significant challenge to the Town's ability to grow and develop and it creates a significant risk in the event of a fire. Planning and zoning ordinances should promote the creation of a transmission line easement that runs along the 248 highway right-of-way to help facilitate the relocation of this line." If this is included in the General Plan, it will give the Town the ability to pursue this.

On Page 4 concerning Resort Areas, Chair Dave Erichsen noted the suggested change from the requirement for an 18-hole golf course to a minimum of 9 holes. This mostly has to do with a timing issue.

On Page 7, the Chair read the recommended change of adding a #14 saying, "The Town should take the lead on pursuing available grants and funding instruments for new roads when it is in the best interest of the Town." This just gives the Town the ability to try to promote the roads. A lot of the language now says the Developer is responsible for the roads. This addition would give the Town the ability to try to help promote the road building through grants, etc.

Commissioner Erichsen continued citing a proposed change to Page 9 concerning Gas/Electric Policies which contemplates adding a number 2: "Gas and electric

infrastructure is needed for the Town to prosper, however the placement and aesthetics of such infrastructure has a significant impact on the Town. The Town will manage this infrastructure through a conditional use permit process. The Town will also work with providers to establish long-term plans and objectives.” Dave Erichsen stated there has been a little of this already with the gas regulation station. This change would give the Town a little more ability to request they be involved in the planning process and how the infrastructure looked and is located.

Commissioner Hemmersmeier had a question concerning the necessity of the change concerning the 18-hole golf course. There are no time restrictions in the General Plan concerning this. Dave Erichsen said the change was a recommendation and did not have to be included.

Town Clerk Lynette Hallam arrived at the meeting at this point.

Dan Garcia asked about the easements for the power lines. Commissioner Erichsen said there easements along 248, but in order to have the Town taken seriously if there is already a plan it helps the Town to require where the power lines be placed. The same kind of scheme would have to be set through the Rodeback property. The Mustang easement has already been set aside. Dan Matta asked if the transmission lines had started to be moved. The chair advised the mayor is working with Rocky Mountain Power to try to get them moved. There is a 30-year life expectancy on the poles; and if the Town has this incorporated in the General Plan, the poles cannot be put in the same place. Dan Matta opined it makes sense to make the change to the General Plan. Town Clerk Hallam stated that Dennis VandenAkker was planning to attend and had been working on this with some others. Dave Erichsen suggested opening up for public comment until after 2:30 (the time was possibly mis-posted on the State Web site), so that any public comment on this matter can be received.

#### **4. Development Code review and potential change recommendations**

Commissioners Matta and Garcia were assigned to review the Mountain Zone and stated they had read it and discussed it on the phone.

Commissioner Matta said that they had found some typos that needed correcting. One major possible change in section 11-07.107 would be lowering the lot width from 300 feet to 200 feet because the one acre lot size would not allow a deep enough lot. Chair Erichsen asked if 200 feet was too much for the lot frontage. Dan Matta said 200 feet would require a square lot. After some discussion it was decided that the frontage should be 125 feet on a straight lot and 100 feet on a cul-de-sac.

Dennis VandenAkker arrived at the meeting at this point.

Commissioner Garcia suggested a change on section 11-07.117 wondering if the width requirement could be changed from sixteen feet. Commissioner Matta asked if there is anything in the fire code requiring a certain width. Commissioner Erichsen stated that Utah never adopted the Universal Fire Code and suggested it be changed to say the Utah adopted building codes. Commissioner Erichsen advised that some of the lots would have significantly long driveways. It was suggested the Code be changed to say the owner would need to provide evidence the width of the driveway would meet code and would be acceptable as far as fire safety. This is in reference to single lots.

Dan Matta suggested in #6 adding a maximum driveway grade of 12 per cent. There is not a suggested grade in the Code now.

The next section of the Code reviewed by Commissioners Matta and Garcia was the Planned Performance Development Zone.

Commissioner Matta felt there needs to be some clarification in defining an ERU as Equivalent Residential Unit. On the current table there are currently no percentages listed in the Code and recommended some. The Chair stated at the time of putting together the Code they had considered this and decided not to put it in because it became pretty prescriptive. There are several items for the Developer to consider; a percentage does not give the developer the option to pick and choose. The development will all be looked at collectively; each development would be weighted differently.

Commissioner Matta opined from a developer or planner standpoint they might say if I provide over and above on the open space then I should be able to get the density I want. If they focus on creating a good development which takes into account all the requirements; and it could be a better development.

Commissioner Erichsen stated that when the Code was put together, they did not think all of the requirements would be met in each development. A lot of the requirements would be tough to measure; that is why a percentage was not assigned. Commissioner Erichsen wondered if the Town would get better design if it was more fluid.

Commissioner Matta suspected that some developers would do the minimum required and then fight for the density. Commissioner Hemmersmeier asked if it was being suggested to assign a quantitative value to each requirement for each project. Dan Matta replied affirmatively and said the Planning Commission would make the decision on each project. Dave Erichsen said they did not think any one would meet all of the requirements would be met to get to 150. If there are no points, it all could be addressed and the developer would have to try to get enough involved so that it would be a project the Planning Commission would approve. Dan Garcia suggested a range of 0-20 on each requirement. Dave Erichsen stated he liked the range suggestion if the percentage is used, but stop at 15 instead of 20. Commissioner

Matta that as a developer having an idea of what is important to the Town would give some direction on how to design the development. Dave Erichsen said that so much of the Code is prescriptive, not having set standards may be difficult for them to get their mind around; and he could be persuaded that the proposed change could be good.

Chair Dave Erichsen opened the discussion on the Mountain and Planned Performance Development to public participation. Dennis VandenAkker felt that he was not familiar enough to comment. The public comment portion was closed.

Chair Dave Erichsen discussed some of the items that should be included in the motion. In answer to the question concerning changing the grade there were no comments. Concerning the driveway width, Dan Matta suggested it should be the minimum for public safety. Commissioner Erichsen stated it will have to show public safety with a 12-foot minimum. The reference to the International Fire Code should be taken out and add “unless Utah Building Code requires a greater width.” Dan Matta brought up the permissible lot coverage LOD should be defined as Limit of Disturbance. The Code now says “shall not exceed 12,000 square feet” which would be too small if it includes driveways and landscaping. Commissioner Erichsen suggested “12,000 square feet, or as approved by the Town of Hideout.”

Commissioner Dan Matta made the motion to approve the Mountain Zone and the Planned Performance Development Zone sections of the Code according to the redline comments as discussed. Dan Garcia seconded the motion. The motion passed 4 to 0 with the following commissioners voting in favor: Commissioners Hemmersmeier, Garcia, Erichsen and Matta.

## **2. General Plan Review and Change Recommendations – revisit for public comment**

Chair Dave Erichsen opened the discussion to the public on the General Plan revision and change which were recommended. Dave Erichsen reported he and Dennis VandenAkker had met with a committee concerning the Rocky Mountain Power lines. They had met with a private source to do the transmission lines. Easements are a big deal. The Town and the private owners will be in better shape if the easements are in place. The easements need to be freed up for a better location.

Dennis VandenAkker agreed, as a private land owner with property north of Hideout. There are other owners with an easement on the east side of the property. The current right-of-way could be abandoned by Rocky Mountain Power. The property owners are fine with changing the easements to another location to eliminate the visual effect they have. Rocky Mountain Power does not need to move the lines; but the Town or individuals can move them. It is easier to work with property owners; they are listening and being kept up to date. The Rodebacks have met with the mayor and Dave Erichsen. Mr. VandenAkker suggested an agreement with property owners and

the Township. He suggested the right-of-ways be ceded to the Town instead of Rocky Mountain Power, but did not know if that would work.

Dan Garcia offered that as long as you have the ground, Rocky Mountain Power is willing to take it. Rocky Mountain Power is not going to spend the money to do it. Dennis VandenAkker suggested Rocky Mountain Power may someday want to upgrade the power lines. Dan Garcia agreed and said that running a bigger transmission line to Kamas, which Rocky Mountain Power has been wanting to do, would be easier along the highway. Dennis VandenAkker suggested that the Town and the private owners need to be proactive. Dan Garcia opined that Rocky Mountain Power does not seem too eager to cooperate.

Dennis VandenAkker brought up a meeting a month ago concerning relocating the road behind the Rodebach property. Commissioner Erichsen reported that the mayor is looking to see if the Town can help to spur that. Right now the General Plan puts the responsibility on the developer. The changes that are being sent to the Town Council will give some flexibility.

Chair Dave Erichsen closed the public comment portion of the discussion concerning changes to the General Plan.

The discussion turned to the R-Spa zoning in the General Plan concerning 9-hole or 18-hole golf courses; there is no time set in the General Plan, so the change is not needed. Chair Dave Erichsen suggested passing on the list of recommendations to the Town Council, but he needed to know which ones the Planning Commission is putting forward.

Commissioner Garcia made the motion to accept all the General Plan changes as outlined except the change proposed for the R-Spa zoning on page 4. Chris Hemmersmeier seconded the motion. The motion passed with a 4-0 vote. Voting in favor: Commissioners Hemmersmeier, Garcia, Erichsen and Matta.

### **3. Review public parks and recreations and requirements in the General Plan**

Commissioner Dave Erichsen stated there was not enough good information available to discuss this matter at this time and the discussion will be postponed.

### **5. Set calendar for year 2011**

It was discussed and decided the scheduling for 2011 would be that meetings would be held the fourth Friday of every other month starting in January. Adjustments will be made for instances where such date falls on a holiday.

**6. Public Questions and/or Comments**

There was no public input.

**V. Future Agenda Issues**

**VI. Adjournment**

The meeting was adjourned at 3:15 p.m.

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Lynette Hallam, Town Clerk

Approved:

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Dave Erichsen, Chair