

Town of Hideout, UT
Planning Commission Meeting Minutes
December 7, 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 3:35 p.m. on Thursday, December 7, 2017 at 10860 N. Hideout Trail Hideout, Utah. The Chair led the Pledge of Allegiance.

II. Roll call

Chair: Dave Erichsen
Commissioners: Kip Paul and Dean Heavrin, alternate

Also in attendance: Kent Cuillard – Public Works, Melyssa Davidson, Chris Ensign, Sally Grant, Mark Kaczmarek, Phil Rubin, Ralph Severix, Rick Shapiro and Jack Walkenhorst

III MINUTES - Consideration and Approval of Minutes for Regular Meeting of September 28, 2017

Commissioner Kip Paul made the motion to approve the September 28, 2017 Planning Commission. Commissioner Heavrin seconded the motion. The motion passed unanimously with affirmative votes from Commissioners Paul, Erichsen and Heavrin.

IV NEW BUSINESS

- 1. PUBLIC HEARING – Consider and make recommendations to Town Council regarding final plan approval for KLAIM, formerly Jordanelle Ranches, subdivision located at approximately 703 East SR248, Hideout, UT.**

See Tape.

Cuts won't go on to anyone else's property

Chair Dave Erichsen open space with only. Chris Ensign deducted.

Chair Dave Erichsen referenced the renderings of elevations and asked what materials will be used. Chris Ensign stated their intention is to use natural materials such as barn wood and stone. Wanting to separate and be better. Mr. Ensign said they are planning to play off the Park City mining town fees.

Dave Erichsen **cost Town appreciative of that. Risk of wanting to change. Chris Ensign active builders. Handle on cost. Will ask for higher selling price.**

Chair Dave Erichsen commented he had sent the developer a list of items that will be required; would these items change the look and feel of the project. Chris Ensign stated he did not feel they would.

Chair Dave Erichsen said they had met with UDOT and are close to having entrance worked out, with acceleration and deceleration lanes. Chris Ensign reported they have delivered full construction drawings to UDOT. The layout will be almost identical to the Soaring Hawk subdivision.

The Chair asked about the site amenities. Chris Ensign detailed there will be a trails system with multiple accesses, **cut to top**. There will be a bike loop and benches. A playground and dog park are planned. Above the project there will be a pavilion and fire pit if it is allowed. There will be a range of amenities. Chair Erichsen **some fire pits with gas fires**. Chris Ensign said he will take the fire marshal's direction.

Kip Paul context. Chris Ensign pointed out the bike loop and the trails. Commissioner Paul felt the trails and bike path were great. **Park, Dog Park?** Mr. Ensign said there would be trees and a park/dog park next to it.

Chair Dave Erichsen pointed out the black lines on the rendering wander off. Chris Ensign stated he talked to the engineer. **???** **Top of page dashed lines 78 & 80. Separate bonuses not asked to use. PPD project given 1.5.** Trail lengths are not included in the bonus.

Commissioner Kip Paul talked about the connectivity of trails. Commissioner Paul also asked about the depths of the driveways. Chair Erichsen stated at one time the plan was to stagger units and **use parking to offset driveways. More complicated. The chair asked what the distance was.** Chris Ensign **not more than/not less than**. Different roads in the subdivision will have different lengths. If the driveways are **less than**, there will be parking slots provided. Commissioner Paul asked about guest parking and if it complied with the last meeting's requirements. Mr. Ensign said it does comply. Chair Dave Erichsen declared the expectation the plans will be more complete at the Town Council level.

Chair Dave Erichsen asked what the current thinking is on the rooftops. Chris Ensign admitted he has not put time into it yet; he plans on hiring an **envelope** expert. **The Chair Solution.** Mr. Ensign offered the units would look great without grass roofs too. Chair Erichsen stated there has been an explosion of flat roofs. **Color limits on roofs.** Chris Ensign declared they have finished several flat roofs, and there is quite a nice range of colors. They are membrane roofs and there have been no issues so far.

Chair Dave Erichsen asked because the Town has the snow blower do there still need to be pushouts. Kent Cuillard, Public Works, stated there would still need to be pushouts. The blower will be used for cleanup.

The Chair asked how meters (gas and power) will be shielded. Chris Ensign stated they have addressed that. Mr. Ensign also assured there will be pushouts.

Chair Erichsen **stated developer may be required to meter. A PRV station will be needed and there will be associated costs incurred.**

Chair Dave Erichsen and alternate Commissioner had a discussion regarding detention of runoff.

Chair Erichsen opened the hearing to public comment.

Melyssa Davidson, attorney for the **main** developer asked if the roads would be public or private. Chris Ensign replied the roads will be public. Ms. Davidson if the roads are dedicated to the Town how will snow removal be handled during buildout. Alternate Commissioner Heavrin stated that would be decided by the Town Council. Chair Dave Erichsen stated in previous conversations with developer it has been understood there will be no spec building. Chris Ensign reported the subdivision will roll out in phases. **Won't streets until buildout 20-30 units at a time.** The roads will not be plowed if there are no people living there. The Chair **stated the Town will not participate in plowing until open.** Chris Ensign stated he was happy with that stipulation. Chair Erichsen asked for a best guess on completion. Mr. Ensign projected 3.5 sales a month and a 2.5 year project.

Melyssa Davidson condominiums? Chris Ensign

Mark Kaczmarek is there going to be project parking. Street lighting Park lighting.

Chair Erichsen HOA or Town.

Chris Ensign stated this will not be a gated community. The roads will be public and there will be guest parking.

The Chair stated the desire to still be able to see the stars in the sky and maintenance of the dark sky initiative. Mr. Ensign assured everything will be down lit. Chair Dave Erichsen offered other developer have used lighting on the homes to light the streets. **Outside lighting?** Mr. Ensign expressed willingness to look into street **lamp not seen including into houses.**

V ADJOURNMENT

The meeting was adjourned at 6:15 PM.

Lynette Hallam, Town Clerk

Approved: 12/7/17