

Planning Commission Meeting Minutes: October 25, 2018

Call to Order and Pledge of Allegiance

Chairperson Kurt Shadle called to order the meeting of the Planning Commission of the Town of Hideout at 6:05 PM on October 25, 2018 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

Roll Call:

Chairperson Kurt Shadle conducted a roll call. The following Planning Commissioners were present:

- Chair: Kurt Shadle
- Vice-Chair: Ralph Severini
- Jerry Dwinell
- Vytas Rupinskas

Remotely dialed in:

- Sara Goldkind

Absent:

- Jeff Bawol
- Judi Fey

Also in attendance:

- Lynette Hallam: present for the Deer Creek Discussion and Lynette's notes for this discussion are included below
- David Erichsen (town engineer)
- Dan Dansie (town attorney) – dialed in

Other notable attendees: Bill Bartlett, Nate Brockbank (representing Western States Ventures, LLC), Melyssa Davidson, Steve Jackson, Sean Philipoom and Will Pratt

Prior Minutes Approvals

None

Decision Items

None

PUBLIC HEARING - Possible Approval for Preliminary Plan for Phase I of the Deer Springs Subdivision in the Town of Hideout.

Dave Erichsen stated there needed to be a conclusion of whether the Planning Commission was going to take action at tonight's meeting. Chair Kurt Shadle stated they were going to review without taking action.

Mr. Erichsen stated that Nate will share letters that require the Town to ask JSSD before they issue building permits. Nate Brockbank indicated they are planning to submit a letter from JSSD saying it is OK to issue the permit with their plans. Dan Dansie added JSSD is requiring when a plat is recorded on this development, it includes a note saying no building permits will be issued without JSSD approval.

Nate Brockbank said Mr. Dansie had asked him to go through his full presentation. There are sixty single lots and 188 town homes. They are at this meeting to present Phase 1. A park and a dog park will be in

Phase 2, as well as the trails. Mr. Brockbank talked about the connectivity of the trails. Mr. Brockbank indicated the single-family homes will be custom built and he did not think there was a minimum or maximum but thought the homes would be 2500 to 3000 square feet. Mr. Erichsen talked about the overhang on the roofs.

Mr. Brockbank declared the HOA will pay the Town for snow removal on all roads within Deer Springs.

Nate Brockbank stated a massive amount of fill had to be put from the second entrance into Hideout into the Austin property. Dirt was stockpiled for three or four months; now they are starting to move the dirt to where it needs to go. The compacting was tested every foot and making sure they have enough moisture.

Mr. Brockbank reported all the JSSD property will be given to Hideout Town. The development will also build a 50 x 50 Public Works building which will be tucked back into the hill and will not be seen from the road. The building was approved in the Master Development Agreement. There will be quite a bit of sewer and water which needs to be run to the site. There will be two commercial pads; one is .9 acre and one is .78 acre. There will also be some open space. Chair Kurt Shadle asked how far it was from the commercial pads to the Public Works building. Mr. Brockbank said it would be twenty to thirty feet.

There was some discussion about the roads. Steve Jackson reported the "T" configuration originally planned did not work because it pushed out onto Federal jurisdiction property which was one reason for the current configuration. Commissioner Vytas Rupinskas clarified that the entrance to the maintenance building comes off the road to Deer Springs.

Nate Brockbank said there will be cement bunkers at the building for storage. The surrounding will be graded and not paved. Dave Erichsen declared the building will have to be moved off the sewer line. Steve Jackson stated they are going to move sewer line. Mr. Jackson added people will be able to see the building on the way out. Mr. Brockbank said there will be landscaping helping to block the view of the building.

Commissioner Ralph Severini asked if there were any fencing plans. Nate Brockbank replied fencing is not liked in Hideout.

Mr. Brockbank talked about the overflow pond for the sewer lift station. Steve Jackson added a new basin is being constructed. Mr. Brockbank indicated there has never been an overflow. Mr. Jackson addressed the UDOT storm water retention pond for overflow from the other side of the highway; it will be incorporated into the park which will be planned around that feature. UDOT has a drainage easement which cannot be moved or changed; the development will work the amenities around it. Chair Kurt Shadle asked if there will be a barrier to prevent someone from falling into the pond; Steve Jackson assured those details will be worked out.

Commissioner Jerry Dwinell asked if the maintenance building is part of phase 1. Nate Brockbank answered it is supposed to be part of Phase 2; the building is five months out for delivery after the time it is ordered.

Commissioner Sara Goldkind asked what is going to be in Phase 1. Nate Brockbank replied Phase 1 will be single family homes. Chair Kurt Shadle asked what the plan is, and what are the limits of construction work. Mr. Brockbank stated he is building the first road, getting all the fills and building the road to his

property line. They are going to let it set through the winter. Mr. Brockbank stated they will build up the pad for the maintenance building. Commissioner Jerry Dwinell asked if the finished grade of the parking pad will match the old road. It was determined that was not an issue as the Town will own the road. There was further discussion concerning ownership.

Nate Brockbank commented on the map showing how the 31 lots lay into the site. Commissioner Dwinell asked about the road where a valley will be bridged over. The developer said basically there are two land bridges which will be built now so they can set through the winter; that is all they are doing. Mr. Brockbank said he is not doing anything else until he gets Phase I approved. Commissioner Dwinell asked what sort of drainage it will have. Steve Jackson detailed from the larger culvert talked about earlier has a small drainage ditch that is running into a smaller culvert. After they did a complete drainage study, Steve Jackson said it was determined a retention basin will retain the water as it comes under the highway and slow it there. As a backup, they are putting in a 36-inch culvert so if anything happened to the UDOT pond it would handle it. Commissioner Dwinell asked if there is any drainage under the existing bridge. Steve Jackson pointed out at the entrance to Deer Mountain there is an existing UDOT culvert. When the JSSD facility was constructed, culverts were installed under it and are in place to carry any runoff on JSSD facilities on the low side.

Steve Jackson pointed out where the culverts in the public utility easement corridor which shows where culverts are set. Drawing #G1.4 shows drainage culverts. In response to Commissioner Dwinell's question, Mr. Jackson pointed out the trail and the dog park; the dog park is under the overhead power line.

Steve Jackson stated a road is planned between Lots 22 and 23 which will allow access to other property contemplating development in the future. There was some discussion about other parcels in the area.

Chair Kurt Shadle asked why the single-family homes were put in a less desirable area. Mr. Brockbank indicated those homes have great views of the lake. The developer agreed this is not the configuration he wanted, but the Council wanted the single-family homes at the entrance of the Town.

Nate Brockbank reported he went to MIDA about when the road will be finished; if it is done in time, the fire marshal will look at allowing more lots. The fire department was fighting annexation because of just one access. They agreed to drop the fight if the number of homes was reduced. The Master Development Agreement requires the fire marshal to sign mylars. Chair Kurt Shadle asked Mr. Brockbank to let the Planning Commission know what he finds out.

Attorney Dan Dansie stated there will not be any CO's (certificate of occupancy) issued for Phase 2 until the parks are complete. The larger park will be three acres; 2¾ acres will be usable.

Commissioner Ralph Severini asked about the slope areas; where is the steepest slope area, what has been done to get around that. Steve Jackson reported where the town homes are located there is a 30% slope maximum. Nate Brockbank reported all the analyses were done on a 30% slope. There was not an analysis done on a 25% slope because the State maximum is 30%. Mr. Jackson pointed out where such slopes are located. Where the slopes are 30% or steeper, there will be no construction on the slopes. Mr. Brockbank declared they will do a slope analysis at the time of each phase if necessary. Where slopes are steeper the native vegetation will be undisturbed. The only place where native vegetation will be disturbed is for trails. Dave Erichsen said he reviewed the swales report and he

recommended Epic follow this project clear through and not him; this is their expertise. If Epic is involved all the way through, they will make sure building permits can be issued. Commissioner Vytas Rupinskas suggested they do not use the geo tech engineer used by Rustler.

Steve Jackson reported there is a 3:1 slope on Phase 1 lots. There is a thirty-five-foot flat frontage on the lots then a 3:1 slope. Steve talked about where the road was cut. Utilities cannot change grade elevation. They are cutting down fifteen feet on the knob. Mr. Jackson talked about the rest of the road through Phase 1. Nate Brockbank commented they are taking the cut material to fill in the bridge gap, so they won't need a lift station. If the weather stays good, the ravines and gulches will be filled in about three weeks.

Commissioner Jerry Dwinell stated he saw a plan within last week that shows a proposed realignment. Steve Jackson said that is relative to the UDOT issue and the JSSD property Mr. Brockbank purchased which was originally owned by UDOT. At the time (originally), UDOT's preference was to align to a four-way entrance but it does not align with the Deer Mountain road. JSSD still owns property in the hook. UDOT and JSSD would have to make some kind of arrangement. Commissioner Dwinell asked about the status of UDOT making that happen. Nate Brockbank said he would absorb the liability and stated they have designed around it. Dave Erichsen asked about having trouble making that radius to the maintenance building. Discussion continued about the entrance. Commissioner Dwinell suggested that the entrance into Deer Springs add grading to "ease" the corner such that when/if the entrance is realigned the road could be recut as a curve without additional grading. This would prevent an awkward 90° turn in the realigned Shoreline Drive. There will be a marquee up top and one on Jordanelle Parkway.

Chair Kurt Shadle talked about what was needed for preliminary approval; he stated the plan might be there now, but we did not receive in time. There will need to be an update to the MDA. Dan Dansie opined the Planning Commission could recommend to the Council that the plat be recorded but delay occupancy until everything is complete. Nate Brockbank commented he just wanted to introduce the concept tonight; he is planning on being on for preliminary approval on the next agenda.

Sara Goldkind inquired if all the concerns about wetlands have been resolved. Engineer Dave Erichsen replied there was much more extensive landslide debris from millions of years ago, and it is not an issue. There are some specs on how much fill could be used. The engineer again recommended Epic take charge. Nate Brockbank stated there was no issue in Phase 1. Mr. Erichsen added it doesn't have anything to do with the homes. The developer indicated the wetlands are in the open areas. David Erichsen again detailed Epic is the building permit engineer for the Town and has soils expertise.

Discussion Items

The following discussion items were reviewed

- Discussed Noticing of Meetings
 - o Public Hearings regarding land-use changes: Dan Dansie noted that Notices must be out to all residents 10 days before public hearing, including mail and newspaper
- Discussed Fire Ordinance:
 - o Sara had question of why the push to approve a new ordinance by January. She also inquired as to the history of edits in the current proposed version of the draft ordinance.

Jerry commented that he added the language of the code referenced by the ordinance as a comment in the document. Vytas stated that the referenced code is not current as it has not yet been updated after an amending ordinance was passed by the Council.

- Discussed Warranty Road Bond
 - o In revision and will discuss next meeting. Dan to research and report back as to whether a Road Bond was necessary, or whether the existing Warranty Bond covers the same concern that prompted the Mayor to ask for the Road Bond Ordinance.
- Discussed Annexation Policy
 - o Due to time constraints this discussion was limited and will be pursued further at a subsequent meeting (or at a dedicated meeting due to the nature and extent of its content).

Action Items

(same as above)

Public Input

None

Adjournment of Meeting

- o Motion to Adjourn: Vytas Rupinskas
- o Motion Seconded to Adjourn: Jerry Dwinell
- o Votes:
 - Affirmative: all
 - Negative: none
 - Motion Passed

Meeting Notes Prepared By Ralph Severini

Date: November 12, 2018

Signed: _____