

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION SPECIAL MEETING
May 6, 2020
6:00 p.m.

I. OPENING

Chair Dwinell called the meeting to order at 6:04 p.m.

PRESENT ELECTRONICALLY

Chair Jerry Dwinell
Vice Chair Ralph Severini
Member Bruce Woelfle
Member Kurt Shadle

ABSENT

Member Sara Goldkind
Member Tony Matyscyk

TOWN STAFF ELECTRONICALLY

Thomas Eddington, Town Planner
Allison Lutes, Town Clerk

IV. PUBLIC HEARINGS

1. Public Hearing: Discussion and possible recommendation of a plat amendment for Deer Springs Phase 1

Dillon Bliler of T-O Engineers reviewed the applicant Nate Brockbank's request and the engineering report. Mr. Brockbank was requesting a change to the housing type on Belaview Dr., changing from 16 single family units to 31 town home units, configured between 1 to 3 units per building, and replaced the same number of units in another phase with the 16 single family dwellings.

From an engineering standpoint, Mr. Brockbank would need to add more laterals for the increased number of units and remove two others that would not be needed due to their location. Mr. Bliler added there is a limit to the number of building permits that could be issued prior to the completion of Jordanelle Parkway. The project will be split into Phases 1A and 1B.

Nate Brockbank confirmed he could only build 31 single family or town homes before adjoining Jordanelle Parkway. Discussion followed on future access to Jordanelle Parkway, using the project map. Discussion followed concerning the park, the location for which hadn't changed from the prior map, and planning for parking. Mr. Brockbank proceeded to show the Commission which trails had already been completed and those to be installed near term. Discussion arose as to trails impacting the Creekside area and the Frisby properties and whether an easement could be considered.

Chair Dwinell inquired regarding the configuration of one single town home, then a cluster of three and wondered whether they could be reconfigured so that all would be twin homes. Mr. Brockbank agreed to look into what could be done, but he hoped it wouldn't delay the decision on the Commission's recommendation. Chair Dwinell polled the Commission on whether that would present a problem with recommendation. Alternate Shadle: no; Commissioner Severini: no (although he agreed he would like it to look more uniform). Commissioner Woelfle : no. Mr. Brockbank agreed that he preferred the more uniform look of twin home units and would work on it with an answer back the following day.

Chair Dwinell inquired whether Mr. Brockbank had any plans for noise abating measures concerning the lots abutting SR-248. Mr. Brockbank was unsure what landscaping was planned for those areas. He indicated he would be deeding a triangle of property to the Town upon recordation of the plat. Thomas Eddington suggested some screening behind the structures, and some evergreen and other vegetation could be installed to the west of that triangle. Mr. Brockbank estimated they would have 30-40 feet behind the homes to consider mitigating options. Mr. Brockbank indicated that he believed that there was a plan to plant trees between SR248 and the paved trail that would run behind the homes on Belaview.

Mr. Brockbank clarified that the fire department approved only 31 units between Phases 1A and 1B. Currently he was planning on building 2 single family models and 2 town home models. While he was seeking approval for both 1A and 1B, he was not going to record 1B right away. Chair Dwinell stated that if recommended, it would be stipulated that only 31 doors could be built until completion of the Jordanelle Parkway.

At 6:43 p.m., Chair Dwinell opened the meeting for public comments. With no public comments, Mr. Dwinell closed the public hearing.

Alternate Shadle moved to recommend the plat amendment for Deer Springs Phases 1A and 1B with the stipulation that only 31 can be developed until completion of the Jordanelle Parkway.

Ryan Taylor joined the meeting and commented that he preferred that the motion state, "31 building permits can be issued."

Alternate Shadle amended his motion accordingly, to recommend approval of the plat amendment for Deer Springs Phases 1A and 1B with the stipulation that only 31 building permits can be issued in either Phases 1A or 1B before the Jordanelle Parkway access road is completed. (It was noted Ryan Taylor would work with the fire department to sign off on confirming completion of the access.)

Commissioner Woelfle made the second. Voting Aye: Commissioners Dwinell, Severini, Woelfle and Shadle. Voting Nay: None. The motion carried.

V. MEETING ADJOURNMENT

Commissioner Woelfle moved to adjourn. Voting Aye: Commissioners Dwinell, Severini, Woelfle and Shadle. Voting Nay: None. The motion carried.

The meeting adjourned at 6:47 p.m.

Allison Lutes, Town Clerk

APPROVED