

Minutes
Town of Hideout
Planning Commission Regular Meeting and Public Hearing
April 21, 2022
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on April 21, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

Acting Chair Glynnis Tihansky called the meeting to order at 6:01 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

II. Roll Call

PRESENT: Acting Chair Glynnis Tihansky
Commissioner Donna Turner
Commissioner Rachel Cooper (alternate)
Commissioner Jonathan Gunn (alternate)

EXCUSED: Chair Tony Matyszczyk
Commissioner Ryan Sapp

STAFF PRESENT: Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Cameron Platt, Town Attorney
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Nasser Shotorbani, Liz Sumner, Jeff Bawol, Glen Frick, Jason Day, Jack Walkenhorst, Jeffrey Schiff, John Leone, and others who may not have signed in using proper names in Zoom.

Town Attorney Polly McLean reported on the resignation of Planning Commissioner Bruce Woelfle and stated the Mayor and Town Council would appoint a replacement. Acting Chair Tihansky noted both alternate Planning Commissioners were present and would vote at this meeting.

III. Approval of Meeting Minutes

There were no comments on the draft minutes of the February 17, 2022 Planning Commission.

Motion: Commissioner Gunn made the motion to approve the February 17, 2022 Planning Commission Minutes. Commissioner Cooper made the second. Voting Aye: Commissioners Cooper, Gunn, Tihansky, and Turner. Voting Nay: None. The motion carried.

IV. Public Hearings

1. Discussion and possible recommendation to Town Council regarding an amendment to the Official Town of Hideout Zoning Map to rezone Parcel 00-0021-4873 and 00-0021-4874 (the “Venturi Property”) from Mountain (M) Zone to Resort Specially Planned (RSPA) Zoning designation within a Residential Single Family (RSF) Density Pod – CONTINUED TO A DATE CERTAIN OF MAY 19, 2022
2. Discussion and possible recommendation to Town Council regarding a Lot Amendment for the Venturi Property (Parcels 00-0021-4873 and 00-0021-4874) consisting of two, acre parcels to allow for four residential homes – CONTINUED TO A DATE CERTAIN OF MAY 19, 2022

Acting Chair Tihansky stated the applicant was not ready to present these items and had requested a continuance of the discussion and public hearing to a date uncertain rather than the May 19, 2022 meeting as noted in the agenda. As the matter had been noticed for public comment, the Public Hearing would be opened in the event anyone wished to speak. She also noted several emails were received prior to the meeting which were mostly opposed to a connection to Shoreline Court of the proposed road through the Venturi property.

Town Planner Thomas Eddington provided an overview of the project and noted the two-acre property was currently zoned Mountain (one unit per acre) and the applicant had requested a rezone to Residential Single Family which would create four lots on the property rather than two. He reminded the Planning Commissioners the matter had previously come before the Planning Commission, and the applicant had been working to address several issues including the Town Engineer’s concerns with the steepness of property and the feasibility to construct road and driveways which would meet Town Code for grading standards. He noted the applicant, Mr. Nasser Shotorbani was in attendance. Ms. McLean stated as the matter was to be continued to a future date with another Public Hearing, it was not necessary for the Planning Commissioners to discuss the details at this time.

Mr. Shotorbani stated he was in discussions with the Town Engineer to address the road slope and width concerns and the ability to accommodate emergency vehicle access. He stated the private road proposed would connect to Shoreline Drive, but not connect through to Shoreline Court. He did not know how much longer this work would take and requested the matter be continued until a later date.

Commissioner Rachel Cooper noted there had been questions on the location of driveways entering from Shoreline Drive when the matter was previously discussed. Mr. Shotorbani stated the project would meet Town Code for roads and retaining walls when the submission was finalized. He noted the intention was to build one road from Shoreline Drive to access the four driveways, rather than having each driveway enter that road.

Acting Chair Tihansky opened the Public Hearing regarding the rezone request at 6:09 PM.

Mr. Glen Frick, a Hideout resident, stated he lived on Shoreline Court and noted he had also emailed his comments prior to the meeting. He shared his concerns with the proposed higher density of the proposed project and did not see how four homes would fit within the steep property. He also asked where the power lines were relative to the proposed home lots. He added he was happy to hear the proposed road would not connect to Shoreline Court.

Mr. Shotorbani noted he would supply drawings which would address these concerns at the future meeting. He stated his intention was to build homes for himself and family members and noted the two-acre property would provide for larger lots than some of the surrounding properties.

There being no further public comments, the Public Hearing was closed at 6:18 PM.

Ms. McLean suggested the Public Hearing for the second item related to the plat amendment also be opened in the event anyone wished to speak. Acting Chair Tihansky opened the Public Hearing on this item at 6:20 PM. There were not public comments. The Public Hearing closed at 6:20 PM.

Items 1 and 2 regarding the requested rezone and plat amendment related to the Venturi property were continued to a date uncertain and would be re-noticed for a Public Hearing.

3. Discussion and possible recommendation to Town Council regarding a Lot Amendment to combine Lots 74 and 75 in the Soaring Hawk Subdivision

Mr. Eddington provided an overview of this matter and referred to the Staff Report provided in the meeting materials. He noted the applicant had requested approval to merge two lots and build a home on the combined lot. He noted several conditions from the Staff Report including setbacks and public utility easement locations, and noted the applicant Ms. Liz Sumner was in attendance. It was discussed that the proposed home would be constructed primarily on Lot 74 and the surrounding area would remain open space. The home would be approved by the Homeowners Association's Design Review Committee and would meet design guidelines.

Acting Chair Tihansky asked about the footprint for the proposed home which appeared to cross into the public utility easement. Mr. Eddington noted the proposed home location would not meet standards under a single lot, but would do so under the proposed combined lot, subject to the condition for setbacks and easements discussed.

Commissioner Donna Turner asked about the size of the proposed home. Ms. Sumner responded it would be approximately 4,300 square feet and noted the Soaring Hawk guidelines allowed for homes on combined lots to be up to 25% larger than the maximum home size on single lots which were limited to 3,750 square feet. Mr. Eddington noted he would add a condition to the Staff Report to stipulate this size limitation would be met.

Commissioner Turner asked for confirmation on the size of the combined lot. Mr. Eddington responded the existing lots were each approximately 0.25 acres and the combined lot would be 0.5 acres. Commissioner Turner asked what the applicant intended for the surrounding area beyond the home. Ms. Sumner responded she intended to orient the home to maximize views and expected the side yard to retain the natural landscape with no additional construction or landscaping.

There being no further questions from the Planning Commissioners, Acting Chair Tihansky opened the Public Hearing at 6:30 PM. There were no public comments. The Public Hearing closed at 6:30 PM.

Motion: Commissioner Gunn made the motion to recommend to Town Council the approval, subject to meeting the conditions and limitations discussed in the final Staff Report, of a Lot Amendment to combine Lots 74 and 75 in the Soaring Hawk Subdivision. Commissioner Turner made the second. Voting Aye: Commissioners Cooper, Gunn, Tihansky, and Turner. Voting Nay: None. The motion carried.

V. Agenda Items

1. Discussion and possible approval of amending language in Hideout Municipal Code 4.04.140 to refer to the Hideout Fee and Rate Schedule for business license fees

Ms. McLean provided background on the requirement for changes in Town Code regarding business licenses for home occupation licenses go before the Planning Commission for review. She noted areas where Town Code was out of date and revisions were being considered, including the requirements for business licenses for home-based businesses. She asked the Planning Commissioners for feedback on the types of such businesses where a business license should be reviewed by the Planning Commission and those that might not. Discussion ensued regarding the differentiation between businesses that would bring customers and/or high volumes of delivery traffic to a location versus those that would not impact a neighborhood. After first pointing out that he had a conflict, Commissioner Jonathan Gunn noted he operated his law practice from his home, and suggested businesses which would not impact the surrounding community should not be required to be reviewed and approved by the Planning Commission. Commissioner Turner concurred.

Ms. McLean noted employees who worked remotely from home would not be required to obtain a business license, however a company owner who operated the business from his home could be so required. She added there was no request for action at this time, however she expected the Planning Commission would be asked to consider the matter more formally in the future as Town Code was revised.

VI. Meeting Adjournment

Prior to adjourning the meeting, Acting Chair Tihansky noted the late delivery of materials for the last Planning Commission meeting where the Planning Commissioners were asked to vote on very important matters was unacceptable. Ms. McLean apologized and acknowledged the time pressures involved in completing the materials for the last meeting led to the late delivery. She reminded the Planning Commissioners they should feel free to vote no or request a continuation in future situations where sufficient time for review was not provided.

Ms. McLean reported the Town Council had recently adopted Conflict of Interest and Ethics policies which required review and signatures of acceptance from each of the Planning Commissioners. She noted each Planning Commissioner would be responsible for updating their disclosure should any conditions regarding potential conflicts of interest change. Town Clerk Alicia Fairbourne added she would be available to notarize the Planning Commissioner's documents as required.

There being no further business, Acting Chair Tihansky asked for a motion to adjourn.

Motion: Commissioner Turner moved to adjourn the meeting. Commissioner Gunn made the second. Voting Aye: Commissioners Cooper, Gunn, Tihansky and Tuner. Voting Nay: None. The motion carried.

The meeting adjourned at 6:43 PM.




Kathleen Hopkins, Deputy Town Clerk