

Minutes
Town of Hideout
Planning Commission Regular Meeting
March 16, 2023
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on March 16, 2023 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:03 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:

Chair Tony Matyszczyk
Commissioner Rachel Cooper
Commissioner Jonathan Gunn
Commissioner Glynnis Tihansky (left meeting at approximately 7:00 PM)
Commissioner Donna Turner

STAFF PRESENT:

Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Jan McCosh, Town Administrator
Timm Dixon, Director of Engineering
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

OTHERS IN ATTENDANCE: Jenni, Hogan, Ryan Sapp, Joel Piper, Sheri Jacobs, Dani Sada, Cort McCaughey, John Grier, Larry Eisenfeld, John Hopkins, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. February 16, 2023 Planning Commission Minutes DRAFT

There were no comments on the February 16, 2023 draft minutes.

Motion: Commissioner Tihansky made the motion to approve the February 16, 2023 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. Voting No: None. The motion carried.

IV. Agenda Items

1. Announcement of Rachel Cooper as a regular voting member of the Planning Commissioner

Chair Matyszczyk announced the Town Council had appointed Rachel Cooper as a regular voting member of the Planning Commission. Hideout Town Recorder Alicia Fairbourne read the oath of office and officiated her as a Planning Commissioner. *(Clerk's note: Planning Commissioner Cooper assumed resigned Planning Commissioner Ryan Sapp's term which will expire on January 1, 2024.)*

2. Discussion and consideration of rescheduling the April 20, 2023 Regular Planning Commission Meeting

Chair Matyszczyk noted there were multiple scheduling conflicts with the regularly scheduled April 2023 Planning Commission meeting. After a discussion of other possible dates, it was agreed to reschedule the April meeting for April 17, 2023 at 5:00 PM.

3. Discussion of a concept plan for a potential development Bloom in Hideout (the Salzman property, parcels 00-0020-8182 and 00-0020-8184)

Town Planner Thomas Eddington introduced Ms. Jenni Hogan and Mr. Ryan Sapp to discuss their concept plan for the development Bloom in Hideout (Salzman property). Mr. Eddington reminded the Planning Commissioners this item was for discussion only and there would be no vote requested at this time. Ms. Hogan provided a brief background on the team and noted they were currently building six homes in Hideout and had served as agents in the sale of over 50 properties in the Town. She stated the two parcels under consideration consisted of a 42-acre parcel with the existing home where they intended to live and which they did not intend to develop or re-zone, and a 72-acre parcel which they were proposing for development of mixed use commercial and residential use. She noted this project would be financed with their personal money.

With regard to the 72-acre parcel, Ms. Hogan discussed a plan to build a boutique hotel and 20,000-25,000 square feet of commercial space to include six small shops and a restaurant. The development plan also included an amphitheater which could accommodate 300-500 person audiences and open space for parking of 100-200 parking spaces. She noted the team was in discussions with three potential partners to build the hotel and hoped to be able to break ground on the hotel project in 2024. It was also mentioned the team would work on creating a transit stop in the commercial area for the existing Kamas-Park City bus route.

The development would also include a variety of housing options: Townhomes which could be short term rental units or owner-occupied and would be located near the hotel and commercial area; Single Family "Estate" Homes which might be a gated community and would be built by the development team; and a Casita Resort consisting of small luxury cabins.

Chair Matyszczyk asked if there was a plan to connect the development with the communities on the other side of SR-248. Ms. Hogan responded the team would like to partner with the Town to on a solution to connect both sides of SR-248, possibly with the installation of a traffic light to cross the highway at the Tuhaye entrance She also hoped to work with other developers including Golden Eagle

to connect trails into this development. Mr. Sapp discussed the potential costs of an over- or under-pass which could cost approximately \$14 million and agreed to help research options. It was discussed that this type of project could apply for grant money to help pay the cost of construction.

Commissioner Glynnis Tihansky asked if the proposed entrance would be aligned with the Tuhaye entrance. Mr. Sapp responded that this property was not aligned with the Tuhaye entrance and discussed the locations of entrance sites under evaluation. He noted UDOT would ultimately dictate the entrance location from SR-248.

Commissioner Donna Turner asked who would own and operate the casitas. Mr. Sapp stated the developer planned to own these short-term rental units. He also stated the development team intended to design and build the single-family homes which would be sold.

Chair Matyszczyk asked about the expected phasing plan for the project. Mr. Sapp stated they expected to begin with the hotel and townhome component in 2024, which would include the commercial development, then in year three or four, embark on the single-family homes and the casita resort.

Commissioner Gunn requested the developer consider limiting the future development of the 42-acre parcel to ensure the overall property would not exceed this proposed density.

In response to a question from Commissioner Jonathan Gunn regarding potential expansion of the commercial development plan, Mr. Sapp stated they would consider more commercial space, but it would ultimately be driven by market demand. Ms. Hogan noted the hotel might also have some commercial space and would include a restaurant. Commissioner Gunn requested the team consider an initial plan for more commercial space which could be reduced as conditions warrant.

Commissioner Cooper asked about the expected size of the hotel's restaurant. Ms. Hogan replied this would be driven by the hotel partner's requirements.

Commissioner Gunn asked about trails and walking areas. Ms. Hogan responded the plan was to have sidewalks throughout the commercial area, and trails throughout the community for walking and biking away from roads.

In response to a question from Chair Matyszczyk regarding plans for amenities such as tennis or pickleball courts, Ms. Hogan stated this had not been specifically considered yet, however there would be a variety of community gathering spaces.

Chair Matyszczyk asked whether sufficient water rights had been secured for the project. Mr. Sapp responded this was underway, with some commitments already made.

Commissioner Gunn asked the team what they foresaw as the biggest challenges for the project. Ms. Hogan responded these challenges would include items outside of their control, such as working with the Golden Eagle developer on shared secondary road access and other distractions which could take away focus. Mr. Sapp noted securing water rights and JSSD service commitment was an important logistical issue. Ms. Hogan added they would be bringing on the most experienced partners available for the design, hotel and commercial development aspects of the project.

Commissioner Gunn asked if the steepness of the terrain would be an issue. Mr. Sapp noted the overall design plan was intended to work with the land and would avoid building in areas with greater than 30% grades.

Commissioner Cooper asked if there was potential for additional parking near the commercial area. Mr. Sapp noted a parking garage could be built and in general, the development would follow industry metrics for parking spaces based on commercial square footage.

In response to a question from Commissioner Gunn regarding roads, Mr. Sapp stated he envisioned the main roads would be public, however the roads for the single-family homes and casitas might be private. Mr. Eddington noted the proposed main road for this development would improve the existing secondary emergency access road for Golden Eagle. Mr. Sapp noted the road on the smaller parcel which accessed the existing home was very steep, so they were looking at better alternatives for a secondary access road. Mr. Eddington noted a secondary emergency access road would need to be included in the development.

Discussion ensued regarding density for the project, and it was noted the density would be clustered on the east side of the two parcels. Ms. Hogan reviewed the details for the 72-acre parcel which was proposed to include 5 acres with the 60-room hotel and commercial space, and another 67 acres which would include 100 Townhouses, 18 single-family homes and 80 casitas, for an overall density of 318 units.

Mr. Eddington summarized the items to be addressed with the development team, based on this discussion and questions from the Planning Commissioners. These items included 1) additional commercial space, perhaps to include second story options; 2) secondary access road location(s); 3) consideration of slight reduction in density; 4) more details on parks and trail amenities; 5) research costs and timing for a future under/overpass project to connect both sides of SR-248; and 6) water rights. Ms. Hogan stated a more detailed plan would be prepared for a future meeting.

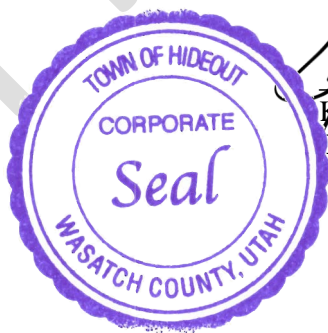
Chair Matyszczyk thanked Ms. Hogan and Mr. Sapp for their presentation.


V. Meeting Adjournment

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

Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Tihansky The motion carried.

The meeting adjourned at 7:35 PM.




Kathleen Hopkins
Deputy Recorder for Hideout