Minutes
Town of Hideout Planning Commission
Special Meeting and Public Hearings
March 4, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Special Meeting on March 4, 2025 at 6:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Special Meeting and Public Hearings

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:02 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Tony Matyszczyk
Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Glynnis Tihansky

Excused: Commissioner Donna Turner
Commissioner Peter Ginsberg (alternate)
Commissioner Chase Winder (alternate)

Staff Present: Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Gordon Miner, Town Engineer

Public in Person or Attending Remotely: William Woolf, Seaton Prince, Nate Brockbank, Jerry Crylen, Tom Longhi, Richard Otto, Diane Schoen, Paul Watson, Eric Davenport, Dale Watson, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. February 18, 2025 Planning Commission Minutes DRAFT

There were no comments on the February 18, 2025 draft minutes.

APPROVED

Motion: Commissioner Tihansky moved to approve the February 18, 2025 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion carried.

IV. Public Hearings

1. **Consideration and possible approval of a Conditional Use Permit (CUP), formerly known as a Planned Performance Development (PPD), for the Wildhorse Development to allow a Cluster Development with smaller lots in the Mountain Residential (MR) Zoning District.**

2. **Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0020-8164 (Wildhorse Development) from Mountain (M) Zone to Neighborhood Mixed Use (NMU). This proposed development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.**

3. **Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development.**

   Chair Matyszczyk announced that the discussion of the matters related to Wildhorse Development would be continued to the March 20 Planning Commission meeting. As these were noticed for public hearing, the floor was opened for public comment at 6:04 PM. There was no public comment and the public hearing was closed at 6:05 PM.

4. **Discussion and possible recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP).**

5. **Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals.**

   Town Planner Thomas Eddington updated the Planning Commission on the status of the two items related to the Elkhorn Springs development. He noted Town Staff were working with the applicant on the MDA, but several items still needed to be addressed including the developer's obligations regarding community impact mitigation including a club house, trails and open space which were all required under current zoning, as well as other undertakings by the developer for amenities including land to be deeded to the Town.

   Mr. Eddington led a discussion to solicit the Planning Commission's input on the potential request for the developer to develop the commercial acreage to be deeded to the Town, a new town sign on SR-248 and the contribution of an engineering study for the SR-248 Spine Trail project. It was noted the development was expected to be completed in up to eight phases over an eight- to nine-year period.

APPROVED

Chair Matyszczyk asked about the timing for the commercial development; Mr. Nate Brockbank, the Applicant, agreed to work on this with Town Staff. Mr. Brockbank stated his preference to own the commercial buildings if he were to build them; otherwise, he was comfortable donating the land to the Town to develop at its discretion. If we were to build the commercial development, he expected this would be part of Phase 2 or 3.

Town Attorney Polly McLean requested having a hard date for the completion of the commercial development rather than linking it with a specific phase. Commissioner Rachel Cooper asked about the timing for the construction of the clubhouse; Mr. Eddington stated he would work with Mr. Brockbank on all the phasing for these amenities.

Mr. Brockbank asked whether the entire road running from SR-248 to Golden Eagle would need to be completed in Phase 1. Ms. McLean responded this was a secondary access road for Golden Eagle which would need to remain passable throughout Elkhorn Springs construction, but it was at the developer's discretion as to the timing for its completion. Mr. Brockbank stated his preference to complete this road as the lots were developed rather than spending several million dollars on the road prior to being able to sell any lots.

Mr. Brockbank stated his current expectation was to build the trail system in the first phase of development. Commissioner Joel Pieper suggested the trail construction could wait for a later phase, after there were some residents to use them. Mr. Brockbank agreed to work with Town Staff on these priorities and would report back to the Planning Commission at the next meeting. Mr. Brockbank noted a disc golf course was also being considered for this open space.

Ms. McLean reminded the developer's team of the deadline to provide the remaining materials in order to be included in the March 20, 2025 Planning Commission meeting.

Commissioner Glynnis Tihansky asked for clarification on the request for nightly rentals for the entire development. Ms. McLean noted the rezoning request was a legislative matter which was at the discretion of the Planning Commission to be balanced with the benefits to the Town. Commissioner Tihansky noted an approval for nightly rentals could impact residents of Golden Eagle. Ms. McLean stated the Public Hearings on this matter were publicly noticed.

Ms. McLean added that for the next meeting there would be a full list of non-compliant items which would not meet the existing town code, including nightly rentals, which would require approval of variances.

Mr. Eddington added such variance requests would also probably include retaining wall heights, development on slopes greater than 30% and sensitive lands impacts where grade may change more than five feet.

Mr. Brockbank noted the development had a diversity of housing types and was less dense than the prior two proposed developments on this land. Commissioner Cooper asked if the potential approval for nightly rentals could be limited by housing type, perhaps to only allow in the stacked flats and townhomes, but not the single-family homes. Mr. Eddington responded that it could be addressed in the MDA. Mr. Brockbank stated the ability for nightly rentals would be helpful for commercial development.

There being no further questions from the Planning Commission, the public hearing was opened at 6:40 PM. There was no public comment, and the public hearing was closed at 6:41 PM.

The Planning Commissioners each affirmed they were comfortable continuing these matters related to the Elkhorn Springs development to the March 20, 2025 Planning Commission meeting.

APPROVED

V. Meeting Adjournment

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

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

The meeting adjourned at 6:40 PM.

Kathleen Hopkins
Deputy Recorder for Hideout

APPROVED