Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearings
April 17, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on April 17, 2025 at 6:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Public Hearings

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:01 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
Commissioner Donna Turner

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

Staff Present: Cameron Platt, Town Attorney
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

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

Public in Person or Attending Remotely: Jason Bobb, Brian Cooper, Beth Cronin, J.D. Cronin, Glen Gabler, Justin Keys, Don Langston, Karen Langston, Peggy Poka, Joanne Raphaelson, Jeff Schiff, Dori Schmalzle, Dennis Takasugi, Catherine Woltering, William Woolf, Brad Anderson, Dale Aychman, Lisa Christjans, Jerry Crylen, Susan Geyer, Joel Johnson, Richard Otto, Tim Schoen, Jack Walkenhorst, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. March 4, 2025 Planning Commission Minutes DRAFT

There were no comments on the March 4, 2025 draft minutes.

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Motion: Commissioner Tihansky moved to approve the March 4, 2025 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Abstaining from Voting: None. Absent from Voting: None. The motion carried.

IV. Public Hearings

Chair Matyszczyk adjusted the order of the agenda items from that in the published agenda

1. **Discussion and possible recommendation to the Hideout 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).** ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

2. **Discussion and possible recommendation to the Hideout 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.** ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

   Chair Matyszczyk announced that the discussion of matters related to the Elkhorn Springs Development would be continued to the May 15, 2025 Planning Commission meeting.

3. **Discussion and possible recommendation to the Hideout Town Council regarding a preliminary plat and Master Development Agreement for parcel 00-0020-8164 (The Wildhorse Development). This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.**

   Town Planner Thomas Eddington reviewed the Staff Report included in the meeting materials which outlined factors to consider regarding the request for a Cluster Development, Rezone and Master Development Agreement (MDA) approval. He discussed the approved Concept Plan which included seven single-family lots, five villas and neighborhood mixed use commercial space. Mr. Eddington updated the Planning Commissioners on a new request from the Applicant regarding the proposed new streets.

   As the Applicant intended to create a Public Improvement District (PID) to finance infrastructure costs, it was noted the Applicant's initial intention to build a private gated road into the residential portion of the development would not be allowed under PID rules. The originally proposed private road was not designed to meet the Town's current standards for public roads with regards to widths and Right-of-Ways (ROWs). The Applicant was now requesting an approval to build this road to the same design standards as the existing roads within the Klaim subdivision.

   Mr. Jerry Crylen, advisor to the Applicant, discussed the rationale for the request to continue to design of the existing Woolf Road for the new extension. Town Engineer Gordon Miner shared his concerns with the timing of this request and noted he had not had an opportunity to thoroughly review the new road proposal which did not meet current Town standards. Discussion ensured

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regarding other options to consider, including the Applicant improving all of Woolf Road to bring the entire street up to current Code. Mr. Justin Keys, attorney for the Applicant, stated the creation of a PID was always intended and the Applicant would remove plans for a gate. He noted the application for the subdivision pre-dated the new Town road standards. Mr. Miner responded that the application for a rezone did not vest to the old Code.

Mr. Miner added that even under the previous public road standards, 51-foot ROWs would be required, and if the Town was responsible for road maintenance, the current standards should be met. Mr. Eddington noted any decisions on the road design would impact other matters including required setbacks. Discussion continued regarding different options for road widths and ROWs; Mr. Miner reminded the Applicant that snow storage also needed to be considered as it was not appropriate to leave plowed snow in the Public Utility Easements (PUE).

Commissioner Joel Pieper shared his concerns that any road into the commercial area should meet town safety standards and asked the Applicant to meet with Town staff to resolve these issues before bringing the matter to a vote. Commissioner Rachel Cooper noted her concerns with the locations of the residential driveways all connecting with the street so close to one another. Mr. Miner shared his concerns with any on-street parking on narrow streets; he also noted his comments regarding storm water management had not been addressed.

Mr. Crylen stated the Applicant had made design changes and acquiesced on several issues which resulted in fewer single family home lots and re-designed commercial space and villas. He shared his concerns with any further reduction in the number of lots which could impact the viability of the project.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 7:07 PM.

Ms. Catherine Woltering, Hideout resident, stated her concerns regarding safety if narrow streets were approved.

Mr. Bill Woolf, property owner of the parcel adjoining this development, shared his concerns with the roads as discussed, what would happen to the commercial space if the proposed restaurant failed, concerns with water flowing downhill from the new subdivision, and if Woolf Road was improved and extended, he would not like to see the street name changed.

Mr. Brad Anderson, property owner on Longview Drive, asked for clarification on where this subdivision would be located relative to his property.

There being no further public comment, the Public Hearing was closed at 7:13 PM.

Motion: Commissioner Cooper moved to continue the discussion and possible recommendation to the Hideout Town Council regarding a preliminary plat and Master Development Agreement for parcel 00-0020-8164 (The Wildhorse Development) to the May 15, 2025 Planning Commission meeting or an earlier date if possible. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.

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4. **Discussion and possible recommendation to the Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision.**

Mr. Glen Gabler, the Applicant and his attorney Mr. Justin Keys were in attendance. Chair Matyszczyk noted this concept plan for this subdivision was originally approved in 2016, and asked Mr. Gabler if he had sufficient water shares for this new phase. Mr. Gabler responded he did, and water shares would be recorded with the plat filing.

Mr. Eddington noted the Staff Report included in the meeting materials was substantially unchanged since the August 2024 meeting since no new materials had been submitted for review. Mr. Gabler shared a slide presentation which was also originally provided at that August meeting.

Chair Matyszczyk asked about the planned amphitheater. Mr. Gabler responded the amphitheater was still planned for this phase, and discussed the proposed clubhouse and amenities, including bathrooms accessible to the public. Chair Matyszczyk noted the initial concept plan did not include 239 units as proposed at this time. Mr. Gabler responded the MDA approved 700 units overall and discussed the changes made during the Phase 3 approval process.

Commissioner Pieper asked how many units were included in Phase 4 of the concept plan; Mr. Gabler responded Phase 4 was originally planned for 65 single-family units and Mr. Keys added that changes were made during the Phase 3 approval process at the Town's request which also included moving the planned stacked flat units and commercial development. Commissioner Donna Turner asked who had suggested this change, and stated she was a Shoreline resident who purchased her home with the expectation of single-family homes to be built in the area below her property. She added she was not happy with the proposed design for six-plex rowhome styles which were not aesthetically pleasing.

Commissioner Glynnis Tihansky shared her concerns for safety in the event of a wildfire in the state park leading to evacuations of so many residences. Mr. Gabler replied the design met fire code and included the appropriate number of entry/egress routes. He discussed the proposed changes to the various remaining phases and the expected density of each. Mr. Gabler answered questions regarding the proposed road designs and detention basins throughout the subdivision. He also mentioned the RSPA zoning designation in the 2010 zoning provided this flexibility to adjust density pods.

Mr. Miner noted he had provided substantial comments on the engineering plans submitted in the fall of 2024 but had received no response or resubmission from the Applicant. He stated he did not know how to continue a discussion without those comments being addressed. Mr. Gabler responded he submitted responses, to which Mr. Miner stated he received an email the previous day with some resubmitted drawings that were incomplete, and which would start a new review cycle upon complete resubmission of drawings.

Mr. Keys reviewed several slides with the proposed designs for the different housing types (3-plex through 6-plex configurations) and explained they would be built based on market demand for various home sizes and types of units. Chair Matyszczyk stated his discomfort with being asked to approve this plan without sufficient details on what would ultimately be built. Mr. Gabler stated he

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was requesting approval of the maximum number of units, which may not all be built if market demand did not support all the units.

Commissioner Turner asked about all the dirt that was moved and now filled in Deadman's Gulch and removed existing trails; she asked about the legality of this work. Chair Matyszczyk added this gulch area was a wildlife corridor. Mr. Gabler stated the area would be restored and re-vegetated with new trails built and connected to other trails. Mr. Keys discussed the proposed clubhouse and noted there would be 50% open space throughout the 27-acres of this phase.

Mr. Gabler stated he expected to build the 6,000 square foot clubhouse as soon as possible but noted the necessity for sufficient residents to support it. He mentioned the new Vantage Lane lift station built in partnership with Holmes Homes and plans to connect the new sewer lines to this lift station.

Commissioner Tihansky asked about on-street parking near the clubhouse; Mr. Gabler discussed the code requirements for a minimum of 2.5 parking stalls per unit, but he would provide more guest parking throughout the new phase. Mr. Miner noted the current road widths did not accommodate on-street parking. Mr. Gabler discussed the CC&Rs which required homeowners to use garages for parking, so driveways should be used for guest parking.

Commissioners Tihansky and Turner asked about the necessity for straight roads rather than a more curved street layout. Mr. Gabler explained the sewer lines would follow the streets and were best designed as straight as possible; he added the roads would meander more than the maps indicate, and the maps show the building envelopes with the actual building sites and driveways to be more staggered. Mr. Gabler also stated he expected Phase 4 to be recorded in four plats, with combinations of 3- or 6-plex units to be determined at the time of recordation.

Commissioner Turner asked about the safety of building on all the filled in areas. Mr. Gabler stated thousands of compaction tests had been conducted. Mr. Miner stated the Town had not been involved in oversight of the management and documentation of this fill work and compaction testing. Mr. Gabler stated the previous Town Engineer had been provided these reports.

Commissioner Pieper requested copies of all email correspondence with the Town regarding the decisions to alter the concept plan in Phase 3 as well as the resolution of the issues identified by the Town Engineer before he could make a decision on this project. Mr. Gabler stated he would send copies of the email history the following day and would respond to the engineering comments before the Town Council meeting, but he requested a vote from the Planning Commission on the matter at this meeting.

Commissioner Cooper stated she would like to see more green space and parking in the plan. Commissioner Pieper asked if it was normal to be asked to approve an application without a specific plan, or if applications under the RSPA zoning have different rules. Mr. Eddington stated the 2010 MDA included the RSPA district designation which described the overall density of 1,975 total units and various density pods, open space requirements, and the maximum of 700 units for Shoreline. The RSPA is an overall plan development proposal and is a bit looser with regard to density and building height limitations of 35 feet for single family homes, for example. The 2016 concept plan approved the total density of 700 units and location of the different housing types. Mr. Gabler has proposed moving the density from the initial concept plan. Mr. Gabler stated the

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density planned for eight units per acre was not high density. Mr. Keys reminded the Planning Commissioners the Applicant had vested rights and was granted flexibility to develop the project over a long term.

Commissioner Cooper asked how the remaining density would be allocated. Mr. Gabler discussed the plans for construction of the infrastructure which would support each of the future phases, and noted the build-out would continue for another five to eight years depending on market conditions.

Mr. Keys stated the Applicant was trying to work through the Town Engineer's comments, but felt the 2010 engineering standards should apply.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 8:05 PM.

Mr. J.D. Cronin, Shoreline Phase 2 resident, asked about any traffic and evacuation studies, and if Mr. Gabler would commit to commencing the construction of the clubhouse in the middle of Phase 4 construction. Mr. Gabler agreed to provide the traffic study from 2020 and the construction of the clubhouse in the middle of the Phase.

Mr. Jason Bobb, Shoreline resident, asked for an evacuation evaluation to be provided when final drawings and density were determined and shared his concerns with safety of entry and exits from the subdivision and changed traffic patterns caused by increased density in the neighborhood, and the lack of sidewalks.

Mr. Dennis Takasugi, Shoreline resident, stated he bought his home with a set of expectations based on the plans in place at that time, but which have now changed. He asked that changes impacting the community be considered, including the increased traffic and other matters. He has heard during this meeting that the developer has not provided information requested and asked if the infrastructure should be reconsidered to address safety concerns. He asked for more specifics on what would be built and the timing.

Mr. Brian Cooper, Shoreline resident, stated he understood the complexity of the utility plans, and encouraged the Applicant to resolve the engineering issues.

Ms. Catherine Woltering asked how effective any traffic studies could be if the final plans and density on each street were not known at the time of such studies. She also shared her concerns with street parking during events at the amphitheater and potential for emergency access. Commissioner Turner asked if a traffic study had been conducted in consideration of the proposal for Phase 4. Mr. Gabler said it had been done with respect to 700 total units, and he would provide it prior to the Town Council meeting.

Ms. Beth Cronin, Shoreline resident, thanked Mr. Gabler and GCD for the use of the land for the temporary fire station. She requested documentation be provided regarding water rights, and shared her concerns about safety as more traffic will be entering Hideout from SR-248.

There being no further public comment, the Public Hearing was closed at 8:20 PM.

Mr. Miner stated there was no full traffic impact study submitted, but rather a trip generation memo.

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Motion: Commissioner Pieper moved to make a positive recommendation to the Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision, based on the information presented at this meeting and with the conditions and recommendations that 1) the emails related to changes in Shoreline Phase 3 be provided, 2) the traffic impact study be provided, 3) comments from the Town Engineer be resolved and 4) the clubhouse construction be commenced at least midway through Phase 4 construction. Commissioner Turner made the second. Voting Yes: None. Voting No: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Absent from Voting: None. The motion failed.

Chair Matyszczyk stated the motion failed by a vote of five to zero against the motion which resulted in a negative recommendation to the Town Council.

5. Consideration and possible recommendation to the Hideout Town Council for a proposed amendment to the Engineering Design Standards Manual. The proposed updates would include the following:

a. **Stormwater Drainage Policy Update**
"4. Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."

b. **Private Utility System Standards**
"Private systems shall be designed the same as public systems. Systems that serve private development shall be privately-owned-and-maintained."

c. **Construction Notes Section (New Section 1.5)**
Addition of standard construction requirements for job site responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

Mr. Miner discussed each of the proposed amendments which were minor adjustments and did not represent significant changes other than moving the references from Town Code to this manual and technically strengthening the manual with regard to accepting storm water.

Commissioner Tihansky asked what responsibilities the developers had with regard to drainage into the State Park. Mr. Miner explained that was not what was referenced in the manual amendment. However, with regard to drainage into the State Park, he noted the existence of a natural spring which drained into the park.

The Construction Notes section was moved from Town Code into the Engineering Design Standards document, and did not represent any changes to policies.

The item related to Public Utility System standards was intended to conform to the same provisions as the public drinking water system.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 8:43 PM.

Mr. Bill Woolf thanked Mr. Miner for the explanations.

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Mr. Brian Cooper noted the water system for the Todd Hollow apartments was privately maintained.

There being no further public comment, the public hearing was closed at 8:44 PM.

Motion: Commissioner Tihansky moved to make a positive recommendation to the Hideout Town Council for a proposed amendment to the Engineering Design Standards Manual as presented. Commissioner Cooper 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.

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, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.

The meeting adjourned at 8:45 PM.

TOWN OF HIDEOUT CORPORATE Seal WASATCH COUNTY, UTAH

Kathleen Hopkins
Deputy Recorder for Hideout

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