Minutes
Town of Hideout Planning Commission
Work Session
June 10, 2025
5:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Work Session on June 10, 2025 at 5:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Work Session

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 5:06 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present Remotely: Chair Tony Matyszczyk
Commissioner Rachel Cooper
Commissioner Joel Pieper

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

Staff Present: Alicia Fairbourne, Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Gordon Miner, Town Engineer
Kathleen Hopkins, Deputy Recorder for Hideout

Public Present: Brad Airmet

III. Work Session

1. **Discussion of a proposed amendment of the Hideout Town Engineering Standard Specifications and Drawings Manual regarding the addition of an alternate road standard for roads which meet certain criteria.**

APPROVED

Town Engineer Gordon Miner led a discussion of proposed criteria for an alternate road standard and asked the Planning Commissioners for feedback. He reviewed the current road standards and discussed a variety of options for an alternate standard where a new road which met certain criteria such as a limited street length, limited number of residences on the street, and/or if the street included a dead-end could eliminate street parking and/or sidewalk requirements in some scenarios.

Mr. Miner showed some examples of how such alternate road standards might be applied. Town Attorney Polly McLean reminded the Planning Commissioners that any approved alternate road standards would be part of the Town Code and available to any applicants that met the requirements.

Commissioner Rachel Cooper shared her objections to changing the established standards to accommodate development and noted the problems with enforcement of street parking prohibitions. Commissioner Joel Pieper asked for clarification on the total road widths per the Utah State Fire Marshall's Association. Mr. Miner discussed the various width components of the adopted road standards in the current Town Code, which were based on the state fire code. Mr. Miner also discussed areas of potential exemption from the fire code such as restricted parking and asked the Planning Commissioners for additional suggestions for criteria that might be considered.

Chair Matyszczyk stated he was in support of adoption of an alternate road standard. Commissioner Pieper noted such alternate standards could help solve some of the challenges presented by the diverse topography throughout the Town, and stated he was willing to explore certain exceptions to the existing road standards. He also noted the importance of enforcement of parking restrictions to ensure safety for emergency vehicle access.

Discussion ensued regarding options for street parking requirements, determination of what would constitute pedestrian destinations including commercial development, an appropriate maximum number of homes on a street to meet the requirements, types of structures on the street, whether road construction could include adequate space along the street to provide safe, level road-base walking areas for pedestrians where no sidewalks were constructed, and whether snow storage and pedestrian walking areas in the Public Utility Easements were appropriate.

Commissioner Cooper reiterated her objections to altering the road standards to accommodate development and higher density rather than following the Town's rules and safety standards. Mr. Miner discussed the tradeoffs for road construction along steep slopes. Commissioner Pieper noted the Wildhorse example was for a relatively small development which would have minimal traffic and pedestrian activity.

Mr. Miner thanked the Planning Commissioners for their feedback and agreed to work on a more specific proposal and Staff Report to be considered at a future meeting.

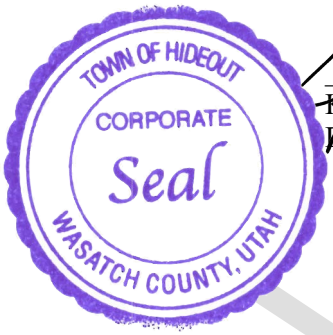
APPROVED

IV. Meeting Adjournment

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

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

The meeting adjourned at 6:04 PM.



Kathleen Hopkins
Deputy Recorder for Hideout

APPROVED