Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearing
December 18, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on December 18, 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 Glynnis Tihansky 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 Glynnis Tihansky
	Commissioner Joel Pieper
	Commissioner Brad Airmet (alternate)
	Commissioner Catherine Woltering (alternate)
Excused:	Commissioner Rachel Cooper
	Commissioner Donna Turner
	Commissioner Chase Winder
Staff Present:	Polly McLean, Town Attorney
	Thomas Eddington, Town Planner
	Jan McCosh, Town Administrator
	Maria Devereux, Recorder for Hideout
	Kathleen Hopkins, Deputy Recorder for Hideout

Public in Person or Attending Remotely: Nate Brockbank, Eric Davenport, Sean Philipoom, Paul Watson, and others who may not have signed in using proper names in Zoom.

III. Public Input

There was no public input.

IV. Approval of Meeting Minutes

1. November 20, 2025 Planning Commission Minutes DRAFT

There were no comments on the November 20, 2025 draft minutes.

Motion: Commissioner Woltering moved to approve the November 20, 2025 Planning Commission Minutes. Commissioner Airmet made the second. Voting Yes: Commissioner Airmet, Chair Tihansky, and Commissioner Woltering. Voting No: None. Abstaining from Voting: Commissioner Pieper. Absent from Voting: Commissioner Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

V. Agenda Items

1. Consideration of establishing the 2026 Planning Commission Regular Meeting Schedule.

Chair Tihansky referred to the proposed 2026 Planning Commission meeting schedule included in the meeting materials which continued the regular meeting schedule as the third Thursday of each month, except for the January meeting date which was changed to accommodate schedules of several Planning Commissioners. A short discussion ensued regarding whether the 6:00 meeting time should continue; it was determined that 6:00 was the preferred time.

Motion: Commissioner Pieper moved to adopt the proposed 2026 Planning Commission meeting schedule. Commissioner Woltering made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Woltering. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commission Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

VI. Public Hearings

1. Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0021-2486 from Mountain (M) to Neighborhood Mixed Use (NMU) to allow for the location of a fire station and possible Public Works building.

Town Planner Thomas Eddington led a discussion regarding this matter which had been discussed in a work session at the last Planning Commission meeting. In order to accommodate the construction of the fire station and possible Public Works building on this parcel, the zoning would need to change from Mountain (M) to Neighborhood Mixed Use (NMU). He also discussed the need for a Conditional Use Permit (CUP) to allow for these building types which would be submitted at a future meeting when the site plan was considered. Mr. Eddington noted a CUP would be approved solely by the Planning Commission and would not go to Town Council. Mr. Eddington reviewed his Staff Report in detail.

Motion: Commissioner Pieper moved to recommend an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0021-2486 from Mountain (M) to Neighborhood Mixed Use (NMU) to allow for the location of a fire station and possible Public Works building. Commissioner Woltering made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Woltering. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commission Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

2. Discussion and possible approval of a preliminary subdivision for Elkhorn Springs Phase 1.

Chair Tihansky asked for clarification on whether this matter would also need approval from the Town Council. Town Attorney Polly McLean responded it would not as the Planning Commission was the sole approval body under State Code. Ms. McLean noted the proposed commercial component of this phase had been reviewed and approved previously in the Applicant's Concept Plan by both the Planning Commission and Town Council. She also noted the approval of the final plat would be an administrative matter to be completed by Town Staff.

Chair Tihansky had questions regarding the engineering report and drainage plans. Mr. Eddington noted Town Engineer Dennis Pay was not able to attend the meeting but had informed Mr. Eddington he was generally comfortable with the Applicant's plans and would be able to work out any remaining questions prior to the final plat approval.

Mr. Eddington discussed his Staff Report and noted the application was generally consistent with the Master Development Agreement. Mr. Nate Brockbank, Applicant, Mr. Paul Watson, Engineer for the Applicant and Mr. Eric Davenport, Attorney for the Applicant were all in attendance and answered several questions from the Planning Commissioners regarding the subdivision design, roads and infrastructure.

Mr. Brockbank agreed to work with Town Staff on additional traffic signs as appropriate throughout the buildout of the subdivision. In response to a question from Commissioner Joel Pieper regarding pre-treatment of drainage basins, Mr. Watson explained how these detention basins are managed in order to ensure water safety.

Chair Tihansky asked about the traffic study and planned acceleration/deceleration lanes on SR-248. Mr. Watson discussed these plans and noted UDOT had not approved a left-turn lane as requested, but a future traffic light at the Golden Eagle entrance would include a U-turn option.

The Public Hearing was opened at 7:06 PM; there was no public comment and the Public Hearing closed at 7:07 PM.

Commissioner Catherine Woltering asked about plans for the commercial development. Mr. Brockbank discussed the plans which had been approved by Town Council which would require this development to be completed within five years, or the ownership of the land designated for commercial development would be reverted to the Town.

Motion: Chair Tihansky moved to approve the preliminary subdivision for Elkhorn Springs Phase 1 with the following conditions: 1) the outstanding issues discussed in the Engineering and Town Planner's Staff Reports be satisfactorily resolved; 2) the limits of disturbance be described; 3) parking spots be included at the mailbox area and 4) additional stop signs and speed limits be determined in conjunction with Town Staff. Commissioner Pieper made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Woltering. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commission Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

VII. Meeting Adjournment

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

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

The meeting was adjourned at 7:15 PM.

Maria Devereux
Recorder for Hideout