



HIDEOUT, UTAH PLANNING COMMISSION
RESCHEDULED REGULAR MEETING
AND PUBLIC HEARING
AMENDED AGENDA
June 26, 2025
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Rescheduled Regular Meeting and Public Hearings electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, June 26, 2025.

All public meetings are available via ZOOM conference call and YouTube Live.
Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting and Public Hearings
6:00 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 1. [May 29, 2025 Planning Commission Minutes DRAFT](#)
 2. [June 10, 2025 Planning Commission Work Session Minutes DRAFT](#)
- IV. Agenda Items
 1. Administration of the Oath of Office to the newly appointed Alternate Planning Commissioner
- V. Public Hearings
 1. [Discussion and possible recommendation to the Town Council of an ordinance amending the Hideout Town Standard Specifications and Drawings Manual regarding alternative standards.](#)
 2. 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. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
 3. 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. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
 4. Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
 5. 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). ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
 6. 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. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***

VI. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

File Attachments for Item:

1. May 29, 2025 Planning Commission Minutes DRAFT

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearings
May 19, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Rescheduled Regular Meeting on May 19, 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 6:02 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
Commissioner Donna Turner
Commissioner Chase Winder (alternate)

Excused: Commissioner Peter Ginsberg (alternate)

Staff Present: Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Gordon Miner, Town Engineer
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Jan McCosh, Town Administrator

Public in Person or Attending Remotely: Brad Airmet, Nate Brockbank, Nate Mitchell, Sean Philipoom, Kurt Basford, Jerry Crylen, Eric Davenport, Murray Gardner, Kristen Mulholland, Richard Otto, Diane Schoen, Tim Schoen, Bret Rutter, Ralph Severini, Paul Watson, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. April 17, 2025 Planning Commission Minutes DRAFT

There were no comments on the April 17, 2025 draft minutes.

1
2 *Motion: Commissioner Tihansky moved to approve the April 17, 2025 Planning Commission*
3 *Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Chair*
4 *Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner.*
5 *Voting No: None. Abstaining from Voting: None. Absent from Voting: None. The motion*
6 *carried.*

7 **IV. Public Hearings**

8 Prior to commencing discussion of the hearing items related to the Wildhorse Development,
9 Chair Matyszczyk shared his opinion that Mr. Jerry Caylen's emails sent directly to members of
10 the Hideout Town Council which appeared to be intended to circumvent the Planning
11 Commission process were not appreciated.

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

15 Town Planner Thomas Eddington discussed the two related applications under review which
16 included the Conditional Use Permit (CUP) for a Cluster Development which would be approved
17 solely by the Planning Commission and the Rezone application and Master Development
18 Agreement (MDA) which would be approved by the Planning Commission for recommendation to
19 the Town Council for adoption.

20 Regarding the CUP, Mr. Eddington discussed the required conditions to allow the development to
21 include smaller clustered lots and retain approximately five and one-half acres of open space. He
22 noted the proposed development included seven single-family homes, five villa units and one
23 neighborhood mixed use commercial unit. The resulting lot sizes would be smaller than the existing
24 Mountain Zone requirements of one-acre lots.

25 Mr. Eddington reviewed each of the required conditions and noted all that were met. He noted the
26 roads may be re-designed per discussions underway with the Town Engineer and Wasatch County
27 Fire District. He also noted the plans for sidewalks and trails were still being finalized.

28 Commissioner Rachel Cooper asked whether the villas were being considered for short-term
29 rentals. Chair Matyszczyk stated such rentals had not been proposed to the Planning Commission
30 and Mr. Eddington stated he would confirm that short-term rentals for either single-family homes
31 or the villas were not included in the draft MDA. Mr. Eddington noted such rentals were allowable
32 for the Neighborhood Mixed Use (NMU) Zone, although the proposed building design did not
33 include any residential units.

34 Town Attorney Polly McLean stated she had received a text from Mr. Crylen, a member of the
35 Applicant's team, which stated the Applicant intended to request approval for short-term rentals
36 when meeting with Town Council. Ms. McLean noted this was not the normal approval process or
37 intent of Town Code to circumvent the Planning Commission for this type of approval. She added
38 that the Town Council may choose to send the matter back to the Planning Commission.

39 Commissioner Glynnis Tihansky asked for clarification on the setback requirements which Mr.
40 Eddington explained.

1 Commissioner Cooper asked for more information about the proposed restaurant plans which
2 seemed to have changed since the initial proposal where the Applicant had stated they would
3 operate that restaurant. Mr. Tim Schoen, Applicant, responded that after many iterations of the
4 plan, the team had changed direction to develop the property with a more upscale restaurant than
5 their initial plan. Commissioner Cooper requested more details on the restaurant; Mr. Schoen
6 replied the restaurant partner had not yet been identified, however he expected revenue generation
7 to be high-end. Commissioner Chase Winder asked if a pro-forma financial analysis had been
8 prepared. Mr. Schoen replied that it had been prepared for the Town's financial analyst and
9 estimated sales and property tax revenues for the Town amounted to approximately \$2 million over
10 twenty years.

11 Mr. Eddington reviewed the setbacks and building lots and discussed the map which detailed the
12 proposed rezone areas including the 1.1 acres of NMU. He noted all items under consideration for
13 the proposed zoning designations were approved uses. He also noted a potential traffic light at the
14 SR-248 entrance was under the purview of UDOT.

15 Mr. Nate Mitchell, counsel for the Applicant, was in attendance and offered to answer questions
16 on the applications.

17 Chair Matyszczyk asked about the status of the road plans which had been discussed previously.
18 Mr. Eddington stated this was still under discussion and could result in an alternative road standard
19 being proposed to the Planning Commission and Town Council. Chair Matyszczyk asked if it was
20 possible to vote on these matters with a caveat the roads would need to meet a potential new
21 alternative standard. Ms. McLean responded the problem was the Applicant could not meet the
22 existing road standards. She suggested a review and approval of the applications could be done
23 contemporaneously with consideration of an alternate standard at a future meeting. She suggested
24 reviewing the proposed alternative standard first then consider the MDA in light of that new
25 standard. She noted the Planning Commission could also include more exceptions in the MDA, but
26 this was not her recommendation as she felt a better solution would be to update Town Code to
27 address potential alternative standards that could apply to future Applicants rather than granting
28 exceptions in the MDA.

29 Mr. Mitchell asked to explore the second alternative in more detail and stated that MDAs were
30 designed to be an adaptable tool to allow Planning Commissions and Town Councils to provide
31 flexible outcomes. He suggested an option to consider vesting under the earlier town Code and
32 standards when the development was initially proposed or when the application was initially made.
33 He noted the proposed roads would generally meet the prior (2024) Code and standards with some
34 exceptions to be approved. Ms. McLean stated that legally there was no vesting in this
35 circumstance.

36 Commissioner Donna Turner shared her concerns with setting a precedent for future development.
37 Mr. Mitchell acknowledged that precedent was an issue but suggested that the MDA could address
38 specific matters related to this property which would not apply elsewhere.

39 Commissioner Cooper asked about other exceptions beyond the roads. Mr. Mitchell noted there
40 were other items that had been red lined by the Applicant in the draft MDA which he considered
41 to appropriate including the applicable Code to be that of the time when the rezone application was
42 filed, as well as the need for some updated exhibits. He also noted concerns with some provisions

1 which could lead to uncertainty if future Code was changed, as well as provisions which invested
2 control with the Town Engineer.

3 Ms. McLean stated the MDA draft circulated for this meeting did not include the Applicant's
4 redlines from March because she had rejected them and there had been no further communication
5 on them. She also noted she did not recommend vesting per prior Code because of past problems
6 experienced. Commissioner Tihansky noted the change from a private road to a public road
7 changed the development plan and should preclude this request for vesting to the prior code. Mr.
8 Mitchell acknowledged the red-lined version of the MDA had been included at the Applicant's
9 request.

10 Commissioner Joel Pieper asked if the Applicant had responded to other concerns raised by the
11 Town Engineer including storm water retention and whether lower lots were viable. Town Engineer
12 Gordon Miner discussed the role of the town engineer's review for Concept Plans which are
13 informal and non-binding. He noted the Applicant had consistently requested vesting in the MDA
14 but had not responded to any of Mr. Miners comments. He referred to his staff report which
15 included extensive comments which were made in response to the Applicant's efforts to claim
16 density and vesting which had not yet been approved. He also stated he had not received responses
17 to his comments. Regarding the road widths, he referenced the prior proposals for private streets
18 which the Applicant changed at the last Planning Commission meeting, and which Staff were now
19 attempting to address.

20 Mr. Mitchell noted he expected the Applicant would address the redline comments at the platting
21 stage. He recognized that issues related to road widths would not be addressed at this meeting. Mr.
22 Crylen stated that at the previous meeting it was discussed that the intent was always to design
23 infrastructure to Town standards and to dedicate streets to the Town. He noted there may have been
24 some confusion in the term "private" with regard to the roads.

25 Chair Matyszczyk asked if the Applicant had proposed private roads to the Economic Development
26 Committee; Mr. Crylen responded the Applicant's intent had been for the HOA to manage the snow
27 removal, but the roads would be dedicated to the Town. Mr. Crylen proposed continuing these
28 matters to a special meeting; Mr. Mitchell suggested this meeting should be scheduled when all
29 negotiations could be completed and the meeting could be properly noticed. Mr. Miner stated he
30 had communicated with the Applicant's engineer and recommended they be patient to allow for a
31 process to consider an alternative road standard in order to move forward. Mr. Eddington stated an
32 alternative standard approval would also need to be properly noticed and approved by the Planning
33 Commission and Town Council along with the approvals of these applications. Mr. Mitchell noted
34 the Applicant was facing financing considerations and deadlines, so would like to see the next
35 meeting scheduled as soon as possible.

36 Commissioner Turner shared her concerns with the five villa lots and the storm water management
37 plan and their close location to SR-248. She asked if the Applicant had considered three or two-
38 plex units rather than single lots and moved closer to the Woolf property.

39 Discussion ensued regarding potential dates for the next meeting and plans for Staff and the
40 Applicant to work out remaining issues prior to that meeting.

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4 **2. Discussion and possible recommendation regarding an amendment of the Official Town of**
5 **Hideout Zoning Map to rezone parcel 00-0020-8164 (Wildhorse Development) from**
6 **Mountain (M) Zone to Neighborhood Mixed Use (NMU). This proposed development is**
7 **located on the northern side of SR-248, between the Woolf property and the Klaim**
8 **Subdivision.**
9

10
11 **3. Discussion and possible recommendation to the Hideout Town Council regarding a Master**
12 **Development Agreement (MDA) for the Wildhorse Development.**
13

14 There being no further questions from the Planning Commissioners regarding the Wildhorse
15 Development the Public Hearings on all three items were opened at 7:14 PM. Mr. Brad Airmet,
16 Soaring Hawk resident, asked if the suggestion to move the villas to two- or three-plex units closer
17 to the Woolf property would violate the twenty-foot height restrictions. He also asked about the
18 heights of the retaining walls which seemed to be much higher than permitted by Code, and asked
19 if the roads could be re-designed to avoid such high retaining walls. He also noted the desire for
20 trails to connect with other developments, and suggested a trail connect from Klaim and other
21 subdivisions. He also asked if the Woolf property could connect to Town water and sewer systems.

22 There being no further public comment, the Public Hearings were closed at 7:20 PM.

23 *Motion: Chair Matyszczyk moved to continue the discussion and possible recommendations to*
24 *the Hideout Town Council regarding a Conditional Use Permit, Re-zone Application and*
25 *Master Development Agreement for the Wildhorse Development to the June 19, 2025 Planning*
26 *Commission. Commissioner Turner made the second. Voting Yes: Commissioner Cooper,*
27 *Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner.*
28 *Voting No: None. Absent from Voting: None. The motion carried.*
29

30 **4. Discussion and possible recommendation to Town Council regarding an amendment of the**
31 **Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-**
32 **0020-8184 (the “Elkhorn Springs” Development) from Mountain (M) zone to Neighborhood**
33 **Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP).**
34

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

38 Mr. Eddington updated the Planning Commissioners on this project. He discussed the re-zone
39 application which requested several new zoning designations and reminded the Planning
40 Commissioners that any re-zone approval would need to meet the goals of the Town’s General
41 Plan. He noted the location of the primary road which was also the secondary access road for
42 Golden Eagle.

1 Mr. Eddington reviewed a map which detailed proposed cut and fill locations which exceeded the
2 Town's five feet maximum limit and 10% maximum slopes for streets. He also discussed an exhibit
3 which showed proposed building areas which exceeded the Town's 30% maximum slopes. He
4 reviewed the property to be dedicated to the Town, proposed trails, wildlife corridors, housing
5 types, storm water basins and public space amenities.

6 Mr. Eddington discussed requested variances and waiver requests included in the draft MDA
7 regarding sensitive lands and greater than 30% slopes for structures, roads, retaining walls and
8 setbacks. He also noted the Applicant had requested approval for short-term rentals for all units
9 which was not currently allowed under Town Code. He also noted the potential negative impacts
10 from the cut and fill areas on drainage and the wildlife corridors.

11 Ms. McLean asked if the 30% open space requirements were met, and if the donated land to the
12 Town would impact that computation. Commissioner Tihansky asked if the gravel road to Golden
13 Eagle would remain as currently constructed. Mr. Paul Watson, engineer for the Applicant,
14 explained the road may be reconfigured in areas which currently exceeded the maximum 10%
15 grade.

16 Discussion ensued regarding the potential to relocate some of the housing units and dog park from
17 the area closest to the open space and wildlife corridor to the other side of the development in order
18 to protect those sensitive lands.

19 Mr. Eddington discussed the Town Code regarding required public amenities and open spaces. He
20 also discussed the pros and cons for the Town regarding the donation of the open space which
21 would remove those acres from the tax rolls, as well as the responsibility for maintaining and
22 operating the community center.

23 Mr. Eddington reviewed a report comparing the economic impact of revenues and expenses to the
24 Town under a scenario where the property was re-zoned as requested versus if developed under the
25 current Mountain zoning. The results of this analysis indicated higher net revenues of
26 approximately \$119,000 per year at full build out with commercial development or \$38,000 per
27 year without the commercial development. He noted the analysis did not factor in any Town staff
28 to operate the community center.

29 Mr. Eddington discussed the proposed contributions to the Town from the Applicant, including
30 contributions of land for amenities, open space and commercial development; construction of a
31 2,000 – 3,000 square foot community center; a new town sign at the eastern town line; and payment
32 of the engineering survey for the Spine Trail project. Mr. Nate Brockbank, Applicant, added he
33 would also donate \$200,000 towards the construction of the Spine Trail. Mr. Brockbank also
34 clarified the current density was requested for 212 units.

35 Mr. Brockbank proposed the Applicant would donate to the Town 0.033% of the sales price for
36 each home sold which the Town could use to maintain various amenities. This could result in a
37 \$1.3 million contribution to the Town based on current market values. He also agreed to maintain
38 the community center for the first year. He stated he was confident the six-acre minimum open
39 space requirements would be met.

Commissioner Cooper asked if the proposed home designs would be different than the Applicant's other developments in Hideout. Mr. Brockbank replied the proposals were concepts only and he would work with the Town's design review committee on final designs. Commissioner Winder agreed that something different would justify a premium sales price for this location.

Commissioner Turner asked if Mr. Brockbank had concerns with the viability of the commercial development. Mr. Brockbank replied that he thought a single commercial building could be successful, but he did not think an extensive commercial area would be viable here. He added once Golden Eagle and Tuhaye were fully built out there could be more commercial demand. Mr. Eddington suggested this commercial location would not command Park City level rents and may require subsidies to attract tenants. Mr. Brockbank also suggested the commercial development be built as market conditions warranted, and along with the completion of some of the residential development.

Mr. Brockbank stated all the roads were expected to be private except for the main road through the development into Golden Eagle which would be public.

Ms. McLean suggested the Planning Commissioners consider the economic impact per the study comparing the net revenues for the proposed re-zone versus the current Mountain zoning. She also noted certain proposed amenities and open space were required by Code, and to distinguish between required and extra amenities to justify the increased density.

Mr. Brockbank stated he had acquired 35 acre-feet of water for the project, at a cost of \$65,000 per share, and noted water was considerably more expensive now. He noted that JSSD was no longer accepting outside water into its lines, so only water shares within the JSSD system were currently available for purchase.

Chair Matyszczyk suggested continuing these hearing items to allow the Applicant and Staff to finalize the re-zone application and MDA, including proposals for contributions from the Applicant.

There being no further questions from the Planning Commissioners, the public hearings related to Elkhorn Springs were opened at 9:02 PM. There was no public comment, and the public hearings were closed at 9:03 PM.

Motion: Chair Matyszczyk moved to continue the discussion and possible recommendations to the Hideout Town Council regarding a Re-zone Application and Master Development Agreement for the Elkhorn Springs Development to the June 19, 2025 Planning Commission. 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.

V. Meeting Adjournment

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

Motion: Commissioner Pieper moved to adjourn the meeting. Commissioner Turner 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 9:04 PM.

Kathleen Hopkins
Deputy Recorder for Hideout

DRAFT

File Attachments for Item:

2. June 10, 2025 Planning Commission Work Session Minutes DRAFT

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.

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

1 such as a limited street length, limited number of residences on the street, and/or if the street
2 included a dead-end could eliminate street parking and/or sidewalk requirements in some scenarios.

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

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

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

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

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

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

32 33 **IV. Meeting Adjournment**

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

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

39 The meeting adjourned at 6:04 PM.

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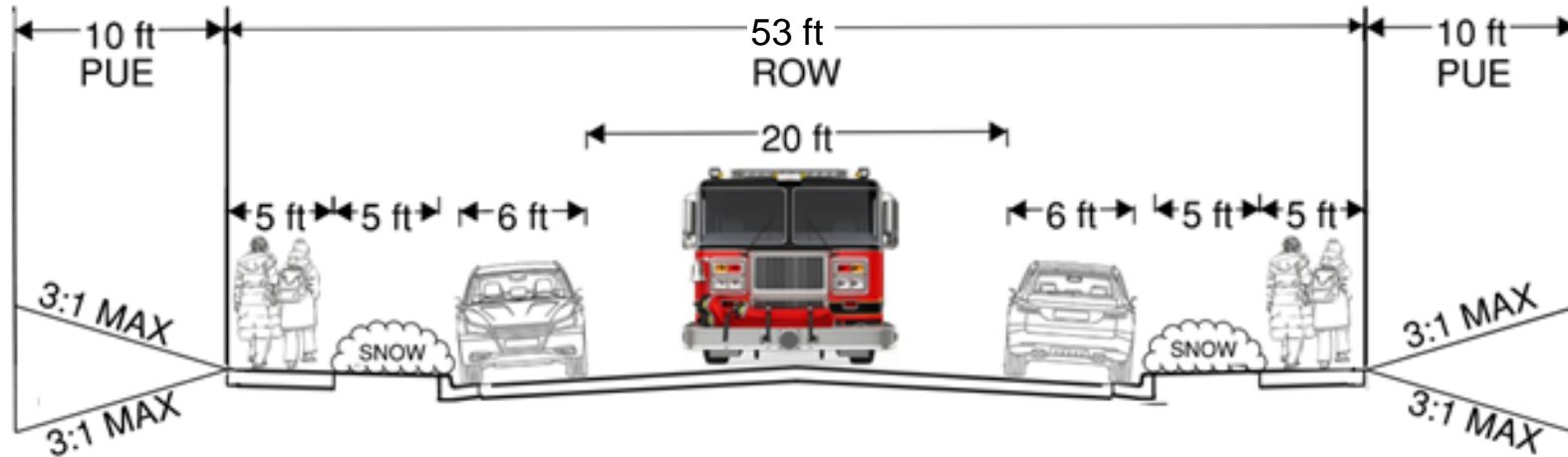
Kathleen Hopkins
Deputy Recorder for Hideout

DRAFT

File Attachments for Item:

1. Discussion and possible recommendation to the Town Council of an ordinance amending the Hideout Town Standard Specifications and Drawings Manual regarding alternative standards.

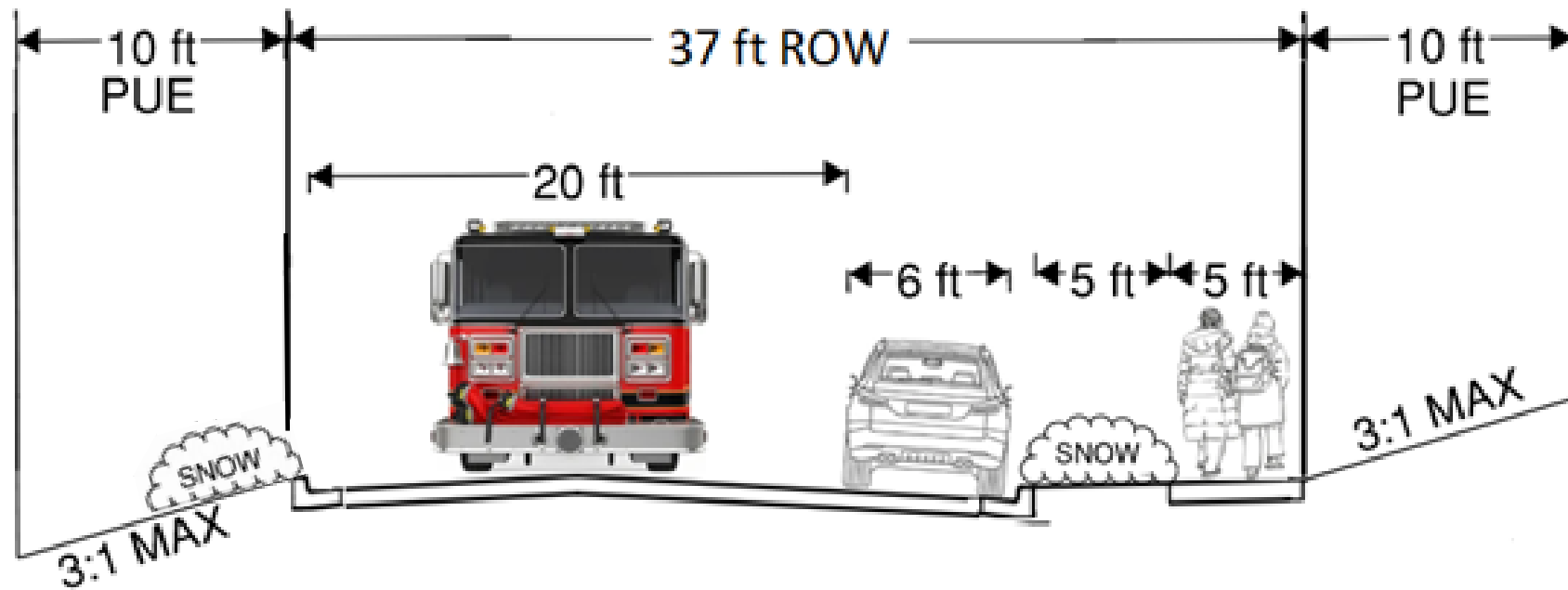
CURRENT LOCAL STREET STANDARD



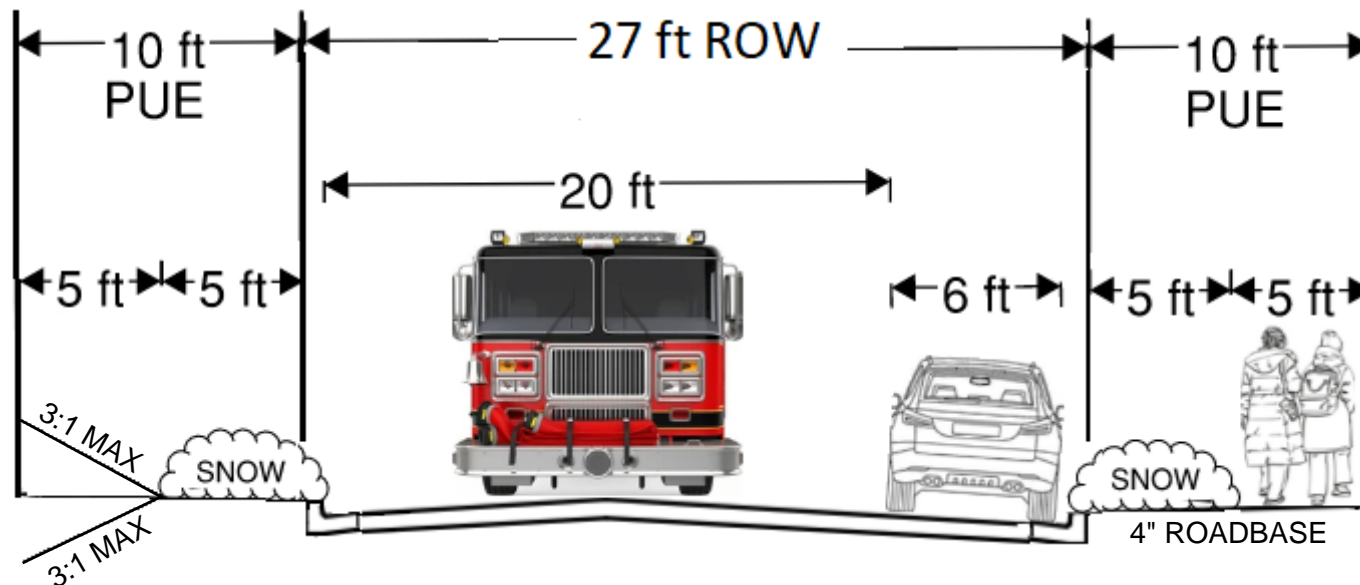
PROPOSED LOCAL STREET VARIANCE CRITERIA

1. PARKING CAN BE ELIMINATED IF IT DOES NOT FRONT A RESIDENCE. IF RESIDENCES ARE NOT ON THE OPPOSITE SIDE OF THE STREET AND THE DEVELOPER CONTROLS BOTH SIDES OF THE STREET, PARKING FOR THE RESIDENCES ON THE ONE SIDE CAN BE ON THE OPPOSITE SIDE.
2. SIDEWALK CAN BE ELIMINATED AND SNOW CAN BE PLACED IN THE PUES IF:
 - a. THERE IS NO POTENTIAL DESTINATION FOR PEDESTRIANS, OR
 - b. THE STREET IS A DEAD END WITH LESS THAN 13 RESIDENCES AND THERE IS NO POTENTIAL DESTINATION FOR PEDESTRIANS.AND
 - c. THE PUES ARE DESIGNATED ON THE PLAT AS SNOW-STORAGE EASEMENTS.
 - d. THE SLOPE OF THE PUE ON ONE SIDE OF THE STREET, AS DETERMINED BY THE CITY ENGINEER, DOES NOT EXCEED 2 PERCENT, AND THAT SIDE OF THE STREET IS DESIGNATED AS A PUBLIC ACCESS EASEMENT, AND THAT PUE IS FINISHED WITH 4 INCHES OF ROADBASE.
 - e. THE SLOPE OF THE PUE ON THE OPPOSITE SIDE OF THE STREET DOES NOT EXCEED 2 PERCENT FOR THE FIRST 5 FEET.

NO-SIDEWALK-OR-PARKING-ON-ONE-SIDE ALTERNATIVE



NO-SIDEWALK ALTERNATIVE



3.1 DESIGN REQUIREMENTS

A. PIPELINES

1. Pipelines shall be as shown in the Capital Facilities Plan, or at least 8 inches in diameter unless the Town Engineer allows a smaller diameter down to 4 inches to improve water quality in dead-end lines. Pipelines that supply fire hydrants shall be at least 8 inches in diameter.
2. Pipelines in private streets shall be on the same sides as in public streets.
3. The minimum fire flow shall be pursuant to State Standards, or more if determined by the Fire Marshall.
4. The minimum operating pressure in all parts of the system shall be 40 pounds per square inch during peak day demand.
5. The minimum operating pressure in all parts of the system shall be 30 pounds per square inch during peak instantaneous demand.
6. The maximum operating pressure in all parts of the system shall be 120 pounds per square inch.
7. Systems shall be designed so that pressures conform to the pressure zones shown in the Town's Capital Facilities Plan.
8. The maximum flow velocity shall be 6 feet per second.
9. The impact of any proposed system on the existing system will be reviewed by the Town Engineer. The developer may be required to add infrastructure to mitigate impacts to the existing system and provide adequate water supply to their development.
10. If required by the Town Engineer, the Engineer-of-Record shall provide a computer network model, for the Town Engineer's review, of the proposed system showing compliance with this Standard. The Town will provide boundary conditions, based on the system, for the model.
11. Individual booster pumps are not allowed.
12. Permanent dead-ends shall not be longer than 600 feet unless the Town Engineer determines with an accurate water model that water quality will remain in a longer line.
13. The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.
14. Pipelines shall extend to property lines to accommodate future development.
15. Public pipelines through private property shall be in dedicated home-owner-association or business-owner-association open space centered in a 20-foot-wide easement in favor of the Town.

B. VALVES

1. Valves smaller than 10 inches shall be gate valves. Valves 10 inches and larger shall be butterfly valves.
2. Valves shall be placed at intervals not exceeding 800 feet.
3. At junctions, valves shall be placed on all legs, minus one, as directed by the Town Engineer.
4. Valves shall be placed within 5 feet to 10 feet of the ends of casings.
5. Valves shall be placed at connections to the existing system.
6. Blow-offs shall be placed at the ends of and low points in pipelines. Fire hydrants may be used as blow-offs.
7. Air vacuum valve stations shall be placed at high points of the system and other locations as required for proper system operation.

C. FIRE HYDRANTS

1. Fire hydrants shall be placed at the ends of cul-de-sacs, the ends of dead-end streets, and every 1000 feet of off-site pipelines.
2. Fire hydrants shall be placed as directed by the Fire Marshall.
3. The minimum fire flow shall be pursuant to State Standards, or more if required by the Fire Marshall.

D. NO DUPLICATE SERVICES

E.D. JSSD

Each lot or parcel shall be served by only one service connection. In the event that two service connections exist, such as with a consolidation of two lots into one, the applicant shall remove one service connection by removing the corp stop at the water main and plugging the tapping saddle.

4.0 SANITARY SEWER SYSTEM

A. NO DUPLICATE SERVICES

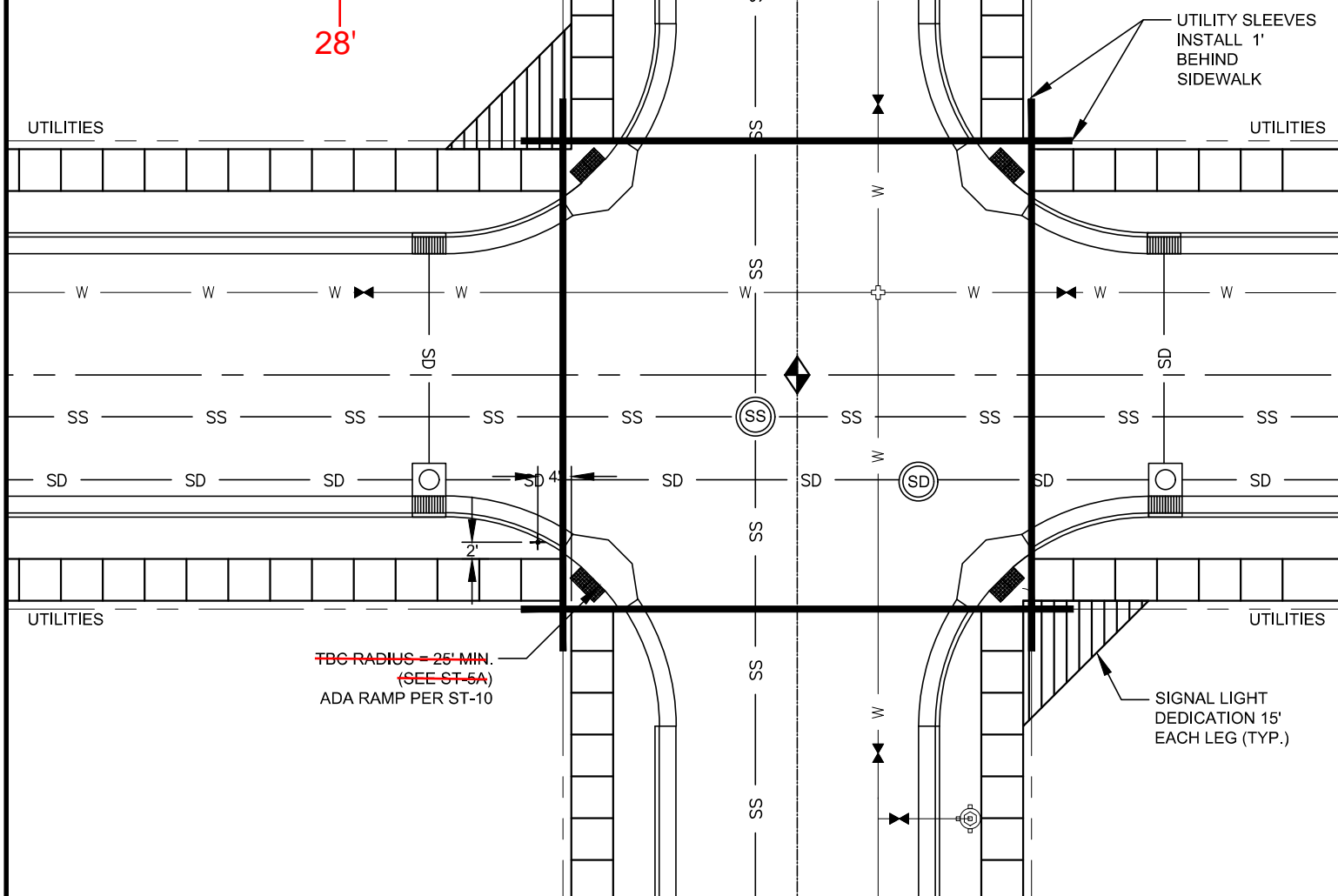
B. JSSD

Each lot or parcel shall be served by only one service connection. In the event that two service connections exist, such as with a consolidation of two lots into one, the applicant shall remove one service connection by capping it at the edge of the right-of-way and surrounding it with concrete.

INTERSECTION TBC RADII CHART

CROSS STREET	MAIN STREET				
	MAJOR ARTERIAL	MINOR ARTERIAL	MAJOR COLLECTOR	MINOR COLLECTOR	LOCAL
MAJOR COLLECTOR	35'	30'	30'	30'	25'
MINOR COLLECTOR	30'	30'	30'	25'	25'
LOCAL	25'	25'	25'	25'	25'

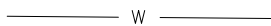
28'



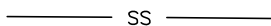
LEGEND



SURVEY MONUMENT PER
WASATCH CO. REQUIREMENTS



DRINKING WATER LINE TO BE
INSTALLED ON NORTH AND EAST
SIDES OF STREET



SANITARY SEWER



SEWER MANHOLE



STORM DRAIN MANHOLE PER
APWA #331B. 341



COMBO BOX PER APWA #316



CURB INLET PER PWA #315



STREET/STOP SIGN LOCATION TYPICAL
PLACEMENT (ST-1, ST-2, ST-3)



FIRE HYDRANT



DRINKING WATER VALVE. ALL VALVES
TO BE PLACED ON CURB AND GUTTER
PC (POINT OF CURVATURE)



**HIDEOUT TOWN
ENGINEERING DEPT.**
10860 N HIDEOUT TRAIL
HIDEOUT, UTAH 84036
(435) 659-4739

UTILITY LOCATIONS AND INTERSECTION CURB RADII

SEPTEMBER 2024

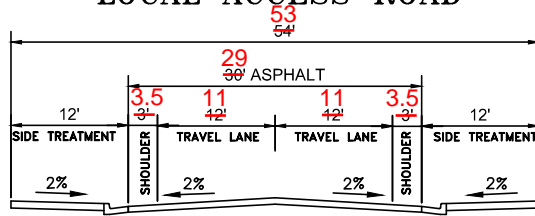
REV|S|ONS

#	BY	DATE
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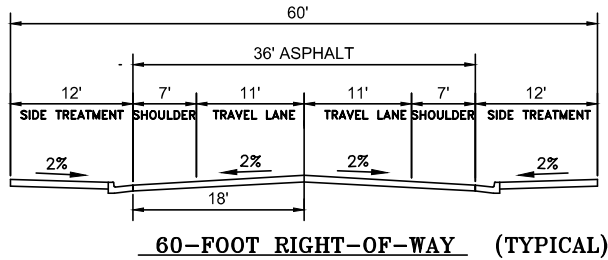
PLAN

ST-5

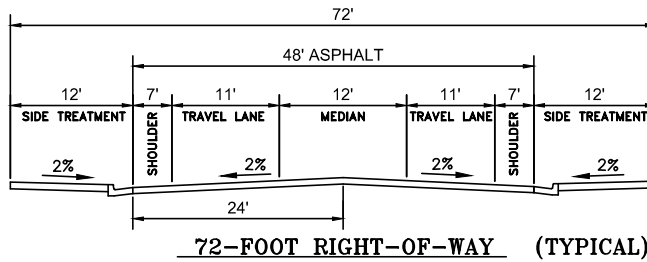
LOCAL ACCESS ROAD



MINOR COLLECTOR



MAJOR COLLECTOR



HIDEOUT TOWN
ENGINEERING DEPT.
10860 N HIDEOUT TRAIL
HIDEOUT, UTAH 84036
(435) 659-4739

FUNCTIONAL
CLASSIFICATION
DIMENSIONS

SEPTEMBER 2024

REVISIONS

#	BY	DATE

PLAN

ST-4

TABLE 5 – GEOMETRIC DESIGN OF STREETS

DESIGN ELEMENT	LOCAL (Class II)	MINOR COLLECTOR (Class III)	MAJOR COLLECTOR (Class IV)
Average Daily Traffic Maximum	3,000	6,000	15,000
Design Speed (mph)	25	30	
Posted Speed (mph)	20	30	
Typical Section Elements			
Right-of-Way Width	54'	64'	73'
Pavement Width (excluding C&G)	30'	40'	54'
Number of Lanes	2	2	3
Side Cut/Fill Slopes (outside ROW)	3:1 up to 5 feet high and 2:1 above 5 feet high		
20 Year ESAL Requirement	60,000	150,000	250,000
Vertical Design Elements			
Vehicle Design	Passenger, School Buses, Delivery trucks, Dump Trucks		
Minimum Centerline Grade	0.5%		
Maximum Centerline Grade	10%*	8%	
Maximum Centerline Grade Across Designated Crosswalks	5%	4%	
Maximum Grade in Cul-de-Sacs	5%	Cul-de-Sacs Not Allowed	
Maximum Centerline Grade Break w/o Vertical Curve	1%	0.5%	
Maximum TBC Grade Break w/o a Vertical Curve**	2%	2%	
Minimum Crest Vertical Curve "K" Value	12	19	
Minimum Sag Vertical Curve "K" Value	26	37	
Minimum Length of Vertical Curve	75'	90	
Horizontal Design Elements			
Minimum Mid-Block Centerline Curve Radius	198'	333'	
Superelevation	Not Allowed		
Intersections			
Intersection Sight Distance	AASHTO "A Policy on Geometric Design", Latest Edition		
Corner Curb Radius	See Standard Drawing ST-5.		
Minimum Angle of Intersection	60°	80°	
Maximum Centerline Offset	5'	2'	
Maximum Centerline Grade***	5%	4%	
Vertical Tie-In	Lower streets shall match the centerline crowns in an intersection. Higher streets shall tie in 10' off the centerline of local streets and at the edge of the outside travel lane of other streets.		

* 12% for lengths not exceeding 500 feet.

** Maximum grade break of 2% along TBC with Minimum length of 25 feet between breaks.

*** Grade must extend to the PC/PT of the intersecting street.

, as approved by WFD.

**TOWN OF HIDEOUT
ORDINANCE 2025-O-XX**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE HIDEOUT TOWN
STANDARD SPECIFICATIONS AND DRAWINGS MANUAL REGARDING
ALTERNATIVE STANDARDS**

WHEREAS, the Town of Hideout maintains standards related to private and public construction within the Town; and

WHEREAS, the Hideout Engineering Department has prepared amendments to the Standard Specifications and Drawings Manual, related to alternative standards; and

WHEREAS, pursuant to Utah Code 10-9a-103 and 10-9a-502, the Town has the authority to implement specifications or rules that govern the use of land; and

WHEREAS, Hideout Town Code §10.10.02 authorizes the Town Council to adopt engineering standards; and

WHEREAS, Utah State Code has been amended to require engineering standards to be considered land use regulations and be adopted by ordinance;

WHEREAS, the Hideout Town Planning Commission held a public hearing on June 26, 2025 and forwarded a recommendation to the Town Council to adopt the proposed amendments; and

WHEREAS, the Hideout Town Council conducted a duly noticed public hearing on _____, 2025, to consider these amendments; and

WHEREAS, the Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of the Town of Hideout;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Amendment. The Standard Specifications and Drawings Manual is hereby amended as shown in Exhibit A attached to this Ordinance.

Effective Date. This Ordinance shall take effect upon publication.

Adopted and approved this ____ day of _____, 2025.

TOWN OF HIDEOUT:

Ralph Severini, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

From: [Joel Pieper](#)
To: [Alicia Fairbourne](#); [Kathleen Hopkins](#)
Subject: Fwd: Caution: ExternalOpposition to Narrowing Road Width Standards
Date: Thursday, June 26, 2025 5:58:41 PM

Begin forwarded message:

From: John Leone <[REDACTED]>
Subject: Caution: ExternalOpposition to Narrowing Road Width Standards
Date: June 20, 2025 at 10:50:26 AM MDT

To: [REDACTED] <[REDACTED]>
[REDACTED] <[REDACTED]>
Donna Turner <[REDACTED]>
Glynnis Tihansky <[REDACTED]>
[REDACTED] <[REDACTED]>
[REDACTED] <[REDACTED]>
[REDACTED] <[REDACTED]>

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Commission,

As a full time resident and homeowner of Hideout, UT, I am writing in strong opposition to the proposed amendments allowing narrower road widths in the Town of Hideout. As residents and stakeholders in the safety and long-term livability of this community, we must weigh short-term development flexibility against lasting public safety consequences.

The current code requiring a **32-foot right-of-way with 30 feet of asphalt and 1-foot curbs on each side** is based on the **Utah State Fire Marshal's standards**... not arbitrary figures. These dimensions ensure critical access for emergency vehicles, including ladder trucks, during structure fires or medical emergencies. Reducing this standard, even with parking restrictions, places an unacceptable burden on enforcement and increases response risks. Once the road is built too narrow, the compromise is permanent; inconsistent enforcement will not correct insufficient infrastructure.

We already have firsthand evidence of the consequences:

- **Shoreline Drive**, at only 27 feet wide, has seen multiple near head-on collisions.
- **North Shoreline Ct**, even narrower at 23 feet, has been the site of actual accidents.
- On-street parking, especially from construction activity, routinely obstructs traffic flow and emergency access.

These are not hypothetical concerns, they are happening now!

While I recognize the challenges posed by the town's topography, safety must remain the non-negotiable baseline. Designing roads to minimum code is not an act of rigidity; it is adherence to best practices established through decades of public safety data and engineering standards. To erode this standard in the interest of fitting more homes or simplifying grading is to shift long-term risk onto residents and first responders.

Reducing the road width below the required 30–32 feet poses real hazards and runs counter to established state and local fire safety codes. The Town cannot lawfully grant a blanket waiver without risking both public safety and legal exposure. Any deviation must be individually reviewed and approved by the Fire Marshal, and only if sacrifices to code requirements do not endanger lives or public welfare.

Sincerely,

John Leone
11293 N. Shoreline Drive
Hideout, UT 84036
Cell [REDACTED]



Please consider the environment before printing this email

From: [Joel Pieper](#)
To: [Alicia Fairbourne](#); [Kathleen Hopkins](#)
Subject: Fwd: Caution: ExternalProposed Local Street Variances
Date: Thursday, June 26, 2025 5:58:19 PM

Begin forwarded message:

From: Glen Frick <[REDACTED]>
Subject: Caution: ExternalProposed Local Street Variances
Date: June 26, 2025 at 11:11:10 AM MDT
To: [REDACTED]

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Planning Commission,

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Sincerely,
Glen & Donna Frick
11365 N Shoreline Ct
Hideout, UT 84036