

**Minutes**  
**Town of Hideout Planning Commission**  
**Regular Meeting and Public Hearings**  
**June 26, 2025**  
**6:00 PM**

The Planning Commission of Hideout, Wasatch County, Utah met in a Rescheduled Regular Meeting on June 26, 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 Joel Pieper  
Commissioner Glynnis Tihansky  
Commissioner Donna Turner  
Commissioner Brad Airmet (alternate)

**Attending Remotely:** Commissioner Rachel Cooper

**Excused:** 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:** Brad Anderson, Jerry Crylen, Carol Haselton, Richard Otto, Tim Schoen, Van Sickle and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

**1. May 29, 2025 Planning Commission Minutes DRAFT**

Commissioner Donna Turner made a comment which was incorporated into the May 29, 2025 draft minutes.

*Motion: Commissioner Pieper moved to approve the May 29, 2025 Planning Commission Minutes with the corrections discussed. Commissioner Turner 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.*

## **2. June 10, 2025 Planning Commission Minutes DRAFT**

There were no comments on the June 10, 2025 Planning Commission minutes.

*Motion: Chair Matyszczyk moved to approve the June 10, 2025 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk and Commissioner Pieper. Voting No: None. Abstaining from Voting: Commissioner Tihansky and Commissioner Turner. Absent from Voting: None. The motion carried.*

## **IV. Agenda Items**

### **1. Administration of the Oath of Office to the newly appointed Alternate Planning Commissioner**

Chair Matyszczyk announced Brad Airmet had been appointed an alternate voting member of the Planning Commission by the Town Council. Recorder for Hideout Alicia Fairbourne read the Oath of Office and officiated Commissioner Airmet as an alternate Planning Commissioner.

*Clerk's note: The agenda was re-ordered from the original publication.*

## **V. Public Hearings**

Chair Matyszczyk stated the matters related to the Wildhorse and Elkhorn Springs developments would not be discussed at this meeting and requested they be continued to the July 17, 2025 Planning Commission meeting. As these matters had been noticed for public hearing, each item was opened for public comment.

### **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.**

Chair Matyszczyk opened the floor for public comment at 6:09 PM. There was no public comment, and the public hearing was closed at 6:09 PM.

*Motion: Commissioner Tihansky moved to continue the consideration and possible approval of Conditional Use Permit for the Wildhorse Development to the July 17, 2025 Planning Commission meeting. Commissioner Pieper made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.*

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.**

Chair Matyszczyk opened the floor for public comment at 6:11 PM. There was no public comment, and the public hearing was closed at 6:11 PM.

*Motion: Commissioner Tihansky moved to continue the discussion and possible 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) to the July 17, 2025 Planning Commission meeting. Commissioner Airmet made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.*

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

Chair Matyszczyk opened the floor for public comment at 6:12 PM. There was no public comment, and the public hearing was closed at 6:12 PM.

*Motion: Commissioner Turner moved to continue the discussion and possible recommendation to the Hideout Town Council regarding a Master Development Agreement for the Wildhorse Development to the July 17, 2025 Planning Commission meeting. Commissioner Airmet made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.*

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).**

Chair Matyszczyk opened the floor for public comment at 6:14 PM. There was no public comment, and the public hearing was closed at 6:14 PM.

*Motion: Commissioner Tihansky moved to continue the discussion and possible recommendation to the Hideout Town Council regarding an amendment of the Official Hideout Zoning Map to rezone parcels 00-000-8181, 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) to the July 17, 2025 Planning Commission meeting. Commissioner Turner made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.*

5. Discussion and possible recommendation to the 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.

Chair Matyszczyk opened the floor for public comment at 6:15 PM. There was no public comment, and the public hearing was closed at 6:16 PM.

*Motion: Commissioner Turner moved to continue the discussion and possible recommendations to the Hideout Town Council regarding a Master Development Agreement for the Elkhorn Springs Development to the July 17, 2025 Planning Commission. Commissioner Tihansky made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.*

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

Town Engineer Gordon Miner led a discussion of the proposed amendment to the Hideout Town Standard Specifications and Drawings Manual regarding alternative road standards. Commissioner Glynnis Tihansky asked why this was being proposed rather than including specific alternatives or variances in a Master Development Agreement. Mr. Miner explained the proposed alternative standards were not specific to a particular development but rather were conditions which the Town’s General Plan Steering Committee suggested for future use where certain criteria were met. He noted if these standards were adopted by the Town Council, they would apply to any future applicants which met the criteria.

Town Attorney Polly McLean clarified the use of the terms variances, variations or alternatives as discussed in the proposed standards. Commissioner Tihansky asked how many streets to which these standards might be applicable. Mr. Miner responded they could apply to any future development which met the conditions which included a dead-end street and a limited number of residences on the street.

Mr. Miner discussed the existing road standards as well as the proposed alternative standards which were based on a set of objective criteria. He reviewed the specific proposals for street parking and sidewalks, and noted the proposed alternative standards met fire code. Commissioner Joel Pieper suggested adding a clarification on destinations to include commercial facilities or trails.

Discussion ensued regarding the specific terms for the Proposed Local Street Variance Criteria which would be referenced in the ordinance. Commissioner Airmet asked for clarification on whether street parking could be eliminated where no homes were planned. Mr. Miner discussed the minimum road widths and fire hydrant requirements for roads without homes, noted a footnote to be added to Table 5 which would include “as approved by Wasatch County Fire District” and discussed in detail each item included in the meeting materials.

Commissioner Rachel Cooper asked about the rationale for creating exceptions and re-stated her objections to altering the standards. Mr. Miner discussed his efforts to include objectivity and need in the proposed standards. Commissioner Cooper noted her concerns with changing standards that are not enforced, as well as concerns regarding safety. Discussion ensued regarding the limit of thirteen homes, as well as requirements for guest parking spots. Town Planner Thomas Eddington noted additional guest parking spaces were generally required in larger subdivisions.

Chair Matyszczyk noted two emails he had received from the public with comments on this matter which would be included in the final meeting materials. There being no further questions from the Planning Commissioners, the public hearing was opened at 7:04 PM. There were no public comments, and the public hearing was closed at 7:05 PM.

***Motion: Commissioner Tihansky moved to recommend to Town Council an ordinance amending the Hideout Town Standard Specifications and Drawings Manual regarding alternative standards to include clarification on the conditional language for the Proposed Local Street Variance Criteria including inclusion of commercial facilities and trails in item 2A of that section; note to Table 5 to reference approval from Wasatch County Fire District and to correct the Local Access Road exhibit to read 53-foot right of way rather than 54-foot. Commissioner Pieper made the second. Voting Yes: Commissioner Airmet, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: Commissioner Cooper. Absent from Voting: None. The motion carried.***

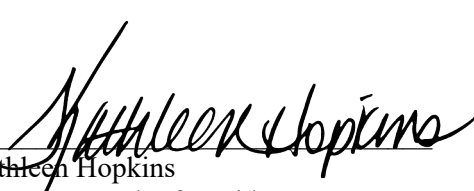
## **VI. Meeting Adjournment**

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

***Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Turner made the second. Voting Yes: Commissioner Airmet, 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 7:10 PM.



  
Kathleen Hopkins  
Deputy Recorder for Hideout