

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearings (Rescheduled)
August 28, 2025
4:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a rescheduled Regular Meeting on August 28, 2025 at 4:00 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

Interim Chair Jonathan Gunn called the meeting to order at 4:07 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Interim Chair Jonathan Gunn
Commissioner Rachel Cooper
Commissioner Glynnis Tihansky

Attending Remotely: Commissioner Joel Pieper
Commissioner Chase Winder (alternate)

Excused: Commissioner Donna Turner
Commissioner Brad Airmet (alternate)

Staff Present: Thomas Eddington, Town Planner
Gordon Miner, Town Engineer
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney (joined at 4:21 PM)
Alicia Fairbourne, Recorder for Hideout

Public in Person or Attending Remotely: Brian Cooper, Jerry Crylen, Grace Doerfler, Nate Mitchell, Diane Schoen, Tim Schoen, John Gray, Tom Longhi, Kristian Muholland, Richard Otto, Michael Sapers, Tracy Seymour, Glenn Seymour and others who may not have signed in using proper names in Zoom.

III. Agenda Items

Interim Chair Jonathan Gunn announced that Tony Matyszczyk had resigned from the Planning Commission, and the Town Council had appointed Council Member Gunn to serve as Alternate Planning Commissioner and Interim Chair.

1. Administration of Oath of Office to newly appointed Alternate Planning Commissioner Jonathan Gunn.

Deputy Recorder for Hideout Kathleen Hopkins read the Oath of Office and officiated Commissioner Gunn as an Alternate Planning Commissioner.

2. Discussion and possible submittal to the Hideout Town Council of proposed Town of Hideout Planning Commission Rules and Regulations.

A short discussion ensued regarding the draft Rules and Regulations document which had been distributed prior to the meeting, and it was agreed to defer further discussion to the next meeting when all the Planning Commissioners would have an opportunity to provide input.

Motion: Commissioner Tihansky moved to defer consideration of proposed Town of Hideout Planning Commission Rules and Regulations to the September meeting. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Winder. Voting No: None. Abstaining from Voting: Interim Chair Gunn. Absent from Voting: Commissioner Turner. The motion carried.

IV. Public Hearings

1. Discussion and possible approval of an amendment to lots R-1, R-2, R-4, R-5 and R-6 of Hideout Canyon Phase 8 Reflection Ridge (parcel numbers 00-0020-8715, 00-0020-8716, 00-0020-8718, 00-0020-8719, and 00-0020-8720) to relocate the twenty foot (20') wide limited common areas for the driveways.

Town Planner Thomas Eddington provided an overview of this matter reminding the Planning Commissioners they had approved a similar plat amendment in 2024 for one of the lots on this street and noted the lots had originally been platted with center driveways through common space rather than on either the right or left side of the lot depending on how the homes were designed. This plat amendment was filed on behalf of all the lot owners with the exception of lot R-3 which was previously approved, and Mr. Michael Sapers, property owner representing the other owners, was in attendance.

Mr. Eddington and Mr. Sapers answered several questions from the Planning Commissioners on the background surrounding this request as well as on the dimensions of one of the driveways. Mr. Eddington suggested the amended plat also show lot R-3 (previously amended 2024) and the easement for Lot 6. Commissioner Chase Winder (property owner of previously amended lot R-3) stated he was supportive of the amendment and asked if he should recuse himself since he was a neighbor. Town Attorney Polly McLean stated it was not necessary for Commissioner Winder to recuse himself from voting on this matter and reminded the Planning Commissioners that if approved, the plat would be signed by the Planning Commission Chair and would not need to go before Town Council.

The public hearing was opened at 4:24 PM. There were no public comments, and the public hearing was closed at 4:25 PM.

Mr. Sapers asked a question about the poor conditions of the street, curbs and gutters. Ms. McLean responded the Town was not in a position to address this as Reflection Ridge was a private street not maintained by the Town.

Motion: Commissioner Pieper moved to approve of an amendment to lots R-1, R-2, R-4, R-5 and R-6 of Hideout Canyon Phase 8 Reflection Ridge (parcel numbers 00-0020-8715, 00-0020-8716, 00-0020-8718, 00-0020-8719, and 00-0020-8720) to relocate the twenty foot (20') wide limited common areas for the driveways, with the conditions discussed in the Staff Report. Commissioner Winder made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Winder. Voting No: None. Abstaining from Voting: Interim Chair Gunn. Absent from Voting: Commissioner Turner. The motion carried.

Interim Chair Gunn announced all three items related to the Wildhorse Development would be discussed together and voted on individually.

- 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 (M) Zoning District.**
- 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.**
- 4. Discussion and possible recommendation to the Hideout Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development.**

Mr. Eddington provided a short overview of these items related to the Wildhorse Development with which the Planning Commission was already quite familiar. He noted members of the Applicant's team were present and could answer any questions.

Interim Chair Gunn opened the floor for public comment on the three Wildhorse Development items at 4:33 PM. Mr. Brian Cooper, a Shoreline resident, asked what had changed in the proposal since the last Planning Commission meeting and shared his concerns with the narrow streets, smaller setbacks and the potential inclusion of private streets. Mr. Eddington responded the streets would meet the alternate road standards recently approved by the Planning Commission and Town Council. Town Engineer Gordon Miner added there would be space for pedestrian traffic on one side of the street under the alternate road standards.

The public hearing was closed at 4:37 PM.

Commissioner Glynnis Tihansky asked about pipe dimensions, risk of water runoff to the neighboring Klaim subdivision and SR-248 and setbacks along one of the streets. Mr. Miner and Mr. Eddington addressed these questions. Commissioner Joel Pieper asked about storm water retention on Lot 8. Mr. Miner explained the detailed engineering review would come at the next stage of the process and could result in some changes to the concept plan based on any constraints

determined at that time. Commissioner Pieper asked about the location of the overhead power line going through Lot 12 and requested the Master Development Agreement (MDA) specifically address the Applicant would be responsible for the costs of relocating the power line.

Commissioner Rachel Cooper asked if a traffic study had been conducted. Mr. Miner responded this would also come at a later stage and the Applicant would be responsible for mitigating any issues noted in the study.

Ms. McLean referred to the draft Ordinance for the rezone which had been distributed.

Mr. Nate Mitchell, attorney for the Applicant, noted the MDA was substantially complete and requested a favorable vote from the Planning Commission. Commissioner Tihansky asked if a marketing study had been conducted regarding the commercial development. Mr. Jerry Crylen, a member of the Applicant's team, stated Berkshire Hathaway Real Estate had been engaged to help identify commercial tenants.

Commissioner Pieper shared his concerns with the viability of Lot 8; Mr. Mitchell responded this would be evaluated with the Final Approval process which would include a full engineering review, and the Applicant would comply with Town standards. Mr. Crylen added that Lot 12 could be subdivided into two lots if Lot 8 was not a viable building lot. Commissioner Tihansky confirmed the approval would be a maximum of five lots in that area of the development. Mr. Crylen stated the Applicant was already in discussions with Rocky Mountain Power regarding the utility line previously mentioned.

Commissioner Cooper asked about inclusion of nightly rentals in the MDA. Mr. Mitchell stated the approval for nightly rentals was being requested only for the villa units which would drive more revenues to the Town. He asked that the process continue moving forward and if appropriate, defer the consideration of nightly rentals to the Town Council.

Commissioner Cooper shared her concerns with the project overall, specifically regarding the viability of the commercial component at this location and the residential units being located too close to the highway. She noted commercial spaces nearby which have not attracted tenants, and stated she was not supportive of the project.

Interim Chair Gunn asked for a vote on each of the Wildhorse Development public hearing items. Commissioner Tihansky asked for clarification on where the conditions listed in the Engineering Staff Report would be considered; Ms. McLean responded they would be referenced in the CUP approval as a variance and the MDA for the particular conditions discussed in the staff reports.

Prior to voting on the following motion, Commissioner Winder stated he was in support of the project and could see success for the restaurant. Commissioner Cooper stated she felt there were better commercial locations.

Motion: Commissioner Tihansky moved to approve 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 (M) Zoning District. Commissioner Winder made the second. Voting Yes: Commissioner Tihansky and Commissioner Winder. Voting No: Commissioner Cooper and Commissioner Pieper. Abstaining from Voting: Interim Chair Gunn. Absent from voting: Commissioner Turner. The motion failed with the tie vote.

Motion: Commissioner Winder moved to continue the consideration and possible approval of Conditional Use Permit for the Wildhorse Development to the September 18, 2025 Planning Commission meeting. Commissioner Tihansky made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Winder. Voting No: None. Abstaining from Voting: Interim Chair Gunn. Absent from Voting: Commissioner Turner. The motion carried.

Motion: Commissioner Cooper moved to continue

1) 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); and

2) the discussion and possible recommendation to the Hideout Town Council regarding a Master Development Agreement for the Wildhorse Development to the September 18, 2025 Planning Commission meeting.

Commissioner Tihansky made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Winder. Voting No: None. Abstaining from Voting: Interim Chair Gunn. Absent from Voting: Commissioner Turner. The motion carried.

5. Discussion and possible recommendation to the Hideout Town Council regarding an ordinance amendment to the Wildland Urban Interface Code to address defensible spaces.

Ms. McLean referenced the staff report included in the meeting materials and noted an updated table distributed shortly before the meeting which incorporated minor comments from the Wasatch County Fire District. Discussion ensued regarding various terms and definitions in the proposed amendment, and it was suggested a representative of the Fire District present this matter to the Town Council to answer any questions on the details.

Interim Chair Gunn opened the floor for public comment at 5:23 PM. Mr. Glenn Seymour, Rustler resident, stated his support for the amendment. There was no further public comment and that public hearing was closed at 5:26 PM.

Commissioner Tihansky asked for clarification on whether this amendment would apply to any new development; Mr. Eddington stated it would apply to any new building permits except where already vested in the Master MDA. Ms. McLean added to the extent public health and safety might be impacted, this update may be applicable to such vested applicants and would be evaluated on a case-by-case basis. She also noted that Homeowners Associations could impose more restrictive standards. Interim Chair Gunn noted the amendment would also apply to replacement of existing buildings and landscaping.

Ms. McLean agreed to evaluate whether a future phase of a subdivision covered under the Master MDA would be held to these updated standards.

Motion: Commissioner Tihansky moved to make a positive recommendation to the Hideout Town Council regarding an ordinance amendment to the Wildland Urban Interface Code to address defensible spaces, with the caveat the Town Council consider how this amendment would apply to applicants covered under the Master MDA. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Winder. Voting No: None. Abstaining from Voting: Interim Chair Gunn. Absent from Voting: Commissioner Turner. The motion carried.

V. Approval of Meeting Minutes

1. July 17, 2025 Planning Commission Minutes DRAFT

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

Motion: Commissioner Tihansky moved to approve the July 17, 2025 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Winder. Voting No: None. Abstaining from Voting: Interim Chair Gunn. Absent from Voting: Commissioner Turner. The motion carried.

VI. Meeting Adjournment

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

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

The meeting was adjourned at 5:35 PM.




Kayleen Hopkins
Deputy Recorder for Hideout