

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

The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on September 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 6:01 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Glynnis Tihansky
Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Donna Turner
Commissioner Brad Airmet (alternate)
Commissioner Catherine Woltering (alternate)

Excused: Commissioner Winder

Staff Present: Polly McLean, Town Attorney
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Thomas Eddington, Town Planner
Dennis Pay, Town Engineer

Public in Person or Attending Remotely: Brian Cooper, Nate Mitchell, William Woolf, Jerry Crylen, Diane Schoen, Tim Schoen, Richard Otto and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. August 28, 2025 Planning Commission Minutes DRAFT

There were no comments on the August 28, 2025 draft minutes.

Motion: Commissioner Pieper moved to approve the August 28, 2025 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Commissioner Pieper and Chair Tihansky. Voting No: None. Abstaining from Voting: Commissioner Turner. Absent from Voting: Commissioner Winder. The motion carried.

IV. Agenda Items

- 1. Administration of Oath of Office to newly appointed Alternate Planning Commissioner Catherine Woltering.**

Recorder for Hideout Alicia Fairbourne read the Oath of Office and officiated Commissioner Woltering as an Alternate Planning Commissioner.

Chair Tihansky announced all three items related to the Wildhorse Development would be discussed together and voted on individually. Town Attorney Polly McLean suggested moving a vote on the Conditional Use Permit to last as it may be rolled in to the Master Development Agreement (MDA).

- 2. Public Hearing: 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. Public Hearing: 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. Public Hearing: Discussion and possible recommendation to the Hideout Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development.**

Chair Tihansky noted there were no updates to the project since the last meeting and asked why they were being asked to vote again on these matters which had not changed. Ms. McLean noted the MDA had been provided just one day prior to the last meeting, and the Planning Commissioners had now had additional time to review it and also had five members in attendance to potentially avoid a tie vote. Chair Tihansky stated Commissioner Brad Airmet would be voting in Commissioner Winder's absence. Town Planner Thomas Eddington provided a short overview of the development and highlighted previous concerns about certain buildable lots and driveway locations.

Commissioner Airmet asked about the easement with the Woolf property and requested confirmation the proposed building plans would comply with the 20-foot building height restrictions included in the easement. Mr. Jerry Crylen, development consultant for the applicant, responded that the building heights would comply with the stated height restrictions in the easement. Commissioner Airmet also asked about the retaining walls that might be required for steep driveways. Mr. Crylen stated the retaining wall designs would not exceed the Town Code

standards for the private driveways but there were two walls behind the proposed commercial building with retaining walls that were approximately twenty feet high.

Commissioner Rachel Cooper asked about the location of the driveways along the Gray Woolf Road (for the Villas) and noted the concept plan had changed over time and no longer indicated a U-shaped road. Mr. Eddington stated these detailed driveway locations would come at a later stage if this project were approved.

Commissioner Joel Pieper asked if the applicant was requesting a variance for retaining walls up to 23-feet on Wildhorse Way. In response to a question from Commissioner Donna Turner, Ms. McLean stated maintenance of retaining walls would be the responsibility of the Homeowners Association (HOA) if constructed in common area, and not part of the roadway.

Discussion ensued regarding locations and responsibilities for snow storage and removal, and Commissioner Pieper suggested the MDA include specifications on these responsibilities throughout the development stage and once roads might be dedicated to the town. In response to a question from Commissioner Airmet regarding sidewalks on the new section of Gray Woolf Road, Mr. Eddington stated the new road would be built to the Town's recently adopted alternate road standard, which would include a sidewalk on one side of the road up to the commercial area, and the crushed granite trail along one side going up to and continuing through the residential area.

Ms. McLean discussed the retaining wall covenant and noted the Town can allow but not guarantee an easement. The Applicant must receive approval from the other property owner. Mr. Crylen stated he was aware of this and did not expect any wall to exceed 23-feet.

Commissioner Pieper discussed a conversation he had with Mr. Crylen prior to the meeting regarding potential commercial tenants which could include a high-end deli. He stated he was comfortable with nightly rentals for the villa units since Klaim already had such rentals. He also noted his concerns with the viability of building on Lot 8, as well as potential safety concerns with driveways backing out to Gray Woolf Road and suggested a separate access road for these driveways.

Chair Tihansky stated she was uncomfortable with five possible driveways entering Gray Woolf Road. Commissioner Turner agreed and shared her concerns about the viability of the villa lots being located so close to SR-248 and suggested a different building type such as townhomes might be preferable. Mr. Crylen discussed updates made since the last meeting which included changes to some of the setbacks and options for changing the villa lots.

Commissioner Woltering asked about the driveway widths and grade, and whether they would accommodate turnarounds or safely backing out onto the road. Commissioner Cooper pointed out that renters of the villa units would not be familiar with the area, so safety needed to be considered. Commissioner Pieper asked if a better road design was possible which would minimize the number of driveways connecting to the road. Chair Tihansky noted the design presented at the February 2025 meeting included a single cul-de-sac access road which she felt was preferable.

Commissioner Cooper reiterated her discomfort with the number of exceptions and variances from Town Code being requested for the project. Commissioner Turner shared concerns she had heard from a Klaim resident which included increased traffic resulting from the commercial development

as well as whether a market could be sustained in this location. She also noted the steep slopes would be a challenge for snow plowing and storage.

Commissioner Woltering asked if there would be a safe pedestrian crossing of SR-248. Commissioner Pieper stated there was no current plan for a pedestrian crossing for this location. Commissioner Airmet asked about protected view sheds and public trails. Mr. Eddington noted the current plan consisted of private trails along the roads through the subdivision. The plan also included protected open space above the residential area. Mr. Crylen stated the applicant would be open to connecting a trail to the neighboring communities. Mr. Tim Schoen, Applicant, stated he liked the idea of trails but noted they would have to accommodate the residents' privacy needs. Mr. Crylen noted the commercial area would provide gathering areas for the public to enjoy the viewsheds and provide tax revenues for the town. Commissioner Woltering shared her concerns that all the dedicated open space would be for the sole use of the seven estate lots, rather than for broader public use.

Mr. Eddington discussed the terms of the CUP which stipulate preserved open space but does not specify active or passive use for that open space. Mr. Nate Mitchell, attorney for the applicant, discussed the separate items under consideration and noted the zone change requested the approval of the neighborhood mixed use zone and conditional uses.

Ms. McLean discussed aspects of the applications which included the rezone request for Neighborhood Mixed Use (NMU) designation to allow the commercial development, while there were exceptions requested in the MDA which affected the entire development. She suggested it was appropriate for the Planning Commission to request concessions from the applicant. She also discussed options available to wrap the CUP (previously referred to as a PPD in the former Town Code) request into the MDA. Mr. Mitchell stated he was open to the suggestion to include the CUP in the MDA.

Commissioner Woltering suggested that rental units would expect to accommodate multiple vehicles in the driveways and requested the applicant work on the safest design for cars accessing the street. Mr. Crylen agreed to continue working with town staff on this. Commissioner Turner asked about the timeline and phasing, to which Mr. Crylen responded the commercial area would be constructed after the infrastructure was completed. Mr. Schoen added he was open to revising the street design to address concerns with multiple driveways accessing the street.

Chair Tihansky opened the floor for public comment on the three Wildhorse Development items at 7:18 PM. Mr. William Woolf, property owner of an adjoining parcel to the proposed development, supported moving the matter forward to Town Council. He shared his thoughts regarding the road to the villas being insufficient, but overall, had no negative comments on the project. He noted the applicant had made several accommodations which he had requested.

Mr. Brian Cooper, a Shoreline resident, agreed with the comments made regarding the driveways and noted large SUV's and trucks would not be able to turn around in smaller driveways. He hoped the suggestions regarding a safer driveway design could be resolved.

The public hearing was closed at 7:22 PM.

Ms. McLean suggested the MDA be amended to include provisions of the CUP in a single document and suggested the Planning Commissioners include any conditions they felt were important in the motions. Ms. McLean discussed the draft ordinance related to the rezone request which required the MDA to be finalized within a set period otherwise the zoning would revert back to the existing zoning. Prior to voting on the motions, Mr. Dennis Pay, new Town Engineer, was introduced and stated that although he was still getting up to speed on his new role, he agreed with the conditions discussed in Gordon Miner's staff report and had not heard anything of concern at this point in the discussions.

Motion: Commissioner Pieper moved to make a positive recommendation to Hideout Town Council to approve an amended Master Development Agreement (MDA) for the Wildhorse Development which would include the relevant aspects of the Conditional Use Permit (CUP) to allow a Cluster Development with smaller lots in the Mountain (M) Zoning District as presented at this meeting, and to also include the following conditions:

- 1) With regard to snow removal services, the Town would continue to service the existing Woolf Road and the applicant's HOA would be responsible for servicing all other roads in the development;***
- 2) The road servicing Lots 8 through 12 would have a maximum of two driveways for the five lots accessing the road;***
- 3) A single trail in the open space would be constructed to connect with the trail system in the Klaim development; and***
- 4) All conditions discussed in the Town Engineer and Town Planner's Staff Reports would be incorporated in the agreement.***

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

Motion: Commissioner Airmet moved to make a recommendation to Hideout Town Council regarding an ordinance to amend the Official Town of Hideout Zoning Map to rezone 1.08 acres of parcel 00-0020-8164 (Wildhorse Development) from Mountain (M) Zone to Neighborhood Mixed Use (NMU) with the recommendation that all conditions listed in the approval of the related Master Development Agreement also be included in this rezone. Commissioner Pieper made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Turner. Voting No: Commissioner Cooper. Abstaining from Voting: None. Absent from Voting: Commissioner Winder. The motion carried.

Mr. Schoen thanked the Planning Commission for their efforts on this project and agreed to spend all the time necessary to make it successful.

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

Ms. McLean provided background on the requirements for these rules and regulations which would ultimately be approved by the Town Council. She led a discussion of the topics detailed in the draft document including length of terms, maximum consecutive term limits, staggering terms,

procedures to fill vacancies, reappointments of incumbents, appointments of Chair and Vice Chair positions. She shared details on other municipalities' structures for comparison.

The Planning Commissioners engaged in a lively discussion, offering various suggestions to be incorporated into the draft. Suggestions were made regarding a policy for changes to the scheduled regular meetings, required deadlines for submission of materials by applicants in order to be included on an agenda, incorporating a public comment item to each regular meeting, and a policy to determine which alternate commissioner would vote in a regular voting member's absence.

Ms. McLean discussed conflict of interest policies and suggested the Planning Commissioners reach out to her for advice if unsure of a specific situation. She also discussed formal onboarding procedures for new members and annual training for all members. A lengthy discussion ensued regarding ex-parte communications and legal standards under Utah state law. The Planning Commissioners had questions and suggestions regarding a policy for dismissal for excessive absences.

Ms. McLean maintained a marked version of the draft document which followed the discussion and agreed to send it to the Planning Commissioners prior to providing the final version to Town Council for approval.

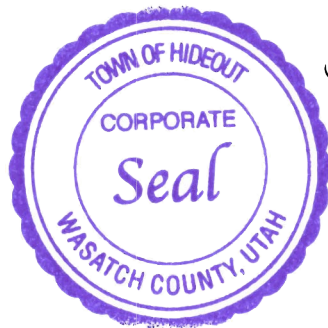
Motion: Commissioner Turner moved to approve submittal to the Hideout Town Council the draft proposed Town of Hideout Planning Commission Rules and Regulations, with the changes discussed at this meeting. Commissioner Cooper made the second. Voting Yes: Commissioner Airmet, Commissioner Cooper, Commissioner Pieper, Chair Tihansky and Commissioner Turner. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commissioner Winder. The motion carried.


V. 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, Commissioner Cooper, Commissioner Pieper, Chair Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Winder. The motion carried.

The meeting was adjourned at 9:21 PM.




Kathleen Hopkins
Deputy Recorder for Hideout