

**Hideout Planning Commission**  
**10860 N. Hideout Trail**  
**Hideout, UT 84036**  
**December 19, 2019 6:00 PM**

**Present:**

Jerry Dwinell – Chair  
Ralph Severini – Vice Chair by phone  
Kurt Shadle – Alternate  
Vytas Rupinkas – Member  
Bruce Woelfle – Member by phone  
Sara Goldkind – Member by phone  
Tony Matyszczyk – Alternate

Thomas Eddington – Town Planner  
Jan McCosh – Town Administrator  
Ryan Taylor – Town Engineer

**OPENING:**

Call to Order  
Pledge of Allegiance  
Roll Call

**ADMINISTRATION:**

Approval of meeting minutes: November 21, 2019

Reviewed comments and made appropriate corrections.

Motioned by Ms. Goldkind   Seconded by Mr. Rupinkas   All members voted to approve minutes of November 21, 2019 with the changes made.

Chair Dwinell brought up a topic that he and Mr. Shadle had discussed earlier, concerning the difficulties which come with attending the meeting via phone. Chair Dwinell asked the Commission to ponder the idea of having the alternate members which are present vote in place of voting members which are attending by phone. It will be addressed again in the January meeting.

**Presentation from Town Planner**

**\*\*Viewing a PowerPoint presented by Thomas Eddington\*\***

Mr. Eddington reviewed the plan based on previous information gathered on the general plan survey. Trails and Town Center were the two most wanted by the residents. He gave an overview of concepts for the Town Center Plan. He would also like to see a steering committee formed to add comments and move things along.

**Discuss possible zone change in a portion of Deer Springs to allow work force housing.**

**\*\*Viewing Mr. Brockbank’s concept plan and maps\*\***

Mr. Nate Brockbank and Paul Watson approached the Commission with an idea for work force housing in the Deer Springs area. He stated that a large hotel in the Deer Valley area has approached him, offering the potential of large-scale rental of the development to house their work force. It was acknowledged that there is a work force housing shortage in the area.

The Commission and Mr. Brockbank review Wasatch County and Hideout maps, discussing existing residents’ views, traffic, parking, shopping and the best use of the land. Mr. Brockbank expressed appreciation for the commission’s comments. He and his team would like to work on incorporating those ideas and would like to meet again with a revised plan. He requested a smaller, working meeting to discuss any revisions to the plan. Chair Dwinell agreed. The next public meeting on this topic would be a formal Zone Change Request.

**Discuss potential concept for Lake View**

**\*\*Viewing a map of Vandernakker Property\*\***

Lake View Estates, formerly Vandernakker property, was rezoned earlier in the year. Mr. Brockbank had presented a unique home style, which was at a lower price point for the area. Mr. Brockbank compared the old concept with the new one. Less home sites making the homes larger, better views and less retaining walls. The commission provided feedback on the new concept. Chair Dwinell expressed that the next public meeting on this would be a formal Concept Plan. Mr. Brockbank requested this be on the January regular meeting agenda.

**Review and create Final Draft of Title 10 change**

**\*\*Viewing the Title 10 document\*\***

Chair Dwinell and the Commission proceeded to review and discuss existing document comments; clarifying and updating the document in real-time. Mr. Taylor provided input on several items.

Motioned to Adjourn: Commissioner Rupinkas    Seconded: Commissioner Matyszczuk

All in favor to adjourn