



# HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING (RESCHEDULED)

June 18, 2024

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its rescheduled Regular Meeting 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 18, 2024.

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/>

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### Regular Meeting

6:00 PM

- I. Call to Order
  - II. Roll Call
  - III. Approval of Meeting Minutes
    1. [May 16, 2024 Planning Commission Minutes DRAFT](#)
  - IV. Agenda Items
    1. [Discussion of an updated concept plan for a potential development Hideout Pointe/Wildhorse \(Parcel 20-8164\)](#)
  - V. Meeting Adjournment
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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 16, 2024 Planning Commission Minutes DRAFT

1 **Minutes**  
2 **Town of Hideout Planning Commission**  
3 **Regular Meeting and Public Hearings**  
4 **May 16, 2024**  
5 **6:00 PM**  
6  
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public  
9 Hearing on May 16, 2024 at 6:00 PM in person and electronically via Zoom meeting.

10  
11 Regular Meeting and Public Hearings  
12

13 **I. Call to Order**

14 Chair Tony Matyszczyk called the meeting to order at 6:04 PM and reminded participants that this  
15 was a hybrid meeting held both electronically and in-person.  
16

17 **II. Roll Call**

18 **Present:** Chair Tony Matyszczyk  
19 Commissioner Joel Pieper  
20 Commissioner Glynnis Tihansky  
21

22 **Attending Remotely:** Commissioner Donna Turner  
23 Commissioner Peter Ginsberg (alternate)  
24 Commissioner Chase Winder (alternate)  
25

26 **Excused:** Commissioner Rachel Cooper  
27  
28

29 **Staff Present:** Alicia Fairbourne, Recorder for Hideout  
30 Kathleen Hopkins, Deputy Recorder for Hideout  
31

32 **Staff Attending Remotely:** Polly McLean, Town Attorney  
33 Thomas Eddington, Town Planner  
34

35 **Public Attending Remotely:** Scott DuBois, and others who may not have signed in using proper  
36 names in Zoom.  
37

38 **III. Approval of Meeting Minutes**

39 **1. March 21, 2024 Planning Commission Minutes DRAFT**

40 There were no comments on the March 21, 2024 draft minutes.

41 ***Motion: Commissioner Tihansky moved to approve the March 21, 2024 Planning Commission***  
42 ***Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Ginsberg, Chair***  
43 ***Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting***  
44 ***No: None. Absent from Voting: Commissioner Cooper. The motion carried.***

1 **IV. Public Hearings**

2 **1. Discussion and possible recommendation to the Hideout Town Council of an**  
3 **amendment to lot R-3 of Hideout Canyon Phase 8 (parcel number 00-0020-8717) to**  
4 **relocate the twenty foot (20') wide limited common area for the driveway**

5 Chair Matyszczuk announced that Planning Commissioner Chase Winder was the Applicant of this  
6 item and would therefore be recused from speaking on this matter other than as the Applicant.

7 Town Planner Thomas Eddington provided an overview of this Application to amend lot R-3 of  
8 Hideout Canyon Phase 8 solely to relocate the driveway from the center of the lot to the left-hand  
9 side. Mr. Eddington reminded the Planning Commissioners they had reviewed this matter in  
10 November of 2021 as part of a broader discussion of the possibility to similarly move the driveway  
11 locations of several neighboring lots which also were platted with center driveways rather than on  
12 either side of the building lots, as well as to correct the plat to show the actual location of the  
13 Reflection Ridge street which did not follow the platted right of way.

14 Mr. Eddington noted the issues regarding the neighboring lots and the street right of way had not  
15 been resolved, so the Application under consideration was related solely to lot R-3. He noted the  
16 house being constructed on the lot was nearing completion and the driveway was already poured,  
17 and located on the left side of the lot, in alignment with the garage. Mr. Eddington referred to an  
18 email from Mr. Scott DuBois, counsel for Mustang Development which had been circulated to the  
19 Planning Commissioners prior to the meeting, and which was supportive of the amendment solely  
20 regarding lot R-3 and if the width of the driveway did not exceed the currently approved twenty feet.

21 Mr. Eddington also referred to another email circulated to the Planning Commissioners prior to the  
22 meeting from Mr. Will Pratt of Community Preservation Association, the master homeowner's  
23 association (HOA), which also supported the amendment if 1) the new driveway easement did not  
24 exceed the width of the current one, 2) the former platted drive easement was vacated and would not  
25 be used for future driveway expansion, and 3) no other changes were approved as part of this plat  
26 amendment including movement, subdivision or increase in this pad or others in the area. Mr.  
27 Eddington stated these conditions were all met.

28 Commissioner Peter Ginsberg asked what impact this amendment would have on any surrounding  
29 property owners. Mr. Eddington responded there was no impact, and agreed the matter was more  
30 form than substance. Town Attorney Polly McLean stated the purpose of the amendment was to  
31 make sure the recorded plat matched what was actually built.

32 Mr. Eddington reviewed the draft resolution related to the amendment and discussed options for the  
33 HOA to consider future removal of the driveway locations on the surrounding lots with center  
34 driveways to avoid the need for future homeowners to go through a similar amendment process. Mr.  
35 Eddington also noted the recorded subdivision plat did not match the as-built street (Reflection  
36 Lane) which bisected Lot 6 from Reflection Ridge. He stated that matter was not under consideration  
37 at this time, but ultimately the Town would like to see the plat corrected to accurately depict the as-  
38 built conditions of the subdivision.

39 There being no further questions from the Planning Commissioners, the public hearing was opened  
40 at 6:28 PM.

41 Mr. Chase Winder, Applicant, thanked the Planning Commissioners for considering the application,  
42 and noted the house plans were designed in part for safety reasons to locate the driveway further  
43 away from the intersection with Reflection Ridge and Reflection Lane. He noted the Design Review  
44 Committee of the HOA had approved his plans which matched the submitted plans in his building  
45 permit.

46 There were no further public comments, and the public hearing was closed at 6:30 PM.

1 Mr. Eddington discussed the draft resolution, and noted three additional conditions to be included  
2 which would reflect the items outlined in the HOA letter.

3 *Motion: Commissioner Ginsberg moved to approve the amendment to lot R-3 of Hideout Canyon*  
4 *Phase 8 (parcel number 00-0020-8717) to relocate the twenty foot (20') wide limited common*  
5 *area for the driveway, per the draft resolution reviewed and to include the three additional*  
6 *conditions requested by Community Preservation Association. Commissioner Tihansky made the*  
7 *second. Voting Yes: Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper,*  
8 *Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting:*  
9 *Commissioner Cooper. The motion carried.*

10  
11 **2. Discussion and possible recommendation to the Hideout Town Council for**  
12 **amendments to Hideout Municipal Code Chapter 10.08, including, but not limited**  
13 **to, placement of hot tubs as in 10.08.08.15**

14 Mr. Eddington reviewed this item which had been included in the zoning ordinance discussed at the  
15 February Planning Commission meeting and subsequently adopted by the Town Council. He noted  
16 one item had been identified for correction regarding locations of hot tubs being prohibited in the  
17 fronts of homes. The designs of some of the homes in Deer Waters and Lakeview Estates included  
18 second story front facing balconies with hot tubs already installed.

19 Mr. Eddington suggested the code language should be revised to allow for hot tubs on upper-level  
20 balconies or decks, however not on street level decks or in front yards. In response to a question  
21 from Commissioner Ginsberg, Mr. Eddington noted that HOA requirements may be stricter than the  
22 Town code. It was discussed that any existing hot tubs would be grandfathered if the revised  
23 language was adopted.

24 There being no further questions from the Planning Commissioners, the public hearing was opened  
25 at 6:43 PM. There was no public comment, and the public hearing was closed at 6:44 PM.

26 Further discussion ensued among the Planning Commissioners regarding whether lattice or other  
27 types of privacy screens on front balconies was appropriate, noting the preference for hot tub  
28 locations to take advantage of the Town's mountain and water views, preferences to avoid locating  
29 hot tubs at street level, and acknowledging the fact that some homes were designed with only front  
30 facing locations for such use. Commissioner Joel Pieper noted he was not comfortable with hot tubs  
31 being in the line of site from the street.

32 *Motion: Commissioner Ginsberg moved to make a positive recommendation to the Hideout Town*  
33 *Council for amendments to Hideout Municipal Code Chapter 10.08, including, but not limited to,*  
34 *placement of hot tubs as in 10.08.08.15. Commissioner Turner made the second. Voting Yes:*  
35 *Commissioner Ginsberg, Commissioner Tihansky and Commissioner Turner. Voting No: Chair*  
36 *Matyszczyk and Commissioner Pieper. Absent from Voting: Commissioner Cooper. The motion*  
37 *carried.*

38  
39 **V. Agenda Items**

40 **1. Discussion of future planning needs and ideas**

41 Mr. Eddington led a discussion of ideas and suggestions for future planning needs. It was suggested a  
42 review of the Town's General Plan which was last updated in 2019 would be worthwhile, as well as  
43 the addition of an executive summary to the document.

1 Commissioner Glynnis Tihansky asked whether there should be code standards for upzoning requests  
2 with metrics for required open space relative to increased density requested. Mr. Eddington discussed  
3 the existing ability for cluster development which would provide for certain densely developed areas  
4 and mandated untouched open spaces. He also noted the Master Development Agreements for new  
5 subdivisions can include details on these types of requirements.

6 Commissioner Pieper asked if there were ways to make the development process easier to navigate.  
7 Mr. Eddington agreed to review the subdivision application documents and perhaps create a more  
8 detailed process document to help the developers understand all the requirements for development and  
9 zoning change applications. It was noted the development process would always include both Planning  
10 Commission and Town Council approval, and any upzone requests with higher density and other  
11 amenity requests would to be more complicated.

12 Mr. Eddington provided updates on the status of several development projects in the pipeline that may  
13 be coming before the Planning Commission in the near future.

14  
15 **VI. Meeting Adjournment**

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

17 *Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Pieper made the*  
18 *second. Voting Yes: Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper,*  
19 *Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting:*  
20 *Commissioner Cooper. The motion carried.*

21 The meeting adjourned at 7:22 PM.

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26 \_\_\_\_\_  
27 Kathleen Hopkins  
Deputy Recorder for Hideout

**File Attachments for Item:**

1. Discussion of an updated concept plan for a potential development Hideout Pointe/Wildhorse (Parcel 20-8164)



## Staff Report for Hideout Pointe / Wildhorse (Tim Schoen) – Concept Plan Review #2

To: Chairman Tony Matyszczyk  
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA  
Town Planner

Re: Hideout Pointe Concept Plan – Tim Schoen’s Commercial Project Proposal

Date: Prepared for the June 18, 2024 Planning Commission Meeting

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*Submittals: Concept Plan Application, Concept Master Plan, and Elevation Set (all received via email on June 10, 2024)*

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### Background

The Applicant is proposing a Concept Plan that would require an up-zoning from Mountain (M) residential to a commercial or neighborhood mixed-use designation for the property – to allow for commercial development.

The subject property is just less than two (2) acres in size and is located just northwest of the KLAIM development, along SR248. This site is part of a larger property (15.19 acres) that the owner intends to develop in the near future. This Concept Plan is limited to the property between SR248 and the driveway that leads to the Woolf property.

The site has steep slopes that slope down toward SR248, and on the upside proposed for residential development, that must meet the Town’s Sensitive Lands zoning requirements, which may limit current building envelopes, parking pads, and/or other land disturbances.

### Site Characteristics

Total Acres of Site: +/-2 Acres

Current Zoning: Mountain (M) – single-family residential uses allowed

Allowed Density: One (1) single-family dwelling unit per acre



## Proposed Concept

Proposed Uses: One (1) restaurant w/ bar/pub  
Up to five (5) retail/commercial spaces

Total Square Feet: +/- 15,000 SF of commercial space

## Site Location (proposed site in red)



## Proposed Façade Facing SR248



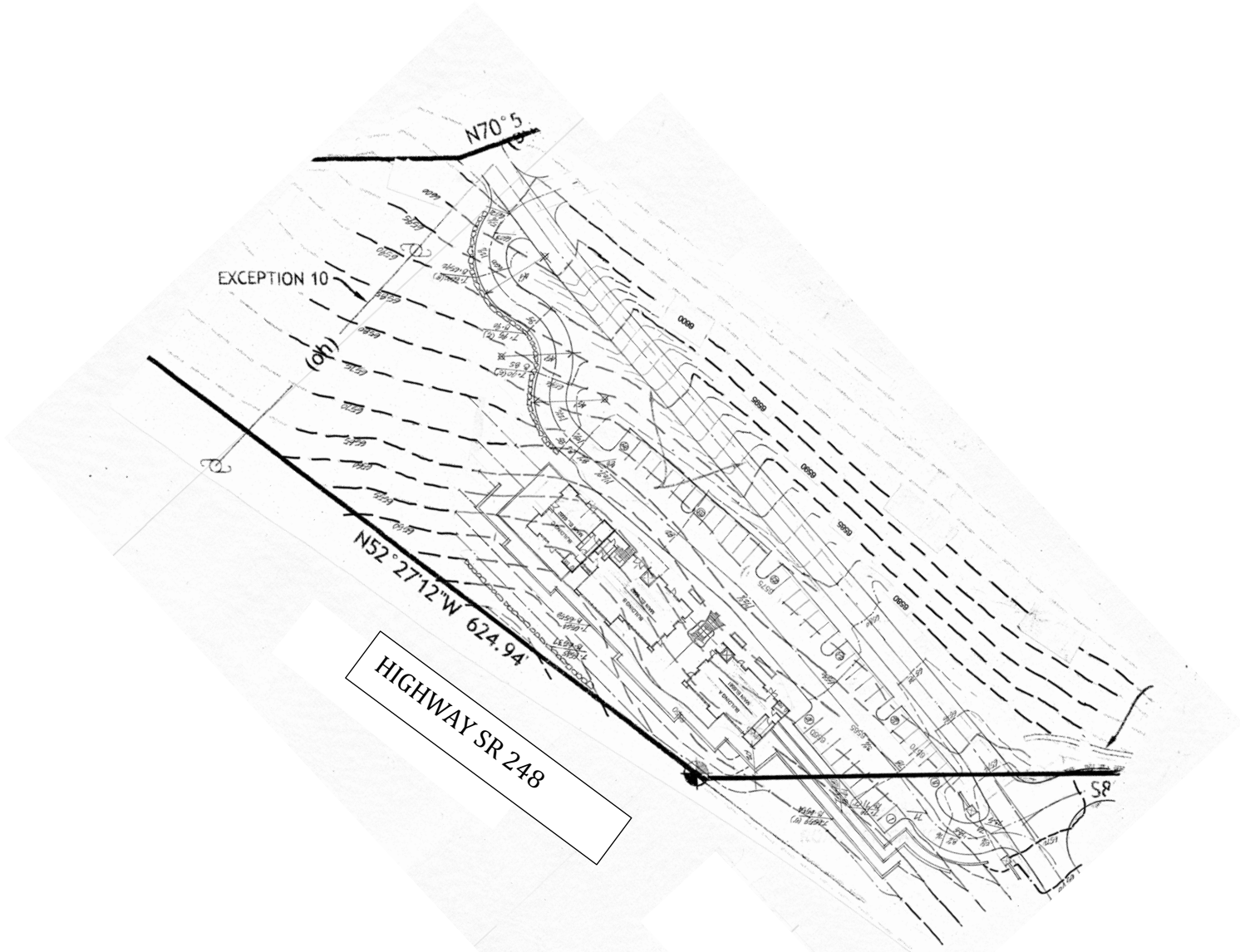
Parcel Map - Site & Proximity Location (proposed site in red and Town-owned site in white)



Zoomed In



# Concept Plan



## Planning Issues & Concerns for Discussion

### Site Context

The Town owns the land (+/-7 acres) to the northwest of this site. This may ultimately be the location of a future fire station and a relocated public works building. The Town and Applicant will need to ensure appropriate buffers are in place to allow these uses to essentially exist side by side.

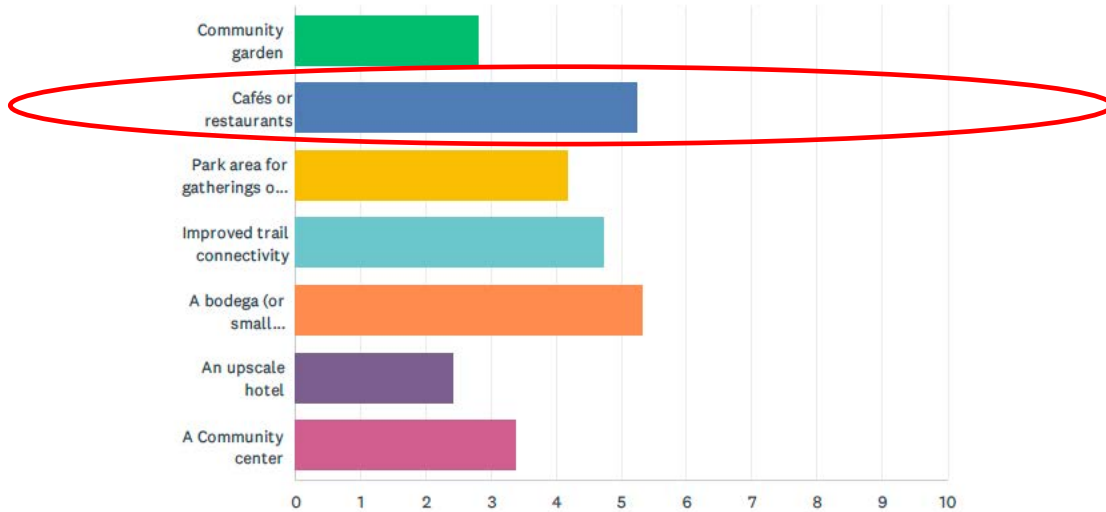
### Use and Site Impacts

The proposed mix of commercial uses appear to address some 'third place' community destinations that the community desires.

Hideout Resident Survey, June 2022

Q8 Town Needs. Please rank your priorities for things you believe the Town most needs from highest #1 to lowest #7:

Answered: 332 Skipped: 1



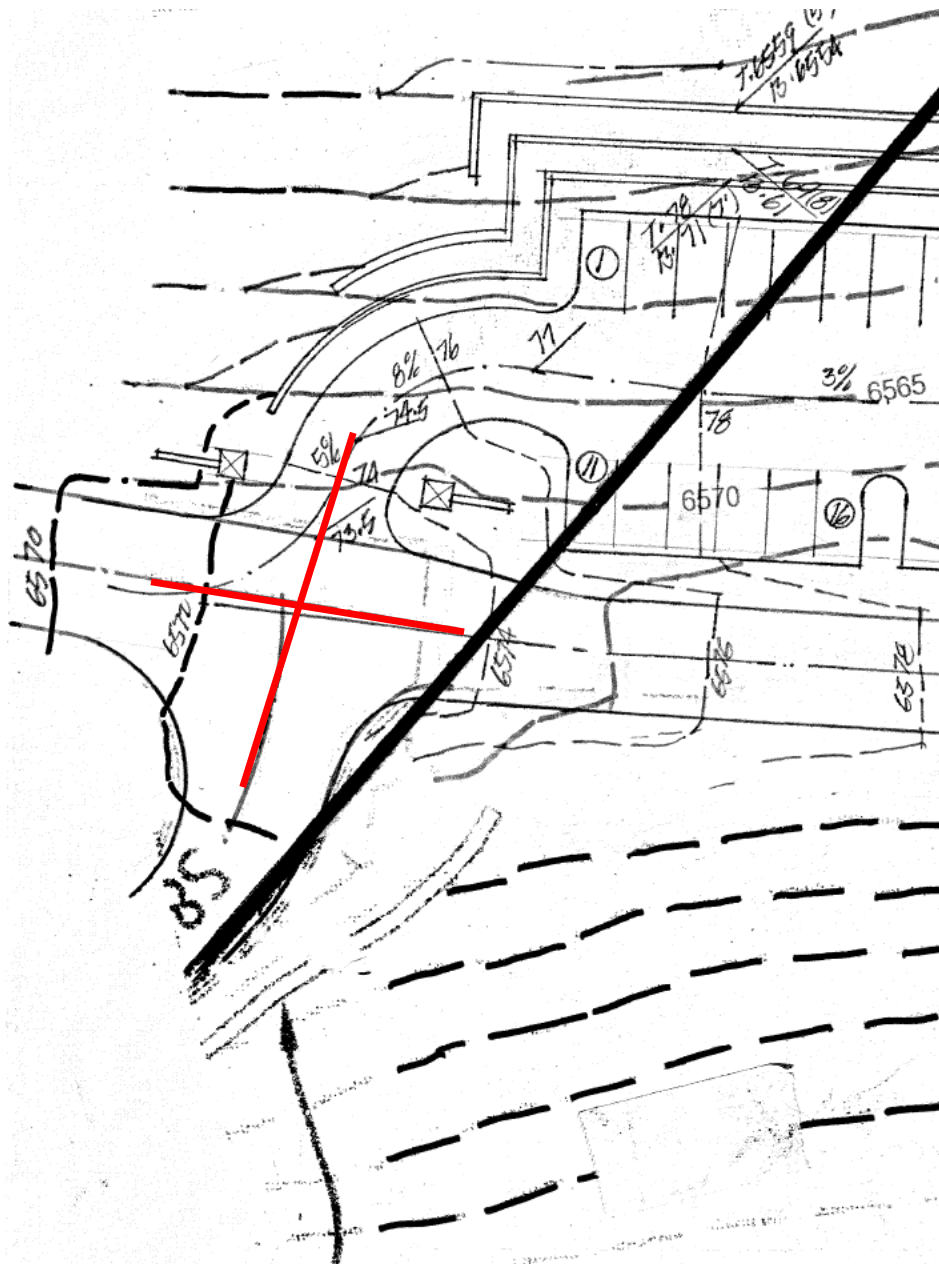
Site access, impacts on surrounding properties (KLAIM, the Woolf property, and the Town-owned land), and environmental impacts given the slopes must be reviewed and addressed. The revegetation/hydroseed on the existing soil pile at the Woolf property has not taken root to date and there continue to be erosion issues.

The Applicants should be prepared to discuss, in general, the heights and extents of retaining walls proposed for this Concept Plan.

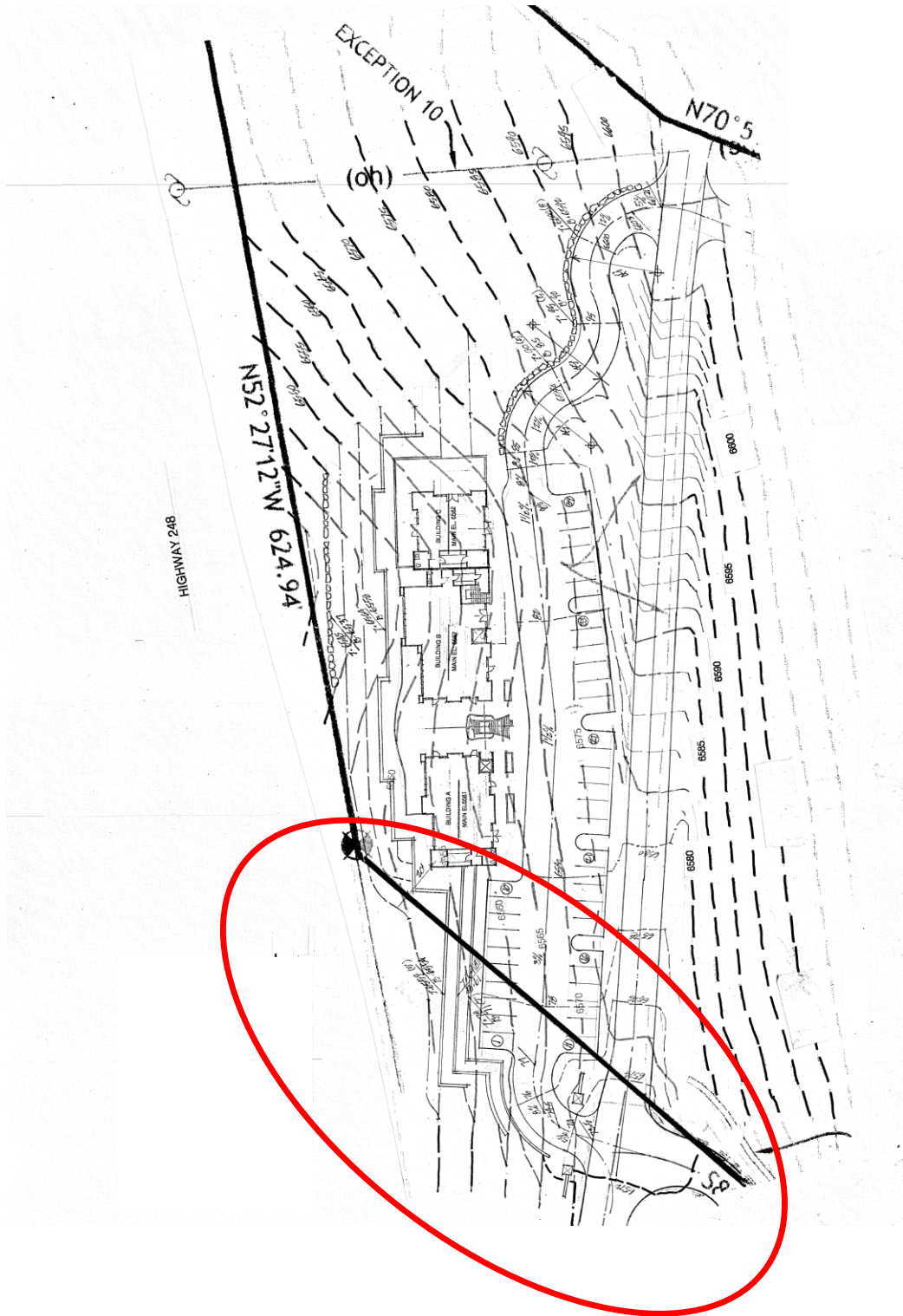
### Town Owned Land

The Applicants would like to partner with the Town and utilize some of the Town owned land that has historically been connected to the KLAIM project and dedicated as common

area (south end of the subject property and depicted on the following page). This area contains 1.49 acres and, subject to Planning Commission recommendation and Town Council approval, would allow the project to have additional parking spaces as well as provide an opportunity to create a +/-90-degree intersection at Miner Way and Woolf Road. The amount of pavement and parking in this location, tightly connected to KLAIM, will likely need to be reduced. The Applicants have not had discussions with the Town Council to date and no approval on a sale/donation has been agreed upon. In addition, the Town will need to conduct additional analysis regarding any limitations on the use of this property. Coordination with the KLAIM HOA will also be necessary.



# Town Owned Land



### Environmental Issues and Sensitive Lands

The site has areas with significant slope issues – some areas appear to be in excess of 20% and other areas in excess of 30%. The existing/native vegetation serves as a buffer offering erosion control and stormwater runoff filtration for runoff that drains into the creek located to the northwest of this property. A slope map should be provided for additional review. The preservation of this habitat is essential to create a natural buffer between this project and SR248.

### Access

The proposed Concept Plan includes access points off the driveway that provide access for the Woolf property (a single-family residential structure). Currently, this driveway does not meet the Town's requirements for commercial development and/or higher-density residential development (anticipated upslope). Additionally, UDOT will need to confirm that the KLAIM access point to SR248 is sufficiently designed to accommodate new developments in this area.

Trail access, opportunities for a partnership approach to a future underpass/overpass for SR248, etc. should be considered if the Planning Commission wishes to move forward with this Concept Plan and the Applicant ultimately moves forward with a rezoning application.

### Fire Department Review and Analysis

The Applicants are currently coordinating with the Wasatch Fire Department, Clint Neering, to ensure compliance with their ingress/egress standards. At the concept level, two ingress/egress points are required for commercial development. The Applicants have an upper and lower access point. The proposed intersection with Miner Way may need to be removed to create an independent access point to the site. If so, details regarding the degree of separation for each access point have yet to be resolved but are underway.

### Retaining Walls

The conceptual proposal rendering of the façade facing SR248 illustrates a retaining wall below the downslope section of the proposed commercial building. Details regarding materials and heights will be necessary to ensure compliance with the Hideout Municipal Code (HMC) maximum retaining wall height of 6'-0" for a single wall or 10'-0" for a double tiered wall (two 5'-0" walls).

The secondary ingress/egress to address the Wasatch Fire Department's requirements includes 5'-0" to 8'-0" high retaining walls. The final design of these walls must meet the HMC.

### Open Space, Buffers & Parks

The proposed development does not include any park or open space areas. The Applicant shall provide additional details regarding a small park location, protected open space, trails, trailhead access, etc.

### Architecture and Design Standards

The Town has historically required adherence to design and development standards for major projects. The Town should adopt a set of commercial or mixed-use standards that will ensure quality development for any commercial development.

## 2019 Hideout General Plan

The vision statement for the General Plan indicates:

### 2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:



**preserve outstanding views**

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.



**cultivate an inviting neighborhood atmosphere**

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.



**build a connected community**

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



### 5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. Additional site plan details must be provided to fully assess whether the proposed Concept Plan meets the standards set forth in the General Plan.

## Recommendation and Next Steps

The Planning Commission should review the Proposed Concept plan and staff report and provide input/direction to the Applicants. The Concept Plan application is an opportunity for the Planning Commission to provide input and weigh the anticipated benefits and impacts associated with the proposed development.

The proposed commercial mixed-use development with commercial space (e.g., restaurant w/ bar/pub, retail, etc.) space appears to meet the Town's general desire to create walkable, mixed-use developments. The Planning Commission should provide direction and conditions, if necessary, regarding next steps.