

**Minutes**  
Town of Hideout Planning Commission  
Regular Meeting and Public Hearing  
September 19, 2024  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on September 19, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting and Public Hearing

**I. Call to Order**

Chair Tony Matyszczyk called the meeting to order at 6:03 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

**II. Roll Call**

**Present:** Chair Tony Matyszczyk  
Commissioner Rachel Cooper  
Commissioner Glynnis Tihansky

**Attending Remotely:**

Commissioner Joel Pieper  
Commissioner Peter Ginsberg (alternate)  
Commissioner Chase Winder (alternate, arrived at 6:07 PM)

**Excused:** Commissioner Donna Turner

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

**Staff Attending Remotely:** Cameron Platt, Town Attorney  
Thomas Eddington, Town Planner

**Public Present:** Tyler Frisby, Bill Woolf, Rich Denness, Christin Keebler, Linda Muhlhauser-Johnson, Julie Staub, Alycia Skousen, Jason Bibb, Christina Reed.

**Public Attending Remotely:** Tim Schoen, Richard Otto, Jerry Crylen, Kurt Basford, Mary Freeman, Sally Grant, Robert Green, Thomas Longhi, Diane Shane, Andrea Spaulding, and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

**1. August 15, 2024 Planning Commission Minutes DRAFT**

There were no comments on the August 15, 2024 draft minutes.

*Motion: Commissioner Ginsberg moved to approve the August 15, 2024 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Commissioner Ginsberg and Commissioner Pieper. Voting No: None. Abstaining from Voting: Chair Matyszczyk and Commissioner Tihansky. Absent from Voting: Commissioner Turner. The motion carried.*

**2. September 4, 2024 Planning Commission Minutes DRAFT**

There were no comments on the September 4, 2024 draft minutes.

*Motion: Commissioner Tihansky moved to approve the September 4, 2024 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: Commissioner Ginsberg. Absent from Voting: Commissioner Turner. The motion carried.*

**IV. Agenda Items**

**1. Discussion of potential dates for an October 2024 Planning Commission meeting.**

After a lengthy discussion of potential dates for the Regular or a Special meeting in October, it was determined the only available date was October 17, 2024.

Chair Matyszczyk adjusted the order of the agenda items from that in the published agenda. He also announced that future Planning Commission meetings would be limited to two and a half hours.

**V. Public Hearings**

**1. Discussion and possible recommendation to Town Council regarding a final Subdivision approval for the Shoreline Phase 4 subdivision.**

The posted agenda noted this item had been postponed to a future date as determined at this meeting, which was determined to be October 17, 2024 at 6:00 PM.

Chair Matyszczyk opened the floor for public comments at 6:19 PM. There were no public comments, and the public hearing was closed at 6:20 PM.

*Motion: Commissioner Tihansky moved to continue the discussion and possible recommendation to Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision to a date certain of October 17, 2024 at 6:00 PM. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: none. Absent from Voting: Commissioner Turner. The motion carried.*

**2. Discussion 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 development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.**

The posted agenda noted this item would only be discussed at this meeting, with no action to be taken.

Chair Matyszczyk asked for a motion to open the floor for public comment at 6:26 PM.

***Motion: Commissioner Ginsberg moved to open public comment at 6:26 PM. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: none. Absent from Voting: Commissioner Turner. The motion carried.***

Mr. William Woolf, property owner of the adjoining property near SR-248 asked what the process was to protest this project and asked for more information so he could better understand the project. Mr. Thomas Eddington, Town Planner stated there would be more information regarding the proposed zoning change from Mountain to Neighborhood Mixed Use (NMU) later in the meeting.

There being no further public comments, the Public Hearing was closed at 6:32 PM.

***Motion: Commissioner Tihansky moved to continue the Public Hearing portion of this matter to the October 17, 2024 6:00 PM Planning Commission meeting. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion carried.***

### **Agenda Items (continued)**

#### **2. Discussion of a concept plan for a potential development Hideout Point (parcel 00-0021-3176).**

Mr. Eddington reviewed the project, and noted the Applicant, Mr. Ty Frisby was in attendance. Mr. Eddington reminded the Planning Commissioners the initial concept plan had been presented in April of 2023, and he referenced the Staff Report which had been included in the meeting materials distributed prior to the meeting. The property was currently zoned Mountain, which allowed for one unit per acre. The updated concept plan included several cabins and commercial development which would require a zoning change if the project were to move forward. Mr. Eddington highlighted changes in the updated concept plan which reflected less density than originally proposed, although the warehouse structure remained in the plan. Mr. Eddington also noted this property was adjacent to the Town-owned ten-acre parcel that was also planned for development as a community center and stressed the importance of these two development projects being complimentary.

Mr. Eddington discussed the proposal for Nightly Rentals would be a Conditional Use which the Planning Commission and Town Council would need to consider.

Mr. Frisby discussed the concept plan in more detail. The plan included six store front commercial units to be located on Belaview Way which could include a coffee/ice cream shop, yoga/fitness studio and retail businesses. He noted these commercial units would also include second story loft space for tenant residences or storage. There were now four cabins proposed for family-oriented nightly rentals, and the barn structure was located in the back of the property and would house an excursion type of business with drive though access for loading boats or other equipment. Mr. Frisby noted the proposed density had been reduced since the initial concept plan, and the building area for the project would be less than the maximum building allowed under Mountain zoning.

Mr. Frisby stated the construction would be located on the flatter sections of the property, so the steep slopes would not be an issue. In response to a question from Commissioner Joel Pieper, Mr. Frisby stated the six commercial units would be a total of three stories including a walk out basement space at grade. Mr. Frisby also stated the proposed project would not negatively impact the views of existing neighbors on Belaview Way, parking would be below the existing street level, and the barn structure would be lower than the parking area.

In response to a question from Chair Matyszczyk, Mr. Frisby stated the cabin locations would be staggered and perhaps angled to maximize views. Mr. Eddington noted the exact locations for these cabins would be adjusted based on the final contour drawings. Mr. Frisby stated the cabins would be approximately 1,500 square feet each. In response to a question from Commissioner Glynnis Tihansky regarding whether the development might include space for a restaurant, Mr. Frisby noted such a plan was being considered for the nearby Town-owned parcel.

Commissioner Peter Ginsberg shared his concerns with commercial development being located in the middle of an existing residential community. In response to a question from Commissioner Tihansky regarding whether the retail units could be combined into larger spaces, Mr. Frisby stated there could be openings between units, however the expectation was for separate owners of each commercial unit.

Mr. Frisby answered several questions regarding the expected use of the barn unit and indicated it could be an ideal location for a recreational outfitter of some sort but would not be utilized as a repair facility. Commissioner Pieper stated the move of the parking lot behind the retail space was an improvement over the original plan; Chair Matyszczyk stated he liked the proposed changes but would like to see more detailed drawings at the next presentation.

In response to a question from Commissioner Tihansky, Mr. Eddington explained if the project were to move forward, under the proposed NMU zoning, conditional approvals would be required for inclusion of the cabins in the development and the ability to offer short-term rentals. Regarding the expected ownership of the cabins, Mr. Frisby stated he expected to retain some ownership but would like to make them available for nightly rentals under a condominium type of ownership structure.

There being no further questions from the Planning Commissioners, Mr. Frisby was excused and departed the meeting.

### **Public Hearings (continued)**

**2. (continued from previous discussion) Discussion 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 development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.**

Mr. Eddington provided an overview of the updated plan for this project which was last discussed at the June 2024 Planning Commission meeting. He noted a new architectural design which had a more modern look. Mr. Tim Schoen, Applicant, stated the team had revised the plan from mixed use with residential and commercial in this location to focus exclusively on commercial. Mr. Schoen introduced Mr. Kurt Basford with the architecture firm Stantec who was brought on to redesign the commercial/retail area, as well as Messrs. Jerry Crylen and Richard Otto who would continue to work on the planning and zoning work for the overall project including the future residential phase.

The Applicant's team discussed the updated plan and noted the scale of the building design was similar to the original design, with the height being within seven feet of the first design. They discussed plans to expand and improve the existing Gray Woolf Road, plans for future parking and negotiations for use of a small Town-owned parcel for additional parking and access. Mr. Crylen stated he would meet with Mr. Woolf, owner of the adjacent property, to review the plans in more detail.

Mr. Crylen stated the Applicant would like to break ground in the spring of 2025 if approvals were received in the next 30 to 60 days. The plan would be to build the roads for both the proposed commercial phase and the future residential phase in the first twelve months of the project, with the construction of the commercial phase to commence within two to three months of the road work being started. This plan could lead to completion of the commercial phase in the first half of 2026.

In response to a question from Commissioner Rachel Cooper, Mr. Crylen stated the size of the planned restaurant was to be determined and there was not a confirmed tenant yet. Each floor of the proposed retail space was proposed for 6,000 square feet.

Chair Matyszczyk shared his concerns with the proposed design which appeared somewhat boxy, and asked for confirmation that the building would not obstruct views from adjacent neighbors. Commissioner Tihansky added the original design was sleeker and seemed to capture the mountain aesthetic of the area.

Mr. Eddington discussed some of the zoning issues and noted the proposed density under NMU zoning was below the maximum allowed. He stated the pitch and heights of the roofs would need to be worked through as the proposal was for a building height which exceeded the 45-foot maximum under existing town code for the NMU zoning designation. He also noted the Fire District review was underway, and discussions regarding the use of the Town-owned parcel and potential variances for retaining walls were also under discussion with Town staff.

Commissioner Cooper asked for marked bike lanes in the road design. Chair Matyszczyk requested the MDA contain any variance requests. Commissioner Pieper asked if the Applicant had secured water rights. Mr. Schoen responded he was in discussions with Jordanelle Special Services District to obtain water for 9 Equivalent Residential Units (ERU's). Commissioner Tihansky requested the plans for the future residential phase include a good storm water management plan.

**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 Cooper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Absent from Voting: Commissioner Turner. The motion carried.***

The meeting adjourned at 8:16 PM.



*Kathleen Hopkins*  
Kathleen Hopkins  
Deputy Recorder for Hideout

APPROVED