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**Minutes**  
Town of Hideout Planning Commission  
Special Meeting and Public Hearing  
November 2, 2023  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting and Public Hearing on November 2, 2023 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 6:01 PM. All attendees were present both in person and electronically.

**II. Roll Call**

**Present:** Commissioner Jonathan Gunn  
Commissioner Joel Pieper (alternate)

**Attending Remotely:** Chair Tony Matyszczyk  
Commissioner Rachel Cooper  
Commissioner Glynnis Tihansky  
Commissioner Donna Turner

**Excused:** Commissioner Peter Ginsberg (alternate)

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

**Staff Attending Remotely:** Polly McLean, Town Attorney  
Thomas Eddington, Town Planner  
Timm Dixon, Director of Engineering

**Public Present:** Katie Wilking and Jill Schneider

**Public Attending Remotely:** Jenni Hogan, Ryan Sapp, Justin Keys, Patricia Bidwill, Murray Gardner, John Greer, Jim Gruber, Greg McIntire, Greg Miner, Ed O'Rourke, Bret Rutter, David Salzman, Sydney Whidden, Jack Walkenhorst, and others who may not have signed in using proper names in Zoom.

1 **III. Public Hearings**

- 2 **1. Discuss and possibly make a recommendation to Town Council regarding a**  
3 **Master Development Agreement (MDA) regarding the Bloom in Hideout**  
4 **Development, which would include nightly rentals in zoning districts that do not**  
5 **currently allow for nightly rentals. Additionally, allowances for architecture**  
6 **and/or roof designs that are not currently allowed per Town’s current zoning**  
7 **ordinances may be included.**

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9 Town Attorney Polly McLean reported she was in the process of researching whether a new state  
10 statute would allow for a rezone approval to be included in the Master Development Agreement  
11 (MDA) for this development. In the meantime, she suggested the Rezone application and MDA be  
12 considered separately, and advised the Planning Commission that an approval of the rezoning request  
13 could be conditioned upon the approval of the MDA. She also stated the Town Council could wrap  
14 the rezone application into the MDA when it considered the matter.

15 Commissioner Jonathan Gunn asked questions on the draft MDA regarding provisions for short term  
16 rentals, terms for allowable flat roofs in building design and the phasing schedule for the commercial  
17 development. Commissioner Glynnis Tihansky asked whether roads would be public or private.  
18 Thomas Eddington, Town Planner, noted the applicant was proposing a Public Infrastructure District  
19 (PID) to finance a portion of the infrastructure, which would require dedication of certain roads to the  
20 Town. He stated the Town Council and Economic Development Committee would work out the details  
21 on which roads would be dedicated to the Town, and the responsibilities of the applicant and the Town  
22 for ongoing road maintenance. Ms. McLean provided a short overview of the PID which was a  
23 structure to finance public infrastructure, similar to issuance of bonds, but which would ultimately be  
24 repaid by the developer and future residents of the subdivision. She noted this would be the first PID  
25 structure utilized in Hideout and would require a specialist law firm to create the structure.

26 Commissioner Rachel Cooper asked about the open space and previously proposed parking near the  
27 amphitheater. Ms. Jenni Hogan, Applicant, responded the location of the amphitheater was now within  
28 the commercial area where parking and public transport would be located. Mr. Eddington noted the  
29 location of walking trails to the amphitheater. Mr. Sapp also noted the amphitheater was smaller than  
30 originally proposed and was designed for residents to walk or bike to the venue, and shared parking  
31 in the commercial area would be available.

32 Commissioner Joel Pieper asked if the developers had considered a donation of land to the Town in  
33 lieu of a monetary contribution. Ms. Hogan noted the placeholder for a monetary contribution would  
34 be discussed with Town Council, and she was open to consideration of a land contribution.

35 Commissioner Donna Turner asked about the road near the amphitheater. Ms. Hogan responded this  
36 was a secondary access road easement to the western parcel, although there were no plans for  
37 development of that parcel.

38 Chair Matyszczyk asked about the timing for a restaurant relative to the hotel opening. Ms. Hogan  
39 responded this was still under discussion and noted the difficulties in coordinating the completion of  
40 a restaurant and hotel if these were different partners. She requested the MDA be flexible enough for  
41 the developers to attract commercial partners without too many restrictions.

42 Commissioner Gunn asked about the proposed commercial phasing plan. Ms. Hogan stressed the  
43 importance of commercial development in the plan, and noted the phasing schedule considered the  
44 infrastructure work which would be needed before the commercial pads could be built.

1 Ms. Hogan noted several items in the draft MDA with which her team had outstanding questions, and  
2 noted they just received the current draft that day. Ms. McLean noted her suggestion had been included  
3 late in the process, and suggested these issues be discussed offline, and included as conditional  
4 approval in a recommendation to Town Council. Regarding Section 5.6, Ms. McLean agreed to  
5 remove this from the draft MDA, and possibly discuss it later with Town Council.

6 There being no further questions from the Planning Commissioners, the Public Hearing was opened  
7 at 6:49 PM.

8 Mr. Bret Rutter, Glistening Ridge resident, asked about the timing of the retail, restaurant and hotel,  
9 and whether the restaurant would be part of the hotel. Ms. Hogan responded the hotel was planned for  
10 60 rooms and may not include a restaurant. She noted the intention was to develop a separate restaurant  
11 near the hotel which could open prior to the hotel. Mr. Rutter hoped the restaurant and other  
12 commercial development would come as soon as possible.

13 Mr. Jim Gruber, Deer Waters resident, thanked the Planning Commission for watching out for the  
14 Town's best interest, and the Applicants for working with the Planning Commission throughout the  
15 process.

16 Ms. Patricia Bidwill, Golden Eagle property owner, shared her confusion with this process and the  
17 protocols which the Town followed, and asked how best to stay informed. Ms. McLean noted the  
18 process was public, with agendas, minutes and meeting materials all publicly posted. Commissioner  
19 Pieper suggested getting involved with various committees and participating in public meetings.  
20 Commissioner Gunn noted the complexity of the process to approve a new development, the many  
21 changes made throughout the process, and stated the approval of a new development was much more  
22 complex than building a single home. Commissioner Pieper noted this Special Meeting had been  
23 scheduled on a short time frame to accommodate the Applicant, and the Planning Commissioners were  
24 also just seeing the draft MDA at this meeting, but he felt the discussion was going well. Commissioner  
25 Tihansky suggested Ms. Bidwill read the Town's Master Plan which was included on the Town's  
26 website.

27 There being no further public comment, the Public Hearing was closed at 7:05 PM.

28  
29 *Motion: Commissioner Tihansky moved to recommend to Town Council the draft Master*  
30 *Development Agreement for the Bloom in Hideout Development as discussed at this meeting and*  
31 *with conditions to be finalized by Town Council including Sections 2.9, 3.5.4, and 5.5; and not to*  
32 *include Section 5.6; and subject to mutually agreeable language on the issues discussed.*  
33 *Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn,*  
34 *Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner.*  
35 *Voting No: None. Absent from Voting: Commissioner Ginsberg. The motion carried.*

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38 **2 Discuss and possible recommendation to Town Council regarding an amendment**  
39 **of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and**  
40 **00-0020-8184 (the "Bloom in Hideout" Development) from Mountain (M) zone to**  
41 **Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Mountain**  
42 **Residential (MR), and Natural Preservation (NP).**  
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1 Mr. Eddington reviewed the proposed zoning changes for the 72-acre parcel (currently zoned  
2 Mountain), which included a mix of Neighborhood Mixed Use (NMU) zoning for the hotel and  
3 commercial development, Residential 3 (R-3) for the detached single-family homes and Residential 6  
4 (R-6) for townhomes and cabins, and Natural Preservation (NP) zone for open space, park, and  
5 amphitheater areas. He noted this item would be folded into the MDA approval if possible, otherwise  
6 it could be approved separately, and conditionally if the MDA was also approved.

7 In response to a question from Commissioner Cooper regarding whether the amphitheater should be  
8 zoned as NP, Ms. Hogan noted it was reasonable to include it in the NMU zoning given its location  
9 within the commercial area.

10 The Public Hearing was opened at 7:13 PM.

11 Mr. Ed O'Rourke, property owner in Soaring Hawk, asked about hours of operation for events at the  
12 amphitheater and if there would be noise curfews. Chair Matyszczyk responded these items would be  
13 addressed through Town Ordinance and this public hearing was limited to comments regarding the  
14 zoning change.

15 There being no further public comment, the Public Hearing was closed at 7:15 PM.

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17 ***Motion: Commissioner Gunn moved to make a positive recommendation to Town Council***  
18 ***regarding an amendment of the Official Town of Hideout Zoning Map, subject to approval of the***  
19 ***Bloom in Hideout MDA, to rezone parcels 00-0020-8182 and 00-0020-8184 (the "Bloom in***  
20 ***Hideout" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU),***  
21 ***Residential 3 (R3), Residential 6 (R6), Mountain Residential (MR), and Natural Preservation***  
22 ***(NP). Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Commissioner***  
23 ***Gunn, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner***  
24 ***Turner. Voting No: None. Absent from Voting: Commissioner Ginsberg. The motion carried.***

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26 **VI. Meeting Adjournment**

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

28 ***Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Gunn made the***  
29 ***second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner***  
30 ***Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting:***  
31 ***Commissioner Ginsberg. The motion carried.***

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33 The meeting adjourned at 7:17 PM.

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39 Kathleen Hopkins  
Deputy Recorder for Hideout