

Minutes
Town of Hideout Planning Commission
Regular Meeting (Rescheduled)
June 18, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on June 18, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting

I. Call to Order

Chair Tony Matyszczyk 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 Tony Matyszczyk
Commissioner Joel Pieper
Commissioner Glynnis Tihansky
Commissioner Donna Turner

Attending Remotely:

Commissioner Rachel Cooper
Commissioner Chase Winder (alternate, joined at 6:07 PM)

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

Public Attending Remotely: Tim Schoen, Diane Schoen, Richard Otto, Jerry Crylen, Jeff Johnson and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. May 16, 2024 Planning Commission Minutes DRAFT

There were no comments on the May 16, 2024 draft minutes.

Motion: Commissioner Tihansky moved to approve the May 16, 2024 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Ginsberg, Commissioner Winder. The motion carried.

IV. Agenda Items

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

Town Planner Thomas Eddington provided an overview of this item and reminded the Planning Commissioners the original concept plan for this project had originally been presented a year ago. The property under discussion was located between the Woolf property and Klaim subdivision on the eastern side of SR-248. The updated concept plan was focused on approximately two acres of the Applicant's 15.19-acre parcel and would include a brew pub and restaurant as well as other commercial space. The Applicant would come back at a future date with a separate application regarding the remaining 13-acres which might be proposed for residential development.

Mr. Eddington noted the proposed entrance and exit road location was still under review with the Fire District. In response to a question from Commissioner Joel Pieper, Mr. Eddington replied a second road accessing SR-248 was not required and would be too close to the existing entrance to Klaim.

Mr. Eddington discussed the Staff Report, which was included in the meeting materials, and noted several items which needed to be worked out in more detail. He noted the Planning Commissioners were not being asked for a formal vote on this concept plan at this time, but rather to provide feedback to the Applicant.

The Applicants Tim and Diane Schoen, and architects Rick Otto and Jeff Johnson were introduced. Mr. Johnson reviewed the proposed plans and answered questions from the Planning Commissioners. The proposed plan would include upgrading the existing driveway to the Woolf property to a street which would meet Town standards and reconfiguring the intersection of the Woolf driveway (Gray Woolf Road) and Miner Way to a 90-degree intersection. Mr. Schoen noted his team had met with the owners of the Woolf property.

Commissioner Rachel Cooper asked if a traffic light would be necessary at the SR-248 entrance. Mr. Eddington replied that would be the decision of UDOT. He then reminded the Planning Commissioners that a flashing light would likely be installed at the future fire station exit on SR-248 (just north of the Woolf property).

The Planning Commissioners were polled for their feedback, and no objections were made to the proposed plan. Mr. Schoen introduced Mr. Jerry Crylen who was working as a development advisor on the project. In response to a question from Chair Matyszczyk, Mr. Schoen stated he would hope to begin construction within the next 18 months.

Commissioner Glynnis Tihansky asked what the plans were for the future residential phase. Mr. Crylen responded the team was working with a civil engineer to create ten one-acre lots for a gated community above the commercial development.

Commissioner Pieper asked if trails would be included in the plans; Mr. Schoen replied yes.

There being no further questions from the Planning Commissioners, the Applicants and their representatives were excused and left the meeting at 6:46 PM.

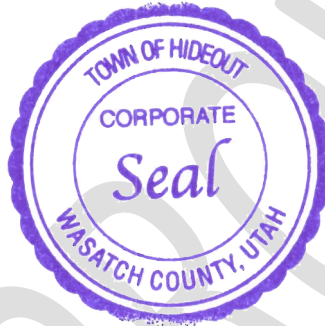
V. **Meeting Adjournment**


Commissioner Tihansky asked whether there was any follow up from last meeting regarding an update to the Town's General Plan. Mr. Eddington responded that would be included in an future meeting. Chair Matyszczyk suggested a future review of the Annexation Agreement for the Richardson Flats project would be helpful to provide background for the new members of the Planning Commission.

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

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

The meeting adjourned at 6:49 PM.




Kathleen Hopkins
Deputy Recorder for Hideout