

Minutes
Town of Hideout Planning Commission
Regular Meeting
January 16, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Rescheduled Regular Meeting on January 16, 2025 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 Joel Pieper
Commissioner Glynnis Tihansky
Commissioner Peter Ginsberg (alternate)

Excused: Commissioner Donna Turner
Commissioner Chase Winder (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
Gordon Miner, Town Engineer

Public In Person or Attending Remotely:

Nate Brockbank, Patrick Todd, Paul Watson, Eric Davenport

III. Approval of Meeting Minutes

1. December 16, 2024 Planning Commission Minutes DRAFT

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

Motion: Commissioner Tihansky moved to approve the December 16, 2024 Planning Commission Minutes. 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.

IV. Agenda Items

1. Presentation and discussion of a concept plan for the Elk Horn Springs Development on parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property").

Town Planner Thomas Eddington provided an overview of the updated concept plan and referred to the Staff Report included in the meeting materials. The updated concept plan covered approximately 115 acres currently zoned Mountain, which the development team of Nate Brockbank and Holmes Homes would like to develop for both residential and commercial uses. The proposed plan included 211 residential units (72 townhomes and 139 single family homes) as well as three lots for Neighborhood Commercial Development totaling 15,000 square feet.

Mr. Eddington stated the development team was requesting feedback on this proposed concept plan and would come back to the next Planning Commission meeting for a Public Hearing and consideration of a final concept plan, rezone application and Master Development Agreement.

Mr. Eddington reviewed the updated concept plan which included commercial space on approximately one acre near the entrance to the development, a community center, fifteen acres to be deeded to the Town, and a map with proposed roads and locations of townhomes and single-family homes throughout the two parcels.

The development team of Messrs. Nate Brockbank, Patrick Todd and Eric Davenport were introduced and answered questions from the Planning Commissioners. Mr. Davenport discussed options for the management of the community center which could be open to the public and managed by the Town or managed by the Homeowners Association (HOA). Mr. Brockbank stated he was prepared to build the community center and deed it to the Town.

Mr. Eddington noted the developer had proposed deeding the proposed commercial land to the Town to manage its development. Discussion ensued regarding the location of the clubhouse and pickle ball courts, the preference not to include a pool as part of the clubhouse, negotiation of easements with Mustang Development and discussions with Utah Department of Transportation (UDOT) regarding new lanes on SR-248.

Town Engineer Gordon Miner noted his review of the proposed concept plan was limited and he would have more specific comments to share with the development team once he reviewed all the necessary documents when submitted with the subdivision application.

In response to a question from Commissioner Rachel Cooper regarding plans for trails, Mr. Brockbank stated the team was working with a trail designer and would have detailed trail map to share later. Discussion ensued regarding a proposed phasing plan and timeline; Mr. Brockbank stated the development could be completed in eight phases over a six- to eight- year period, depending on market conditions.

The Planning Commissioners discussed the potential approval of nightly rentals for the development. Commissioner Glynnis Tihansky noted this was the last remaining undeveloped parcel in Hideout which she would prefer to see remain as open space; however, she acknowledged this was the best proposal put forth for this property to date. Mr. Brockbank discussed several items which he proposed contributing to the Town including the commercial acreage, community center and pickleball courts, fifteen acres of open space and paying for the engineering study for the spine trail project connecting Hideout to Park City and Kamas along SR-248. Mr. Brockbank agreed to 1) contribute a second town sign at the southeastern town line on SR-248; 2) have the community's HOA take on responsibility for road maintenance; and 3) consider whether his team

could build the commercial space for the Town. Mr. Eddington noted there were partnership options to work on commercial development with Mr. Brockbank's team, which could provide incentives to attract tenants when the project was ready for commercial development.

Mr. Brockbank and his team were excused and left the meeting at 7:04 PM.

2. Discussion of a proposed update to the 2019 General Plan.

Mr. Eddington led a discussion to plan an update to the Town's general plan which was last updated in 2019. He noted the current plan was based on 2017 demographic information and did not include the current annexation map and new town boundaries. He suggested the opportunity to incorporate new community survey data into the plan. Commissioner Glynnis Tihansky asked whether an updated plan would include details on current and projected town demographics, as well as examine the mix of full- and part-time residents.

The Planning Commissioners offered suggestions including diversity of housing development to accommodate senior citizens, expansion of the spine trail plan as a component of the Town's transportation plan, integration with Jordanelle State Park, options for parking at a public transit stop, and future annexations.

Mr. Eddington thanked the Planning Commissioners for their input and stated he would have draft components of an updated plan to review with the Planning Commissioners over the next few months. He also stated he would work on a draft executive summary to be included with the general plan.

3. Discussion of alternate dates for February 2025 Planning Commission meeting.

Chair Matyszczyk led a discussion of alternate dates for the February Planning Commission meeting. It was determined that Tuesday February 18, 2025 would be an acceptable date.


V. Meeting Adjournment

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

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

The meeting adjourned at 7:44 PM.




Kathleen Hopkins
Deputy Recorder for Hideout