

**Minutes**  
Town of Hideout  
Planning Commission Regular Meeting and Public Hearings  
January 19, 2023  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on January 19, 2023 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

**I. Call to Order**

Chair Tony Matyszczyk called the meeting to order at 6:10 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

**II. Roll Call**

**PRESENT:**

Chair Tony Matyszczyk  
Commissioner Rachel Cooper (alternate)  
Commissioner Jonathan Gunn  
Commissioner Ryan Sapp  
Commissioner Glynnis Tihansky  
Commissioner Donna Turner

**STAFF PRESENT:**

Polly McLean, Town Attorney  
Thomas Eddington, Town Planner  
Timm Dixon, Director of Engineering  
Alicia Fairbourne, Recorder for Hideout  
Kathleen Hopkins, Deputy Recorder for Hideout

**OTHERS IN ATTENDANCE:** Jason Boal, Robert Hughes, Amy Cribbs, Katie Shepley and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

**1. December 1, 2022 Planning Commission Minutes DRAFT**

Commissioner Donna Turner noted one addition to the December 1, 2022 draft minutes regarding the Creekside annexation discussion regarding proposed density, which was incorporated in the approved minutes.

***Motion: Commissioner Tihansky made the motion to approve the December 1, 2022 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Sapp, Commissioner Tihansky, and Commissioner Turner. Voting No: None. The motion carried.***

#### IV. Agenda Items

##### **1. Discussion and consideration of amending the Town's Annexation Policy Plan to include additional acreage in Wasatch County, southeast of Hideout**

Town Planner Thomas Eddington discussed this item to consider an expansion of the Town's Annexation Declaration Area (ADA) and to hear any input from affected entities. He advised the Planning Commissioners this discussion was solely related to consideration of the ADA map and there would not be a vote on the matter at this meeting. Mr. Eddington added this discussion was not specific to the proposed Benloch Ranch annexation which would be covered in a future Annexation application procedure if the ADA was expanded to include this property.

Mr. Eddington reviewed the Staff Report included in the meeting materials and highlighted the existing ADA boundary map and the proposed expansion area under consideration which would add approximately 4,000 acres to the ADA. He noted the affected entities including Wasatch County, Heber City, Wasatch School District, and area utility providers had received notification of this process and were invited to provide input, either at this meeting or in written comments sent to the Town Recorder within the next ten days.

Mr. Eddington responded to questions from the Planning Commissioners on the proposed map and stated a full assessment of all the affected property parcels in addition to the Benloch Ranch property would be done in the next step of this process. Mr. Eddington clarified the border with Heber City on the proposed map was currently included in the Heber City ADA, and an expanded ADA could not include any "islands" of parcels not included in the ADA (i.e., the resulting ADA must consist of contiguous parcels). He also noted the Planning Commissioners should consider a potential ADA expansion relative to the Town General Plan's goals, and an approval of the ADA expansion would not obligate the Town to annex any additional property however it was a required initial step to be completed in order to consider any future annexation.

Mr. Eddington stated the next step for this ADA expansion process would include a Public Hearing at the February Planning Commission meeting and another Public Hearing with Town Council, potentially at its March meeting.

Commissioner Glynnis Tihansky asked if a future school location was contemplated for inclusion in this expanded annexation area, and if so, what would the distance and travel time be from the existing homes in Hideout. Mr. Eddington stated this analysis would be conducted along with other required services as part of a specific annexation application at a future stage.

Commissioner Jonathan Gunn asked to hear from the Town's engineering team regarding the impact such an expansion could have on infrastructure and service capacity. Mr. Timm Dixon, Director of Engineering, responded any potential future annexation would impact Town staff resources and would be considered in that annexation approval process. Mr. Eddington noted such service requirements would be outlined in a future Development Agreement. Commissioner Gunn requested the Town's Public Works team be included throughout any annexation considerations.

In response to a question from Commissioner Tihansky on the specific boundary map, Mr. Eddington stated a more detailed map would be included in the future to denote the exact parcels and boundaries more clearly.

Upon completion of discussion and questions from the Planning Commissioners, Chair Matyszczyk opened the floor for any comments from the affected entities or other members of the public at 6:49 PM. There were no public comments.

Commissioner Gunn suggested Town Staff reach out proactively to the various affected entities to solicit their input. Mr. Eddington noted the team had reached out to Wasatch County already and would continue to meet with other entities.

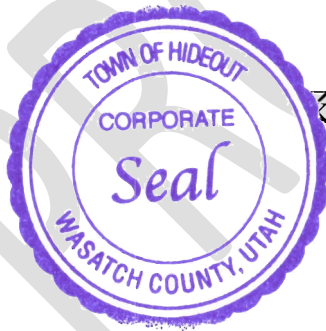
**V. Meeting Adjournment**

Prior to adjourning the meeting, Chair Matyszczyk asked the Planning Commissioners to consider a resumption of in-person meetings in the coming months. Town Attorney Polly McLean noted other government bodies had resumed in-person or hybrid in-person/Zoom meetings, and the ultimate decision to resume in-person meetings would be predicated on an evaluation of health and safety concerns.

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

***Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Tihansky made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Sapp, Commissioner Tihansky and Commissioner Turner. Voting No: None. The motion carried.***

The meeting adjourned at 6:59 PM.



*Cathleen Hopkins*  
Cathleen Hopkins  
Deputy Recorder for Hideout