

**Minutes**  
Town of Hideout  
Planning Commission Regular Meeting  
October 21, 2021  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on October 21, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

**I. Call to Order**

Acting Chair Glynnis Tihansky called the meeting to order at 6:09 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:** Acting Chair Glynnis Tihansky  
Commissioner Ryan Sapp  
Commissioner Bruce Woelfle

**EXCUSED:** Chair Tony Matyszczyk  
Commissioner Donna Turner  
Commissioner Rachel Cooper (alternate)

**STAFF PRESENT:** Thomas Eddington, Town Planner  
Polly McLean, Town Attorney  
Jan McCosh, Town Administrator  
Timm Dixon, Head of Public Works and Engineering  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk

**OTHERS IN ATTENDANCE:** Chris Baier, Jared Fields, Carol Tomas, Mike Rost, Dennis Gonzalez and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

There were no comments on the draft minutes of the September 16, 2021 Planning Commission meeting.

***Motion: Commissioner Woelfle made the motion to approve the September 16, 2021 Planning Commission Minutes. Commissioner Sapp made the second. Voting Aye: Commissioners Tihansky, Sapp and Woelfle. Voting Nay: None. The motion carried.***

#### IV. Agenda Items

##### 1. Continue discussion of the Official Zoning Map of the Town of Hideout and potential recommendation to Town Council

Mr. Thomas Eddington, Town Planner provided an overview of the updated proposed Zoning Map included in the meeting materials. Town Attorney Polly McLean noted the density map included in the materials was an exhibit only and was not part of the proposed official zoning map under consideration. She also noted the issues previously raised by Mustang Development with regard to the zoning map had, for the most part, been addressed however she and town staff would continue to work with this developer on issues related to the density map.

Commissioner Bruce Woelfle asked if the questions and comments previously received from the public had been addressed in the current version of the zoning map. Mr. Eddington replied they had and highlighted several areas of the map which were updated. He also explained the process which would be required to change any zoning and would include the Planning Commission making a recommendation to the Town Council. Commissioner Woelfle requested changing the colors on the map to differentiate roads and lot lines more clearly. Mr. Eddington agreed to make these changes.

Acting Chair Tihansky opened the floor for public comments. Mr. Jared Fields, attorney for Mustang Development, requested confirmation that the draft density map would not be approved as part of the official town zoning map.

Mr. Mike Rost, Hideout town resident, asked if the Town had the authority to re-zone the state park land which was currently shown as open space on the zoning map. Ms. McLean responded the state park was not owned by the town, but as it was within the town boundary, it should be zoned as something, and the open space designation was the most appropriate. Mr. Rost expressed his concern that this land should not be developed.

There being no further public comment, Acting Chair Tihansky asked for a motion to recommend to the Town Council the proposed zoning map with the minor changes as discussed.

*Motion: Commissioner Woelfle moved to recommend to the Town Council the proposed zoning map with the minor changes as discussed and noted the density map was not part of the zoning map. Commissioner Sapp made the second. Voting Aye: Commissioners Sapp, Tihansky and Woelfle. Voting Nay: None. The motion carried.*

##### 2. Discussion of proposed Parks, Open Space and Trail Plan and potential recommendation to Town Council

Mr. Eddington provided background on the Parks, Open Space and Trails (POST) Steering Committee which was originally launched in 2019 to identify existing parks, open spaces and trails within the town, identify priorities and create a plan for execution of these priorities and obtain project funding. Mr. Eddington created a Parks, Open Space and Trails plan that included recommendations regarding phasing, locations and funding opportunities for these amenities. The POST reviewed the Planning document which Mr. Eddington created in detail. He noted the POST Committee was open to additional town resident volunteers and would meet every six to eight weeks. The Committee currently included residents Mary Freeman and John Hopkins, Town Council Member Chris Baier and Planning Commissioner Rachel Cooper in addition to town staff.

Mr. Eddington noted the POST Committee would work with various regional organizations, foundations, state park and developer partners to improve the trail system connectivity and expand town open space amenities. Mr. Eddington noted the existence of this POST plan would help in any

future grant applications. Town Council Member Chris Baier added any potential grant funding would be for a specific project and the existence of this POST plan document was an important starting point to identify specific projects and grant opportunities.

Mr. Eddington reviewed the seven priorities identified in the POST plan and answered several questions. Regarding one of the recommendations - to connect the town trail system to Jordanelle State Park - he noted any trail connecting to the park must be from state/federal public land to town public land, not state/federal public land to private land, and discussion was underway to create town owned parcels within future subdivisions to connect the town trails into the federally owned and state-maintained park. In fact, this dedication of private land to the Town for this purpose has recently been successfully incorporated into the Lakeview and Shoreline subdivision plats. Council Member Baier added there was also a financial component to be resolved as the state park was a fee area and some sort of payment mechanism, maybe Town-wide, would need to be negotiated with the park.

Hideout resident Dennis Gonzalez asked for clarification of whether the park was owned by the town. Council Member Baier responded although it was included within the town boundaries, the park land was federally owned, and its usage was controlled by the state.

Mr. Eddington stated the intent was for the town to coordinate trail connectivity with the park's management and he would research how other towns which abut state parks manage these matters.

Mr. Eddington and Council Member Baier discussed the priority concept to create a dedicated pedestrian/bike lane along SR 248 as well as to build either a tunnel or overpass on SR 248 to connect Todd Hollow, KLAIM, Soaring Hawk and Golden Eagle developments with the rest of town. This project to safely connect the two sides of town and build the pedestrian/bike lane would be coordinated with Utah Department of Transportation as well as with Summit and Wasatch counties. Town Administrator Jan McCosh stated she was in several discussions regarding a potential tunnel and grant project.

Mr. Eddington also reviewed the priorities to connect the trail systems of all the subdivisions and explore the use of conservation easements along utility right of ways to create additional trails,

Ms. McLean noted a public hearing would also be part of the Town Council approval and adoption of the POST Plan. After further discussion of the draft POST Plan, Acting Chair Tihansky suggested the item be continued to the next meeting which would also include a public hearing to solicit feedback from residents.

## **V. Other Business**

Acting Chair Tihansky asked about the road in the Silver Sky/Plumb development and whether secondary access was needed. Mr. Eddington noted this development had been approved more than one year ago with a cul-de-sac and single-entry road. He noted initial discussions were underway with the developer who was interested in adding lots to the development and would need to present a plan to both expand the road connections for EMS purposes while addressing a relatively steep grade to connect Shoreline Court down to Longview/Shoreline Road. He noted this matter may come before the Planning Commission soon. Commissioner Woelfle added when this development had been reviewed last year, the Planning Commission recommended a stipulation for a gated fire road or trail to connect with Shoreline Drive at the end of the development in order to provide emergency access.

**VI. Meeting Adjournment**

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

***Motion: Commissioner Woelfle moved to adjourn the meeting. Commissioner Sapp made the second. Voting Aye: Commissioners Tihansky, Sapp and Woelfle. Voting Nay: None. The motion carried.***

The meeting adjourned at 7:06 PM.



  
Kathleen Hopkins, Deputy Town Clerk

APPROVED