

**Minutes**  
Town of Hideout Planning Commission  
Regular Meeting and Continued Public Hearing  
October 19, 2023  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Continued Public Hearing on October 19, 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 6:03 PM. All attendees were present both in person and electronically.

**II. Roll Call**

**Present:** Commissioner Rachel Cooper  
Commissioner Glynnis Tihansky  
Commissioner Donna Turner

**Attending Remotely:** Chair Tony Matyszczyk  
Commissioner Joel Pieper (alternate)

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

**Staff Present:** Alicia Fairbourne, Recorder for Hideout

**Staff Attending Remotely:** Cameron Platt, Town Attorney  
Jan McCosh, Town Administrator  
Thomas Eddington, Town Planner  
Timm Dixon, Director of Engineering  
Kathleen Hopkins, Deputy Recorder for Hideout

**Public Present:** Jenni Hogan, Ryan Sapp, Brian Cooper, Katie Wilking and Jill Schneider

**Public Attending Remotely:** Brian Ameriage, Don Bloomenthal, Karleen Callahan, Nelson Faerber, Jim Gruber, David Halsch, Justin Keys, David Lawson, Carla and Mark Mathiesen, Kristi Nuelle, Greg McIntire, John Pickett, Michael Poon, Garth Reucassel, David Salzman, Damian Taitano, Jack Walkenhorst and others who may not have signed in using proper names in Zoom.

### **III. Approval of Meeting Minutes**

#### **1. September 21, 2023 Planning Commission Minutes DRAFT**

There were no comments on the September 21, 2023 draft minutes.

*Motion: Commissioner Tihansky made the motion to approve the September 21, 2023 Planning Commission Minutes. Commissioner Turner made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Ginsberg and Commissioner Gunn. The motion carried.*

### **IV. Public Hearings**

#### **1. Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) regarding the Bloom in Hideout Development**

Town Planner Thomas Eddington reviewed the Bloom at Hideout project which was last presented to the Planning Commission in June 2023, and he noted a working group including Commissioners Jonathan Gunn and Glynnis Tihansky, Town Attorney Polly McLean and himself had been working on the draft Master Development Agreement (MDA). Mr. Eddington noted the application had been withdrawn by the applicants in July 2023, was resubmitted on September 25, 2023 and presented to Town Council for feedback at its October 2023 meeting and had been remanded back to Planning Commission.

Mr. Eddington summarized the proposed zoning changes for the 70-acre parcel (currently zoned Mountain), which included a mix of Neighborhood Mixed Use (NMU) zoning for the hotel and commercial development, Residential 3 (R-3) for the detached single-family homes and Residential 6 (R-6) for townhomes and cabins, and Natural Preservation (NP) zone for open space, park, and amphitheater areas. He reminded the Planning Commissioners the rezone application did not include the western parcel with the existing home and noted that the project had been revised slightly since June, reducing the overall number of proposed units from approximately 239 to 217. He noted the cabins (formerly labeled “casitas”) had been consolidated into one area rather than being scattered throughout the site, and some of the single-family home lots had been eliminated. Mr. Eddington also noted the previously discussed Residential Casita zoning designation would not be necessary for the cabins which fit within existing R-6 zoning.

Applicants Jenni Hogan and Ryan Sapp discussed the revised concept and phasing plans, and introduced their real estate partners, Katie Wilking and Jill Schneider with Berkshire Hathaway who would be leading efforts to identify commercial tenants. They presented slides with maps showing the specific zoning and land use proposals. The 40-acre parcel with the existing house would remain zoned Mountain. Ms. Hogan noted the cabin concept would be similar to that of Victory Ranch and would fit within the existing R-6 zoning.

Ms. Hogan discussed several items within the draft MDA which were still were under discussion, including the standards for the hotel partner, requirements for a standalone restaurant if the hotel partner would not include an on-site restaurant, plans for the commercial development in Phase 1, and terms for a monetary contribution to the Town to be negotiated with Town Council.

Commissioner Tihansky noted the draft MDA included provisions for Nightly Rentals which could be addressed in this agreement rather than through a Town Ordinance, based on new state legislation.

The Planning Commissioners asked several questions regarding the ratio of commercial development relative to residential development, total commercial development, ownership of the cabin resort, limitations on flat roofs, height restrictions, and the types of hotel and commercial tenant partners desired.

Chair Matyszczuk asked for more information on the expected hotel partner. Ms. Hogan responded it was premature to announce a firm commitment from this partner prior to approval of the zoning change. Mr. Justin Keys, attorney for the Applicants, suggested the MDA contain language on the type of an acceptable hotel, rather than locking in a specific partner at this stage. He noted the specific hotel approval would come before the Planning Commission at a later date, when specific terms would be negotiated.

Town Attorney Cameron Platt noted the rezone request had not been noticed for this meeting, so would need to be considered at a future meeting. Discussion ensued regarding scheduling a special meeting and public hearing prior to the regular November meeting to consider both a final version of the MDA and the rezone application.

Chair Matyszczuk asked if all water rights had been secured for the project. Mr. Sapp responded they had identified availability of water rights for purchase, and the MDA included language that at each phase of the project, sufficient water rights would be turned over to the water district and properly recorded. Mr. Sapp noted the earlier discussions regarding potential use of the existing well on the western parcel would not move forward, so all water would be sourced separately. He also stated the team would not close on any water purchase prior to the plan being approved.

Chair Matyszczuk stated he was not comfortable approving the MDA in its current draft form and without Commissioner Gunn and Ms. McLean in attendance to share their feedback from the working group.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 7:31 PM.

Mr. Garth Reucassel, property owner in Soaring Hawk, stated the proposed commercial development was needed in the Town and the developer seemed to be working to provide this to the community. He was disappointed to hear the current discussion.

Mr. Don Blumenthal and Ms. Karleen Callahan, Soaring Hawk residents, stated they would like to see the project move forward, liked the commercial development proposed which would increase the Town's tax base and were supportive of the cabin resort which could accommodate overflow guests.

Mr. John Pickett, Soaring Hawk resident, stated he appreciated the proposed project's commitment to preservation of open space, the lower density than the prior developer's proposal, and the plan for commercial development early in the project which would benefit all Hideout residents.

Mr. David Lawson, property owner of lots in Soaring Hawk and Reflection Ridge, stated he had known and worked on projects with Mr. Sapp for twenty years, and had lived in the Retreat for ten years. He was supportive of the project, particularly the commercial and hotel component.

Carla and Mark Mathieson, Golden Eagle property owners, stated they had followed this development proposal throughout the process and felt the developers had been very open and willing to discuss issues with area homeowners and the Town. As future full-time residents of Hideout, they stated they are supportive of the project, particularly the commercial development.

Mr. Brian Ameriage, Reflection Lane property owner, stated he strongly supported the project, and believed the developers were responsible and had a beautiful vision for the property. He stated he was disappointed with the process and the degree of intervention and interference from the Town on a project that was desperately needed.

Mr. Jim Gruber, Deer Waters resident, expressed his support for the project, and stated the developers had worked hard to meet the metrics set for the development.

Mr. Greg McIntire, Golden Eagle property owner, stated he had been involved in the survey of Golden Eagle landowners which was presented to the Town's Economic Development Committee regarding this project. He stated he and 65% - 75% of the people behind this subdivision were supportive of the project. He noted the developers had listened to community concerns regarding light and noise from the amphitheater and concerns with nightly rentals. He shared his concerns about the Town's fiscal health which he felt this project could help improve.

Mr. David Halsch, Forevermore Court. resident, stated he would have a view of the project from his home, and was supportive of the developers' commitment to preserving the land and views while providing new revenue to the Town. He stated Hideout residents would support a neighborhood restaurant and events at the amphitheater. He added the hotel operator would need to go through a design review and approval process in the future, and he was supportive of the vision presented by the developers.

Mr. Michael Poon, Reflection Lane lot owner, stated he was disappointed with the process and felt the Planning Commission should be representing the Town's interest, and that the developers had been responsive.

Mr. Brian Cooper, Shoreline resident, noted his wife is Planning Commissioner Rachel Cooper, and that compared with the previous proposal for this property, he felt the applicants had addressed all the issues raised and were proposing a better infrastructure plan for the Town. He understood why the developer could not finalize a hotel partner prior to rezoning approval and suggested the MDA include flexibility regarding the hotel and restaurant.

There being no further public input, the Public Hearing was closed at 8:09 PM.

Discussion ensued regarding a date for a Special Meeting and Public Hearing to include the MDA and rezoning application.

***Motion: Commissioner Tihansky moved to re-notice the Rezoning application consideration and continue the consideration of the MDA recommendation to a Special Meeting on November 2, 2023 at 6:00 PM. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Ginsberg and Commissioner Gunn. The motion carried.***

**VI. Meeting Adjournment**

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

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

The meeting adjourned at 8:12 PM.



  
Kathleen Hopkins  
Deputy Recorder for Hideout

APPROVED