

1 **Minutes**
2 **Town of Hideout Planning Commission**
3 **Regular Meeting and Public Hearing**
4 **March 21, 2024**
5 **6:00 PM**
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8 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public
9 Hearing on March 21, 2024 at 6:00 PM in person and electronically via Zoom meeting.

10
11 Regular Meeting and Public Hearing
12

13 **I. Call to Order**

14 Chair Tony Matyszczyk called the meeting to order at 6:03 PM and reminded participants that this
15 was a hybrid meeting held both electronically and in-person.

16 *Clerk's note: The agenda was re-ordered from the original publication.*

17 **II. Roll Call**

18 **Present:** Chair Tony Matyszczyk
19 Commissioner Joel Pieper
20 Commissioner Donna Turner
21 Commissioner Glynnis Tihansky
22

23 **Attending Remotely:** Commissioner Rachel Cooper
24 Commissioner Peter Ginsberg (alternate)
25 Commissioner Chase Winder (alternate)
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28 **Staff Present:** Alicia Fairbourne, Recorder for Hideout
29 Kathleen Hopkins, Deputy Recorder for Hideout
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31 **Staff Attending Remotely:** Polly McLean, Town Attorney
32 Thomas Eddington, Town Planner
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34 **Public Attending Remotely:** Anne Gruber, Jim Gruber, Jonathan Gunn, Eric Hales, and others
35 who may not have signed in using proper names in Zoom.
36

37 **III. Approval of Meeting Minutes**

38 **1. February 26, 2024 Planning Commission Minutes DRAFT**

39 There were no comments on the February 26, 2024 draft minutes.

40 *Motion: Commissioner Pieper moved to approve the February 26 2024 Planning Commission*
41 *Minutes. Commissioner Tihansky made the second. Voting Yes: Chair Matyszczyk,*
42 *Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None.*
43 *Abstaining from Voting: Commissioner Cooper. The motion carried.*
44

1 **Call to Order (continued)**

2 **1. Swearing in of reappointed Planning Commissioners whose terms expired January**
3 **1, 2024**

4 Recorder for Hideout Alicia Fairbourne read the Oath of Office and officiated Commissioner Rachel
5 Cooper for a new term.

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7 **IV. Agenda Items**

8 **1. Announcement and swearing in of Chase Winder as an alternate voting member of**
9 **the Planning Commission**

10 Chair Matyszczyk announced Chase Winder had been appointed an alternate voting member of the
11 Planning Commission by the Town Council. Ms. Fairbourne read the Oath of Office and officiated
12 Commissioner Winder as an alternate Planning Commissioner.

13
14 **2. Update regarding Hideout's land use codes**

15 Town Planner Thomas Eddington provided an update on the discussion from the last Planning
16 Commission meeting regarding Hideout's land use code amendment recommendations which were
17 sent to the Town Council. He reported that all the recommendations had been accepted with the
18 exception of one item related to recreational vehicle and trailer parking and storage which Town
19 Council had remanded back to a committee made up of Planning Commissioners Joel Pieper and
20 Peter Ginsburg and community volunteer Bret Rutter for further research.

21
22 **V. Public Hearing**

23 **1. Consideration and recommendation to the Hideout Town Council regarding a**
24 **conditional use permit to allow a temporary fire station within the Resort Specially**
25 **Planned Area (RSPA) zoning district on parcel number 00-0021-8053 (Unit TT 11545**
26 **North Recreation Drive) and possibly a portion of parcel number 00-0021-8054 (Unit**
27 **UU 11547 North Recreation Drive)**

28 Mr. Eddington provided an overview of this matter and noted the Town Council had approved the
29 zoning update which the Planning Commission had recommended at the last meeting. He stated the
30 next step in the process to build the temporary fire station was to approve a conditional use permit for
31 this project in accordance with that new zoning. He reminded the Planning Commissioners the project
32 needed to meet a number of conditions which were outlined in the Staff Report included in the meeting
33 materials.

34 Mr. Eddington walked through each of these conditions and fielded several questions from the
35 Planning Commissioners. Wasatch County Fire Chief Eric Hales was introduced and also answered
36 questions. Mr. Hales stated a portion of the funding for both the temporary and permanent Hideout
37 fire stations would come from the new Wasatch County EMS tax and through the capital projects fund
38 in the Fire District's budget, as well as from fundraising the Town was planning.

39 Mr. Hales described the plans for the temporary station which would include a trailer to house the staff
40 and a twenty-five-foot-high Quonset hut structure in which to park the fire truck. He noted the
41 temporary station would not have an ambulance on site, however station would be staffed round the
42 clock by two fire department members who would also be highly trained medical responders.

1 Mr. Hales stated the preliminary site work had been completed by GCD, the developer of the Shoreline
2 subdivision, and Fire District team was directing the work complete the concrete pads, utility
3 connections and other construction efforts to finish the project which he expected to be completed in
4 May.

5 In response to a question from Commissioner Glynnis Tihansky regarding a storm water plan, Mr.
6 Hales noted the station would not generate excessive water going into the storm drains, but he would
7 work with the project engineers from Epic Engineering to assure a storm water management plan was
8 in place. Mr. Eddington suggested the draft resolution be amended to include the requirement for the
9 Town Planner or Town Engineer to review the storm water plan.

10 In response to another question from Commissioner Tihansky, Mr. Eddington stated the location of
11 the temporary station would not be very close to homes, and added the developer did not expect to
12 build in that area over the next three years or so.

13 There being no further questions from the Planning Commissioners, the Public Hearing was opened
14 at 6:38 PM.

15 Mr. Jim Gruber, Overlook Loop resident, thanked the Planning Commission and Fire District for their
16 efforts on this project. As a retired Chicago firefighter, he noted the location within Hideout would be
17 critical in saving lives and property of our residents, and noted having advanced EMT personnel in
18 the community would be beneficial.

19 There being no further public input, the Public Hearing was closed at 6:42 PM.

20 ***Motion: Commissioner Turner moved to approve the conditional use permit to allow a***
21 ***temporary fire station within the Resort Specially Planned Area (RSPA) zoning district***
22 ***on parcel number 00-0021-8053 (Unit TT 11545 North Recreation Drive) and possibly a***
23 ***portion of parcel number 00-0021-8054 (Unit UU 11547 North Recreation Drive),with***
24 ***ordinance to reflect the edits as discussed, including the addition of language regarding a storm***
25 ***water plan and building height. Commissioner Pieper made the second. Voting Yes:***
26 ***Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and***
27 ***Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.***

28

29 **VI. Meeting Adjournment**

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

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

35 The meeting adjourned at 6:46 PM.

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Kathleen Hopkins
Deputy Recorder for Hideout