

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearing
March 21, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on March 21, 2024 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.

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

II. Roll Call

Present: Chair Tony Matyszczyk
Commissioner Joel Pieper
Commissioner Donna Turner
Commissioner Glynnis Tihansky

Attending Remotely: Commissioner Rachel Cooper
Commissioner Peter Ginsberg (alternate)
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

Public Attending Remotely: Anne Gruber, Jim Gruber, Jonathan Gunn, Eric Hales, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. February 26, 2024 Planning Commission Minutes DRAFT

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

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

Call to Order (continued)

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

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

IV. Agenda Items

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

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

2. Update regarding Hideout's land use codes

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

V. Public Hearing

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

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

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

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

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

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

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

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

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

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

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

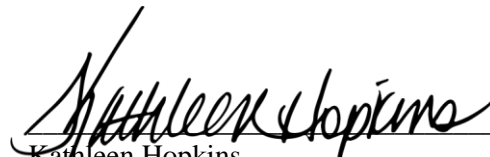
VI. Meeting Adjournment

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

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

The meeting adjourned at 6:46 PM.




Kathleen Hopkins
Deputy Recorder for Hideout