

**Minutes**  
Town of Hideout  
Planning Commission Regular Meeting  
May 20, 2021  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on May 20, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

**I. Call to Order**

Chair Tony Matyszczyk called the meeting to order at 6:00 PM and referenced the current no anchor site determination letter included in the meeting materials. All attendees were present electronically.

**II. Roll Call**

**PRESENT:** Chair Tony Matyszczyk  
Commissioner Ryan Sapp (joined at 6:08 PM)  
Commissioner Glynnis Tihansky  
Commissioner Donna Turner  
Commissioner Bruce Woelfle  
Commissioner Rachel Cooper (alternate)

**STAFF PRESENT:** Thomas Eddington, Town Planner  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk

**OTHERS IN ATTENDANCE:** Bret Rutter and others who may not have signed in using proper names via Zoom.

**III. Approval of Meeting Minutes**

**1. April 15, 2021 Planning Commission Regular Meeting Minutes DRAFT**

There was one minor edit incorporated into the meeting draft minutes.

*Motion: Commissioner Turner made the motion to approve the April 15, 2021 Planning Commission Minutes. Commissioner Tihansky made the second. Voting Aye: Commissioners Cooper, Tihansky, Turner and Woelfle. Voting Nay: None. Abstaining: Chair Matyszczyk. The motion carried.*

## 2. April 28, 2021 Planning Commission Special Meeting and Public Hearing Minutes DRAFT

There were no corrections to the minutes.

*Motion: Commissioner Tihansky made the motion to approve the April 28, 2021 Planning Commission Special Meeting and Public Hearing Minutes. Commissioner Cooper made the second. Voting Aye: Commissioners Cooper, Matyszczyk, Tihansky, and Turner. Voting Nay: None. Abstaining: Commissioner Woelfle. The motion carried.*

### IV. Agenda Items

#### 1. KLAIM – Update and Planning Commission input on proposed retaining wall and signage

Town Planner Thomas Eddington provided an overview and update on the KLAIM retaining wall design and landscape plan. He discussed the renderings of the revised retaining wall design which utilized gabion metal baskets and natural rock rather than a stacked rock construction and highlighted elements of the landscape plan. Mr. Eddington noted the wall design was more modern than other walls throughout the town and shared the positive feedback he had received from the town engineering team regarding the structural integrity of this type of structure. He also noted the development's signage design was integrated with the retaining wall and overall development's design aesthetic. In response to a question from Chair Matyszczyk regarding the heights of the retaining walls, Mr. Eddington stated they would be as high as 10-feet in some sections which met the town code at the time they were approved. Commissioner Glynnis Tihansky said she liked the design which she hoped would be more stable and provide fewer problems with erosion and falling rocks than some of the other walls in the town.

Mr. Eddington answered a variety of questions from the Commissioners regarding the landscape plan, irrigation system, sidewalks, potential for erosion in the wall design, expected lifespan for the walls and sizes of rocks to be utilized in the retaining wall construction. Commissioner Bruce Woelfle requested in the future, when developers submit changes from originally approved designs, they provide details on the as-originally approved and as-changed versions of the design.

Mr. Eddington noted this matter was being presented to the Planning Commission for input only and formal approval was not required. Commissioner Donna Turner stated she liked the wall design and landscaping plan but would prefer to see a mix of larger and smaller rocks in the wall construction. Mr. Eddington agreed to share the Commissioners' feedback regarding their preferences for a mix of rock sizes to be utilized, drought tolerant native plants and grasses, minimum tree sizes, and the installation of a drip irrigation system in the landscape areas.

**V. Meeting Adjournment**

There being no further business, Chair Matyszczyk asked for the meeting to be adjourned.

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

The meeting adjourned at 6:35 PM.



  
Kathleen Hopkins, Deputy Town Clerk

Approved