

**Minutes**  
Town of Hideout  
Planning Commission Regular Meeting and Public Hearing  
February 16, 2023  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on February 16, 2023 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

**I. Call to Order**

Chair Tony Matyszczyk called the meeting to order at 6:02 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:**

Chair Tony Matyszczyk  
Commissioner Rachel Cooper (alternate)  
Commissioner Jonathan Gunn  
Commissioner Glynnis Tihansky  
Commissioner Donna Turner

**STAFF PRESENT:**

Polly McLean, Town Attorney  
Thomas Eddington, Town Planner  
Timm Dixon, Director of Engineering  
Alicia Fairbourne, Recorder for Hideout  
Kathleen Hopkins, Deputy Recorder for Hideout

**OTHERS IN ATTENDANCE:** Eric Hales, Cliff Neerings, Damian Taitano, Greg McIntire, Ty Frisby, John Greer, and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

**1. January 19, 2023 Planning Commission Minutes DRAFT**

There were no comments on the January 19, 2023 draft minutes.

*Motion: Commissioner Turner made the motion to approve the January 19, 2023 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. Voting No: None. The motion carried.*

#### **IV. Agenda Items**

##### **1. Planning Commissioner resignation**

Chair Matyszczyk announced the resignation of Planning Commissioner Ryan Sapp and stated the Mayor and Town Council would appoint new a Planning Commissioner and possible Alternates at a future date.

##### **2. Update on potential Hideout Fire Station**

Representatives of Wasatch County Fire District, Fire Chief Eric Hales and Fire Marshall Clint Neerings were asked to present their findings on a potential site and plan for a fire station in Hideout. Mr. Hales reviewed the proposed location on a Town owned 7-acre parcel on SR-248, just north of the Klaim subdivision and shared three preliminary architectural plans of the building. He noted the proposed fire station would include two vehicle bays, could house up to five fire fighters and emergency response (EMS) personnel, and would utilize approximately one acre of the parcel. He added the proposed building would be approximately 8,000 square feet, and the site would necessitate approvals from Utah Department of Transportation (UDOT) to build a secondary access location onto SR-248.

Town Planner Thomas Eddington noted the Town is in the very early stages of assessing this property and Town Staff are simultaneously exploring various use options on this site and will continue to work with the Fire District team to evaluate options that could co-exist on the site. These options might include a trailhead and parking area and some sort of mixed-use commercial development.

In response to questions from Commissioner Jonathan Gunn, Mr. Hales stated the station could accommodate an ambulance location in addition to fire response vehicles and could be staffed with various combinations of fire fighter and EMS personnel. Mr. Hales stated there could be remaining buildable sites on the parcel for other public needs such as a sheriff station and/or Town Hall, but he noted the options were somewhat limited by the steepness and drainage areas of the property.

Mr. Hales stated this was an ideal location for a fire station as it was well within five miles of most of the Hideout residents and would shorten response times from the existing closest fire station located across the Jordanelle reservoir. Mr. Neerings discussed the additional benefits of an improved insurance rating with this proposed location being within 5 miles of most of the Town.

Commissioner Glynnis Tihansky asked if a traffic light on SR-248 would be necessary. Mr. Hales responded it would depend on overall traffic conditions, but he thought a very long entrance lane to the road could be safe. This matter would be discussed with UDOT.

Commissioner Donna Turner stated she liked the central location of the proposed site and was hopeful the location would also accommodate other uses including a future Town Hall site. Commissioner Gunn asked if UDOT might be amenable to ceding some any of its right-of-way in order to provide more level buildable property for this public amenity. Mr. Eddington stated it was a possibility which the team would explore.

Commissioner Tihansky asked if the existing acceleration/deceleration lanes would be sufficient. Mr. Hales stated the Fire District team would work with UDOT on this as well as approvals for additional access to SR-248. Mr. Neerings noted the presentation was still very preliminary, but they wanted to introduce the early concept and begin the process of working with the Town to move forward.

Commissioner Gunn stated he was supportive of the concept which would improve the Town's public safety.

There being no further questions from the Planning Commissioners, Messrs. Hales and Neerings were thanked for their presentation, excused and departed the meeting at 6:30 PM.

**3. Preliminary discussion of a potential development Bloom in Hideout (the Salzman property)**

Chair Matyszczuk reported this item would be continued to a date uncertain.

**V. Public Hearing**

**1. Discussion and consideration of amending the Town's Annexation Policy Plan to include additional acreage in Wasatch County, southeast of Hideout**

Commissioner Tihansky asked for clarification on the concerns expressed in the Jordanelle Special Services District (JSSD) comment letter, and asked whether JSSD was already servicing Benloch Ranch as currently approved for development by Wasatch County. Mr. Eddington stated the Town Staff had reached out to JSSD to discuss their concerns but had only traded voicemails to date. Mr. Eddington noted there was no anticipated increase in density for the overall Benloch Ranch project should an annexation to Hideout be approved in the future. In response to a question from Commissioner Gunn, Mr. Eddington stated he would not expect any of the terms of the existing agreement between JSSD and Benloch Ranch to be altered in the event of a future annexation, and Town Staff would discuss that with JSSD along with their other concerns noted in the comment letter. Commissioner Gunn suggested inviting JSSD to a future Planning Commission meeting.

Mr. Eddington reminded the Planning Commissioners that a potential annexation application from Benloch Ranch might be considered in the future, however the agenda item for this meeting was to review and discuss an amendment of the Town's Annexation Policy Plan and the proposed annexation declaration area (ADA) map. He also reminded the Planning Commissioners an approval to expand the ADA would not require the Town to approve any specific or future annexation applications.

Mr. Eddington reviewed the updated map which had been included in the meeting materials, noted several parcels which were included in the ADA but were not related to Benloch Ranch, and reminded the Planning Commissioners any future annexation would need to ensure a contiguous connection to the Town and not leave any "islands" of non-annexed property within future Town boundaries. He also noted any parcel owners interested in annexation would have to initiate an application to the Town and would not be automatically annexed without a public hearing process. He stated the approval of the amended ADA was the necessary first step before considering any annexation application requests.

Chair Matyszczuk opened the Public Hearing at 6:48 PM. Mr. Damian Taitano asked what the purpose was for limiting the ADA. Mr. Eddington explained it was a legal requirement for all Utah towns to define these areas of future potential annexation which were limited by boundaries of neighboring city and county lines.

There being no additional public comments related to this matter, the Public Hearing was closed at 6:55 PM and Chair Matyszczuk asked for a motion.

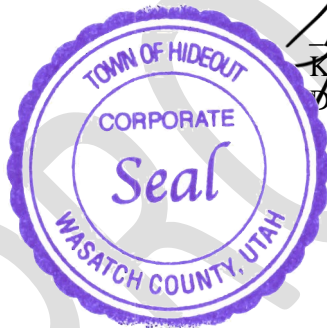
***Motion: Commissioner Tihansky made the motion to make a positive recommendation to Town Council to expand the Town's Annexation Declaration Area as presented, subject to the Town Staff meeting with Jordanelle Special Services District representatives to discuss and address the concerns stated in its comment letter. Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. Voting No: None. The motion carried.***


**VI. Meeting Adjournment**

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

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

The meeting adjourned at 6:59 PM.



  
Kathleen Hopkins  
Deputy Recorder for Hideout