

**Minutes**  
Town of Hideout  
Planning Commission Public Hearings and Special Combined Town  
Council/Planning Commission Work Session  
June 2, 2022  
5:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Public Hearings on June 2, 2022 at 5:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic. Following the Public Hearings, the Town Council of Hideout joined the meeting for a combined Work Session, also via Zoom meeting.

Special Meeting and Public Hearings

**I. Call to Order**

Planning Commission Chair Tony Matyszczyk called the meeting to order at 5:03 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:**

**PLANNING COMMISSION**

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

**TOWN COUNCIL**

Mayor Phil Rubin  
Council Member Chris Baier (*arrived at 5:14 PM*)  
Council Member Carol Haselton  
Council Member Sheri Jacobs  
Council Member Bob Nadelberg  
Council Member Ralph Severini

**STAFF PRESENT:**

Thomas Eddington, Town Planner  
Polly McLean, Town Attorney  
Ryan Taylor, Town Engineer  
Jan McCosh, Town Administrator  
Timm Dixon, Head of Engineering and Public Works  
Daniel Allen, Head of Public Works  
Alicia Fairbourne, Town Clerk  
Kathleen Hopkins, Deputy Town Clerk

**OTHERS IN ATTENDANCE:** McKay Christensen, Todd Amberry, Larry Eisenfeld, Murray Gardner, Carol Tomas, Cheryl Rost, David Sherwood, Harrison Littledike and others who may not have signed in using proper names in Zoom.

### **III. Public Hearings**

#### **1. Discussion and Public Hearing regarding a possible recommendation to the Town Council for the approval of Phase 2A and 2B of the Deer Springs Subdivision**

Chair Matyszczuk stated action on this item would be continued to the June 3, 2022 Special Meeting and Public Hearing, however public comment would be taken at this meeting. Town Planner Thomas Eddington provided background on the Deer Spring Subdivision and noted Phases 2A and 2B had originally been approved more than a year ago. The Applicant was subsequently granted a 6-month extension to complete the platting process but had not been able to record the plat within the 6-month extension period so had resubmitted the application for reapproval. Mr. Eddington stated there were no changes to the approved plan. In response to a question from Chair Matyszczuk, he stated he did not know why the Applicant had missed the recording deadline. Commissioner Donna Turner asked if this was the location the Planning Commission had toured on a previous site visit. Mr. Eddington replied, no, that site visit had been to a future phase of the Deer Springs subdivision, and he noted the Deer Springs Phase 3 request for approval would be on the agenda for an upcoming Planning Commission meeting.

Town Attorney Polly McLean noted this discussion item would go before Town Council at a future date and was not part of this meeting's combined work session with Town Council. There being no further questions from the Planning Commissioners, the Public Hearing was opened at 5:10 PM. There were no public comments and the Public Hearing was closed at 5:11 PM.

#### **2. Continued discussion and possible recommendation to the Hideout Town Council regarding a review of amendments made to the Boulders MDA including text amendments to the Hideout Municipal Code under this MDA - CONTINUED FROM MAY 19, 2022**

Chair Matyszczuk asked whether any new material had been provided regarding this matter. Mr. Eddington responded there had been no additional materials provided from the developer, and the discussion would be continued to the June 3, 2022 Special Meeting and Public Hearing.

Chair Matyszczuk noted this meeting had been noticed as a Public Hearing so the floor would be opened for public input. The Public Hearing was opened at 5:12 PM. There were no public comments and the Public Hearing was closed at 5:13 PM.

#### **IV. Work Session**

##### **Discussion regarding planning and policy questions as it relates to the Boulders project**

Chair Matyszczyk invited members of the Town Council to join the Special Combined Town Council/Planning Commission Work Session at 5:13 PM and noted there would be no public comment taken at this session.

Commissioner Turner stated she had requested this meeting be held prior to voting on the pending Boulders project in order to discuss how the project fit within the Town's long-range plans. She asked whether the survey to town residents and property holders had gone out, and stated she was particularly interested in community input regarding potential expanded approvals for nightly rentals. Mr. Eddington responded the survey would be sent in the coming days and noted it would cover broader topics beyond the Boulders project. Mr. Eddington reviewed the draft survey in detail and incorporated several comments provided by members of the Planning Commission and Town Council.

Regarding nightly rentals, Commissioner Rachel Cooper asked what latitude the Town might have in setting restrictions such as minimum stays or black out periods. Ms. McLean responded she would research this. Chair Matyszczyk noted certain Homeowners Associations (HOAs) have restrictions on nightly rentals which would supersede town policies. He also noted the Town could require professional management services for any nightly rentals, rather than approving for all properties. Commissioner Ryan Sapp shared his concerns with the potential for all of Hideout being approved for nightly rentals. Council Member Sheri Jacobs stated restrictions could be set for minimum stays; she also noted the Boulders project would be a separate matter from the broader consideration of nightly rentals in the existing town.

Council Member Chris Baier noted the Boulders property was the last large undeveloped property remaining in Hideout and asked the group to think about what the Town ideally wanted for the land use and how any development approval would fit within the Town's General Plan. Discussion ensued regarding whether the proposed Boulders project might fulfill various priorities identified in the General Plan. Mayor Phil Rubin noted the landowner had the right to decide whether to accommodate the Town's desires regarding the development of the property.

Ms. McLean reminded the group this discussion was not to be specific to the Boulders application under consideration. Mr. Eddington led the review of various properties either owned by the Town or potentially available to be developed to meet some of the Town's goals. Discussion ensued regarding development options for various properties, implications of MIDA status on potential town revenues for certain areas, amenities required to be built in future phases of certain subdivisions, potential un-built lots that might be re-zoned for other purposes or acquired by the Town, property for potential annexation consideration and how to improve relationships with some of the developers in town.

Mayor Rubin suggested the formation of a small working committee to create an inventory list of all the available property in the town which might be utilized to meet certain town objectives, the spaces earmarked for proposed amenities in various developments and unsold lots which might be

rezoned and developed for specific town objectives. It was determined this working committee would include Mayor Rubin, Council Member Haselton, Chair Matyszczyk, Mr. Eddington and Town Administrator Jan McCosh.

Upon completion of this working committee's project, it was discussed forming a second working group to review that inventory of potential spaces and provide suggested usages based on the priorities set out in the General Plan. Council Member Baier suggested the Planning Commission review the General Plan and suggest any updates. Discussion ensued regarding a quarterly combined Town Council/Planning Commission working session to provide updates on the progress of these long-term planning projects and consider other topics such as water rights education, conservation, and regional planning.

Planning Commissioner Jonathan Gunn stated he would like to better understand the future availability of water for the Town. Mayor Rubin responded there was a group of town staff and attorneys working on the broad topic of water rights and the contract with Jordanelle Special Services District (JSSD), and he expected to be able to report on the status of the Town's water needs soon.

Discussion ensued regarding involvement with various regional partners and which members of Town Council, Planning Commission and Town staff were participating in meetings on issues such as transit, trails and regional planning. It was suggested that members share brief reports with Town Council or Planning Commission on such meetings they attend. Town Clerk Alicia Fairbourne agreed to look into additional training on Microsoft TEAMS as a platform to record these types of meeting notes.

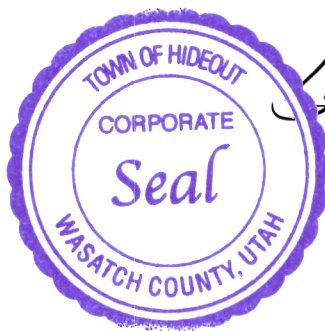
#### **V. Meeting Adjournment**

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

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

Mayor Rubin asked for a vote of the Town Council to adjourn. All members voted yes; none voted No.

The meeting adjourned at 7:37 PM.



*Kathleen Hopkins*  
Kathleen Hopkins, Deputy Town Clerk