

Minutes
Town of Hideout Planning Commission
Regular Meeting
October 16, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on October 16, 2025 at 6:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Chair Glynnis Tihansky called the meeting to order at 6:04 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Glynnis Tihansky
Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Donna Turner
Commissioner Brad Airmet (alternate)

Attending Remotely: Commissioner Chase Winder
Commissioner Catherine Woltering (alternate)

Staff Present: Thomas Eddington, Town Planner
Cameron Platt, Town Attorney
Alicia Fairbourne, Recorder for Hideout

Staff Attending Remotely: Dennis Pay, Town Engineer

Public in Person or Attending Remotely: Eric Hales, Lingkun Li, Aid Korkut, Michael Travis, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. September 18, 2025 Planning Commission Minutes DRAFT

There were no comments on the September 18, 2025 draft minutes.

Motion: Commissioner Turner moved to approve the September 18, 2025 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Chair Tihansky, Commissioner Turner and Commissioner Winder. Voting No: None. Abstaining from Voting: None. Absent from Voting: None. The motion carried.

IV. Agenda Items

1. Discussion and possible approval of a concept plan for Fire Station 56.

Town Planner Thomas Eddington discussed the proposed concept plan for the permanent Fire Station 56 to be located on the 3.5-acre Town-owned parcel on SR-248 for which the Town had entered a long-term lease agreement with the Wasatch County Fire District. He also discussed the possible plans to relocate the Town's Public Works building to the southern end of the parcel and the necessity to rezone the parcel from the current Mountain Residential (M) zone to Neighborhood Mixed Use (NMU) to accommodate these two public buildings. He reviewed the process which would include the approval of this concept plan by the Planning Commission, consideration of a subsequent rezone (which would also need to be approved by Town Council), a subdivision application and a Conditional Use Permit.

Mr. Eddington discussed the relatively steep site and proposed building design which would be built into the hillside with the back wall essentially serving a dual purpose as the back wall of the structure and a retaining wall of sorts as well. Parking would be on the right-hand side of the site with a retaining wall around it.

With regard to access to SR-248 and traffic control, Mr. Eddington noted Fire Chief Eric Hales and his team had been working closely with UDOT on the design for road access and a beacon emergency light system. Mr. Eddington noted there was not a current plan for a traffic light at this location but it could be investigated.

Discussion ensued regarding challenges for the relocation of the Public Works building, and how driveway access would be shared by the two buildings.

Commissioner Rachel Cooper asked if the fire station could also be used for a public meeting space. Chief Hales responded there may not be sufficient parking and safe road access for such use.

Commissioner Joel Piper asked about the remaining term for the current temporary fire station lease. Chief Hales responded it was a two-year lease through June of 2026, which would need to be extended a few months to meet the fire district's aggressive timeline for completion of the permanent station by this time next year.

Commissioner Brad Airmet asked about the equipment to be housed in the permanent station. Chief Hales responded the plan was to maintain an engine, ambulance and pumper truck in the new station which he believed would serve the community very well for a long time.

Mr. Lingkun Li, architect for the fire district, discussed building design and locations of a transformer and generator which would be screened from view.

In response to a question from Commissioner Catherine Wolterning, Mr. Li stated there would be signage on SR-248 for the fire station and flashing emergency signs and warning signs located within 300 to 500 feet of the signal.

Motion: Commissioner Pieper moved to accept the concept plan as provided by the Wasatch County Fire District for the proposed development of Fire Station 56. Commissioner Turner made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky, Commissioner Turner, and Commissioner Winder. Voting No: None. Abstaining from voting: None. Absent from voting: None. The motion carried.

2. Review and Ratification of the Town of Hideout Planning Commission Rules and Regulations for submittal to the Town Council.

Chair Tihansky and Town Attorney Cameron Platt led a discussion regarding the draft Planning Commission Rules and Regulations. Discussion ensued regarding the summary prepared by Town Attorney Polly McLean regarding policies of other Utah Planning Commissions, inclusion of an agenda item for public comment at each meeting, policies for alternate commissioners voting, training requirements for new members and annual training for all members, and appointment of a Vice Chair. The results of this discussion were incorporated into the draft document.

Motion: Commissioner Turner moved to recommend the draft Planning Commission Rules and Regulations and related Code amendments to the Hideout Town Council. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky, Commissioner Turner, and Commissioner Winder. Voting No: None. Abstaining from voting: None. Absent from voting: None. The motion carried.

3. Consideration and possible appointment of a Vice Chair of the Planning Commission.

Chair Tihansky noted this item would be deferred until a future date after the Town Council had approved the proposed Planning Commission Rules and Regulations.

V. Meeting Adjournment

Prior to adjournment, Chair Tihansky discussed proposed dates for the next General Plan Meeting and it was agreed a poll would be submitted to determine availability. Mr. Platt announced the rezone, Conditional Use Permit and subdivision applications for the new fire station would be submitted by the Town in partnership with Wasatch County Fire District in order to expedite the process. Mr. Platt also agreed to request an extension of the current lease for the temporary fire station with the owner of the Shoreline subdivision.

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

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

The meeting was adjourned at 6:57 PM



M Kathleen Hopkins
Kathleen Hopkins
Deputy Recorder for Hideout