

Town of Hideout
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION REGULAR MEETING
January 21, 2021
6:00 P.M.

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on January 21, 2021 at 6:00 PM via Zoom meeting.

Regular Meeting

I. Call to Order and Reading of Chair Matyszczyk's No Anchor Site Determination Letter

Chair Tony Matyszczyk called the meeting to order at 6:01 p.m. and read the No Anchor Site Determination letter dated January 7, 2021 in its entirety. All attendees were present electronically.

II. Roll Call

PRESENT: Chair Tony Matyszczyk
Commissioner Ryan Sapp (joined at approximately 6:15 p.m.)
Commissioner Glynnis Tihansky
Commissioner Bruce Woelfle
Commissioner Rachel Cooper (alternate)

ABSENT: Commissioner Donna Turner

STAFF PRESENT: Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Jason Gyllenskog and others who may not have signed in using proper names via Zoom.

III. Approval of Meeting Minutes

December 17, 2020 Planning Commission Minutes

Commissioner Tihansky noted two small corrections to the draft minutes. Deputy Clerk Kathleen Hopkins noted her comments and agreed to have them reflected in the approved minutes.

Motion: Commissioner Woelfle made the motion to approve the December 17, 2020 Planning Commission Minutes with Commissioner Tihansky's comments reflected. Commissioner Cooper made the second. Voting Aye: Commissioners Cooper, Matyszczyk, Turner and Woelfle. Voting Nay: None. The motion carried.

IV. Agenda Items

1. Discussion and possible recommendation for rezone of Gyllenskog property

Mr. Thomas Eddington, Town Planner and Mr. Jason Gyllenskog, property owner, joined the meeting to discuss this matter. Mr. Eddington noted the matter was being presented to the Planning Commission for discussion purposes only. He shared the map which denoted Mr. Gyllenskog's property located off SR-248, below Golden Eagle development. The property was currently zoned as Mountain Residential, with two buy right units which Mr. Gyllenskog would like to convert to four units. Mr. Eddington noted there was a single point of ingress/egress to the property, shared with Golden Eagle.

Mr. Gyllenskog stated he would like to develop four homes on the two-acre property, each lot to be approximately 0.45 acres. He noted the two owners of the contiguous properties may not have plans to develop their lots in the foreseeable future and he did not want to wait indefinitely to develop his lots. He noted his proposed development units would all have access from Golden Eagle Drive and acknowledged the secondary access road considerations impacting his development were the same as those impacting the Golden Eagle development. He requested the secondary road access issues to be addressed in conjunction with the Golden Eagle development. Mr. Gyllenskog stated he had owned the property prior to the incorporation of the Town of Hideout when it was part of the Wasatch County Master Plan. He also noted he had obtained commitment for four water rights and noted his proposed development would have similar density as the Golden Eagle development, but with smaller homes of approximately 3,500 square feet.

Mr. Eddington stated he would work with the Town Engineer to assess safety concerns regarding the shared single access road with Golden Eagle.

Ms. Polly McLean, Town Attorney, asked if Mr. Gyllenskog was requesting a rezone for commercial use. Mr. Gyllenskog stated no, his property was not large enough to consider development beyond the four single family homes he was contemplating. Mr. Eddington stated he had been in discussions with owners of the surrounding properties which could potentially be developed for some level of small commercial usage.

Commissioner Woelfle stated the proposal seemed reasonable but noted he would like to see the property in person before any formal approvals were considered. Mr. Eddington offered to schedule on-site visits to the property at each Commissioner's convenience.

Mr. Eddington noted his concerns for setting any precedents regarding the secondary access road needs without consideration of the surrounding properties and potential future annexations. Mr. Gyllenskog thanked the Commissioners for their consideration, and was excused from the meeting at 6:40 p.m.

2. Discussion regarding Dark Skies Initiative draft proposal

Commissioners Woelfle and Sapp led the discussion regarding the proposed Dark Skies Ordinance. All of the Commissioners shared their comments on each section of the proposed Ordinance, and Commissioner Woelfle agreed to provide an updated draft for the February Planning Commission meeting to consider a formal proposal for the Town Council.

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 Cooper, Matyszczyk, Sapp, Tihansky and Woelfle. Voting Nay: None. The motion carried.

The meeting adjourned at 8:05 p.m.




Kathleen Hopkins, Deputy Town Clerk