

Town of Hideout
10860 N. Hideout Trail
Hideout, UT 84036
PLANNING COMMISSION REGULAR MEETING
December 17, 2020
6:00 P.M.

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on
December 17, 2020 at 6:00 PM via Zoom meeting.

Regular Meeting

I. Call to Order and No Anchor Site Determination Letter

Chair Tony Matyszczyk called the meeting to order at 6:04 p.m. and read the No Anchor Site Determination letter dated December 15, 2020 in its entirety. All attendees were present electronically.

II. Roll Call

PRESENT: Chair Tony Matyszczyk
Commissioner Ryan Sapp
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Bruce Woelfle
Commissioner Rachel Cooper (alternate)

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

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

III. Approval of Meeting Minutes

November 19, 2020 Planning Commission Minutes

There were no comments on the minutes.

Motion: Commissioner Woelfle made the motion to approve the November 19, 2020 Planning Commission Minutes. Commissioner Turner made the second. Voting Aye: Commissioners Matyszczyk, Sapp, Turner and Woelfle. Voting Nay: None. The motion carried.

IV. Agenda Items

1. Discussion of Dark Skies Initiative

Commissioner Bruce Woelfle provided an overview of the research he and Commissioner Ryan Sapp had conducted to date on a potential Dark Sky lighting ordinance. He reported Dark Skies ordinances were intended to minimize nighttime glare and light pollution through the use of down-lighting fixtures, and he noted several Utah towns including Helper, Kanab, Springdale and Ogden Valley which had adopted or were currently working to adopt these ordinances and the Dark Sky certification.

Commissioner Woelfle noted the town's residential lighting appeared to conform with the dark sky standards and an ordinance, if adopted by the Town Council, would probably not be retroactive. He also noted that the town's streetlights could be fairly easily modified to meet these standards. Commissioner Woelfle did not know if there were costs associated with a Dark Sky certification. He expected to have a draft ordinance for the Planning Commission to review in January, and for potential recommendation to the Town Council in February or March.

2. Discussion of landscaping needs in public spaces

Commissioner Rachel Cooper and Mr. Brian Cooper, a member of the town's Infrastructure Committee, provided a report on several issues under review by the Infrastructure Committee. Mr. Cooper highlighted several areas around the Town with slope erosion, retaining walls and rock stability concerns, which could impact certain roads and homeowners, as well as problems with sewer backup problems in some areas. He reported the Town Engineer was assisting with the coordination of outside inspectors to review these issues.

Regarding public space landscaping, Commissioner Cooper referred to the area around the Shoreline mailboxes which were an eyesore and asked what could be done to improve the landscaping. Chair Matyszczyk suggested contacting the HOA regarding this matter. Mr. Cooper reported his understanding that the developer was simply required to restore the area to its natural landscape, which appeared to be no landscaping. Chair Matyszczyk noted these developments were approved under prior town code but suggested making a recommendation to the Town Council to change to the landscaping requirements for future developments.

Mr. Cooper noted an unsightly gravel pile which was recently left near the trail head off Shoreline Drive and asked if this was intended to be left as a permanent berm. Discussion ensued regarding the HOA's responsibilities for trail maintenance and landscaping. Town Attorney Polly McLean provided background on state law governing HOAs.

Mr. Thomas Eddington, Town Planner, reviewed a map to clarify the exact locations of slope erosion concerns and the gravel pile discussed, and said he would contact the HOA's planner to discuss further. He noted this gravel pile was not what he had expected for this location.

Commissioner Sapp asked about a rock pile in Soaring Hawk and whether it was intended to be permanent. Mr. Eddington agreed to research this as well. Mr. Eddington noted another location with an unsightly rock pile that was under consideration for acquisition by the Town to be converted to park space.

Regarding landscaping standards, Ms. McLean noted the Town may adopt new guidelines for future development projects, and clarified matters that were under the purview of the various HOAs rather than the Planning Commission or Town Council.

Commissioner Cooper asked about the status of a particular lot above Town Hall and its feasibility for commercial development. Chair Matyszczyk noted it was currently zoned for condominiums and would require zoning changes for other usage. Commissioner Cooper also asked whether certain property located off SR-248 near the state park entrance could be developed for commercial purposes. Mr. Eddington reported the land was in the process of being transacted to the Town and concepts for commercial development were being explored.

3. Set 2021 Planning Commission meeting dates for the 3rd Thursday of each month


Chair Matyszczyk reported the Planning Commission's 2021 meeting schedule would continue to be the third Thursday of each month.

V. Meeting Adjournment

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

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

The meeting adjourned at 7:17 p.m.


Kathleen Hopkins, Deputy Town Clerk

