

**Minutes**  
Town of Hideout Planning Commission  
Regular Meeting  
February 18, 2025  
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a rescheduled Regular Meeting on February 18, 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 Tony Matyszczyk called the meeting to order at 6:02 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

**II. Roll Call**

**Present:** Commissioner Rachel Cooper  
Commissioner Joel Pieper  
Commissioner Glynnis Tihansky

**Attending Remotely:** Chair Tony Matyszczyk  
Commissioner Donna Turner (joined at 7:09 PM)

**Excused:** Commissioner Peter Ginsberg (alternate)  
Commissioner Chase Winder (alternate)

**Staff Present:** Alicia Fairbourne, Recorder for Hideout  
Kathleen Hopkins, Deputy Recorder for Hideout

**Staff Attending Remotely:** Polly McLean, Town Attorney  
Thomas Eddington, Town Planner  
Gordon Miner, Town Engineer

**Public Attending Remotely:** Tim Schoen, Jerry Crylen, Tom Longhi, Kristian Mulholland, Richard Otto, Diane Schoen, Nate Brockbank, Kurt Basford, Paul Watson, Eric Davenport, Kirk Benson, John Gray, Anne Gruber, Jim Gruber, Jonathan Gunn, Michael Lee, Cindy Lee, Ilana Polster, James Scheiman, Katie Shepley, Reme Shipley, and others who may not have signed in using proper names in Zoom.

**III. Approval of Meeting Minutes**

**1. January 16, 2025 Planning Commission Minutes DRAFT**

There were no comments on the January 16, 2025 draft minutes.

*Motion: Commissioner Tihansky moved to approve the January 16, 2025 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion carried.*

#### IV. Agenda Items

**1. Presentation and possible approval of an updated concept plan for the Wildhorse Development on parcel 00-0020-8164. This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.**

Town Planner Thomas Eddington provided an overview of the updated concept plan and referred to the Staff Report included in the meeting materials. He discussed the relocated commercial area, new plans for retaining walls, steep slope areas and new lot configurations. He noted the number of residential single family home lots had been reduced to eight from an earlier plan for ten lots. In response to a question from Commissioner Rachel Cooper regarding the proposed height of the commercial building, Mr. Eddington explained that with the new location of this part of the development, the height restrictions previously discussed would not apply.

Mr. Eddington identified areas of retaining walls which would exceed the current Town Code and where the Applicant would be seeking a variance. Members of the Applicant's team including Messrs. Tim Schoen, Jerry Crylen, Richard Otto, Kurt Basford and Kristian Mulholland answered a variety of question on the layout, parking area, lot sizes and retaining wall designs. It was noted that the plans for the retaining walls could change based on the extent of bedrock throughout the property that would be determined once excavation commenced.

Mr. Eddington discussed the proposed cluster development and requested setbacks for residential lots which would be less than the current Mountain zoning requirement. Chair Matyszczyk stated he was comfortable with the proposed setbacks given the number of home lots had been reduced leaving more open space overall.

Commissioner Cooper asked if a traffic light would be installed at the entrance to SR-248. Town Engineer Gordon Miner stated that it would be dictated by the corridor agreement with UDOT; Mr. Eddington stated a traffic light was not anticipated under the current corridor agreement but may be reevaluated in the future at UDOT's discretion.

Mr. Otto discussed a concept for three to five villas added to the concept plan which would be smaller residential units subject to height restrictions. Mr. Miner noted the proposed roads would be private so they were not subject to the Town's standards however all roads would need to meet fire district code.

Mr. Eddington discussed a variety of conditions which he and Mr. Miner suggested being included if this concept plan were to be approved and explained next steps which would require approval of a rezone application and Master Development Agreement (MDA) at a future public hearing.

*Motion: Commissioner Tihansky moved to approve the updated concept plan with the conditions suggested by the Town Planner and Town Engineer for the Wildhorse Development. Commissioner Pieper made the second. Voting Yes: Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: Commissioner Cooper. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion carried.*

**2. Presentation and possible approval of an updated concept plan for the Elkhorn Springs Development on parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property").**

Mr. Nate Brockbank, Applicant, joined the meeting and asked if a special meeting would be scheduled for early March based on his previous conversations with town staff and the submittal of a draft MDA a few weeks prior. Mr. Eddington stated that it was the plan if the concept plan was approved at this meeting.

Mr. Eddington provided an overview of the updated concept plan which included thirty-six stacked flat units, 137 single family lots and fifty-three town homes. He discussed the commercial acreage and community center which would be deeded to the town and stated Holmes Homes would build the community center for the Town to manage.

Mr. Eddington referred to the Staff Report which had been included in the meeting materials, and discussed areas of open space and sensitive lands, coordination with the developer of the Golden Eagle subdivision regarding a shared access road, drainage channels and wildlife corridors which would need to be protected.

Mr. Brockbank discussed an expected phasing plan and noted development would begin with road construction and infrastructure to be connected from pipes along SR-248 and moving further into the property. Mr. Miner stated the complete engineering review would be conducted based on the application to be submitted; Mr. Eddington reviewed a number of conditions he and Mr. Miner suggested being part of an approval of the concept plan.

Regarding road construction within the development, Mr. Paul Watson stated all roads except the collector road to Golden Eagle would be private and would follow the prior town guidelines in effect at the time of the concept plan application. Mr. Miner stated private roads would need to comply with fire district code. Mr. Eddington discussed the next steps if this concept plan was approved would be the approval of a rezone application and MDA at a future public hearing.

***Motion: Commissioner Pieper moved to approve the updated concept plan with the conditions suggested by the Town Planner and Town Engineer for the Elkhorn Springs Development. Chair Matyszczyk made the second. Voting Yes: Chair Matyszczyk, Commissioner Pieper and Commissioner Turner. Voting No: Commissioner Cooper and Commissioner Tihansky. Abstaining from Voting: None. Absent from Voting: None. The motion carried.***


**V. Meeting Adjournment**

Mr. Eddington announced a special meeting and public hearing would be scheduled for March 4, 2025. There being no further business, Chair Matyszczyk asked for a motion to adjourn.

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

The meeting adjourned at 7:57 PM.



  
Kaitleen Hopkins  
Deputy Recorder for Hideout