

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearing (Rescheduled)
December 16, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Rescheduled Regular Meeting and Public Hearing on December 16, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting and Public Hearing

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:03 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Tony Matyszczyk
Commissioner Joel Pieper
Commissioner Glynnis Tihansky
Commissioner Donna Turner

Attending Remotely: Commissioner Rachel Cooper
Commissioner Chase Winder (alternate)

Excused: Commissioner Peter Ginsberg (alternate)

Staff Present: Polly McLean, Town Attorney
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Thomas Eddington, Town Planner
Gordon Miner, Town Engineer

Public In Person or Attending Remotely:

None

III. Approval of Meeting Minutes

1. November 21, 2024 Planning Commission Minutes DRAFT

There were no comments on the November 21, 2024 draft minutes.

Motion: Commissioner Turner moved to approve the November 21, 2024 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Abstaining from Voting: None. Absent from Voting: None. The motion carried.

IV. Agenda Items

1. **Consideration of establishing the 2025 Planning Commission Regular Meeting Schedule.**

Chair Matyszczyk referred to the proposed 2025 meeting dates included in the meeting materials which continued the regular meeting schedule as the third Thursday of each month, with the possible exception of the June meeting which may change due to the Juneteenth holiday.

Motion: Commissioner Pieper moved to adopt the proposed 2025 Planning Commission meeting schedule. Commissioner Tihansky made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: None. Abstaining from Voting: None. Absent from Voting: None. The motion carried.

V. Public Hearing

1. **Consideration and possible recommendation to the Hideout Town Council of a resolution adopting the Hideout Town Engineering Standard Specifications and Drawings Manual and an ordinance amending Title 10 related to Engineering, Development and Design Standards.**

Town Attorney Polly McLean introduced this matter which involved adoption of a resolution to adopt the proposed engineering standards, as well as adoption of an ordinance to remove the Standards from Town Code and to reference them in a new manual which would be more accessible for builders and developers.

Town Planner Thomas Eddington highlighted sections of the proposed standards including changes to roads widths and Right-of-Way configurations. He noted the proposal increased local access road widths for new developments to approximately 36-feet from the existing 29-feet to provide for on-street parking on both sides of the street. He also noted the proposal changed the curb construction from a rolled structure to a 6-inch high backed curb design which could not be mounted.

Town Engineer Gordon Miner led a discussion of the proposals and noted the standards would still be part of Town Code but codified by reference in this new manual. He discussed the background on the proposed road-width specifications which were based on fire code and were meant to provide access for emergency vehicles while still allowing for on-street parking.

Chair Matyszczyk asked how these new standards would impact the existing winter street parking restrictions, which did not seem to be enforced. Mr. Miner noted that enforcement was a different matter than the standards for engineering design. Mr. Eddington stated these new standards would impact annexations, new subdivisions and new phases of some existing subdivisions.

Mr. Miner discussed the confusion and problems which arise when parking is allowed on just one side of a street, and noted wider streets would eliminate those issues. He added winter parking restrictions were common, and enforcement would always be necessary to manage violations. He also noted these proposed street widths were still narrow, although wider than some of the existing town streets.

Chair Matyszczyk asked if wider roads would lead to more speeding. Mr. Miner responded that speeding could be an issue which would need to be addressed through law enforcement, but stressed the new standards were meant to make new streets safer than many of the existing streets in Hideout.

Commissioner Rachel Cooper asked if roads should be designed to accommodate construction crews, as well as whether there were guidelines for guest parking in each development. Mr. Miner stated those were planning policies, not specific to engineering standards. Commissioner Glynnis Tihansky shared her observations that most of the street parking issues were due to construction parking which would not be permanent.

Commissioner Donna Turner stated she felt wider streets would be safer, especially along curved sections of streets. Mr. Miner discussed the new curb design recommendations, which were intended to better channel storm water and help snowplow drivers in their work. Chair Matyszczyk stated he would like to see curb designs be consistent throughout the town, and felt the proposed design was too urban for the town's mountain setting.

In response to a question from Commissioner Tihansky regarding the current street widths, Mr. Miner stated the existing streets were built to meet fire code based on parking on a single side of the street. Mr. Eddington noted roads built prior to 2020 were narrower than current standards.

Mr. Miner stated the proposed road width standards would add four feet of traversable pavement which would resolve disputations among neighbors about parking on one side of the street, provide more parking capacity and provide sufficient access for emergency vehicles.

Chair Matyszczyk asked if these new standards would impact developments under consideration; Mr. Miner stated any preliminary applications would be vested under the existing standards. Ms. McLean discussed the status of the subdivision applications currently under consideration, and noted Elk Horn Springs was still in the concept plan stage, and subdivisions with a Master Development Agreement would not be impacted.

Mr. Miner referenced the marked-up document included in the meeting materials which noted all proposed changes and increased specifications.

Discussion ensued regarding the impact on subdivisions under current consideration, including Elk Horn Springs which was in concept discussions. Commissioner Joel Pieper shared his concerns with changing the standards at this stage of the subdivision's concept plan, although the subdivision application was not yet filed. Mr. Eddington noted the Wild Horse development proposed private roads rather than public, so might not be impacted.

Ms. McLean suggested the Planning Commissioners consider whether various policy changes were necessary, and if so, to recommend them to the Town Council.

There being no further questions from the Planning Commission, the meeting was opened for public comment at 6:55 PM. There was no public comment, and the public hearing was closed at 6:56 PM.

Ms. McLean suggested the timing for adoption of the changes to street widths and rights-of-way could be made effective at a future date in order to allow developers with concept plans under consideration to finalize their applications under the current Code.

Motion: Commissioner Tihansky moved to make a positive recommendation to the Hideout Town Council to adopt the proposed Hideout Town Engineering Standard Specifications and Drawings Manual, with the exceptions of 1) the proposed curb design and 2) the proposed road width standards to be made effective on June 1, 2025. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky and Commissioner Turner. Voting No: Chair Matyszczyk. Absent from Voting: None. The motion carried.

Motion: Commissioner Tihansky moved to make a positive recommendation to the Hideout Town Council to adopt an ordinance amending Town Code related to Engineering, Development and Design Standards. Commissioner Turner 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.

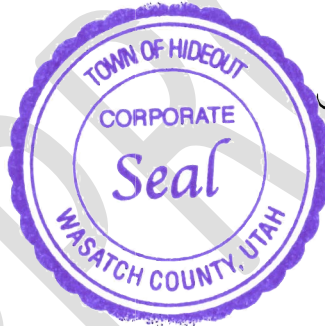
VI. Meeting Adjournment


Mr. Eddington advised the Planning Commissioners there would be a discussion at the January 2025 meeting regarding an update to the Town’s General Plan. He asked the Planning Commissioners to reach out to him prior to the meeting with any comments or suggestions to be included in this discussion.

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

Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Turner 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 7:07 PM.




Kaitleen Hopkins
Deputy Recorder for Hideout