



HIDEOUT, UTAH PLANNING COMMISSION

REGULAR MEETING

January 16, 2025

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, January 16, 2025.

All public meetings are available via ZOOM conference call and YouTube Live.
Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting 6:00 PM

- I. Call to Order
- II. Roll Call
- III. Approval of Meeting Minutes
 - 1. [December 16, 2024 Planning Commission Minutes DRAFT](#)
- IV. Agenda Items
 - 1. [Presentation and discussion of a concept plan for the Elk Horn Springs Development on parcels 00-0020-8182 and 00-0020-8184 \("the Salzman Property"\)](#)
 - 2. [Discussion of a proposed update to the 2019 General Plan](#)
 - 3. Discussion of alternate dates for February 2025 Planning Commission meeting
- V. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

File Attachments for Item:

1. December 16, 2024 Planning Commission Minutes DRAFT

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.

1 **IV. Agenda Items**

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

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

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

11 **V. Public Hearing**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1 ***Motion: Commissioner Tihansky moved to make a positive recommendation to the Hideout***
2 ***Town Council to adopt an ordinance amending Town Code related to Engineering,***
3 ***Development and Design Standards. Commissioner Turner made the second. Voting Yes:***
4 ***Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky and***
5 ***Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.***

6
7 **VI. Meeting Adjournment**

8 Mr. Eddington advised the Planning Commissioners there would be a discussion at the January
9 2025 meeting regarding an update to the Town's General Plan. He asked the Planning
10 Commissioners to reach out to him prior to the meeting with any comments or suggestions to be
11 included in this discussion.

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

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

17 The meeting adjourned at 7:07 PM.

18
19
20
21 _____
22 Kathleen Hopkins
Deputy Recorder for Hideout

File Attachments for Item:

1. Presentation and discussion of a concept plan for the Elk Horn Springs Development on parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property")



Staff Report for Concept Plan Review (East and West Half of the Salzman Property) – Elk Horn Springs

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Elk Horn Springs Concept Plan for the Salzman Property – Work Session

Date: Prepared for the January 16, 2025 Planning Commission Meeting

Submittals: Updated Concept Plans dated December 17 & 18, 2024

Background

This Staff recommends the Planning Commission only focus on the conceptual layout, density, road network, grading, commercial development, etc. – the physical components of the plan that will define the character of the Town's largest undeveloped and unentitled parcel. The MDA and rezoning requests/applications are scheduled for a hearing at the Planning Commission's next meeting in February 2025.

Staff has prepared a slide show to illustrate the proposed site plan in a step-by-step manner for discussion at this work session meeting (attached as Exhibit A).

Existing Site Characteristics

Total Acres of Site: +/-115 Acres

Current Zoning: Mountain (M) (per the Former Town Code)

Allowed Density: One (1) unit per acre

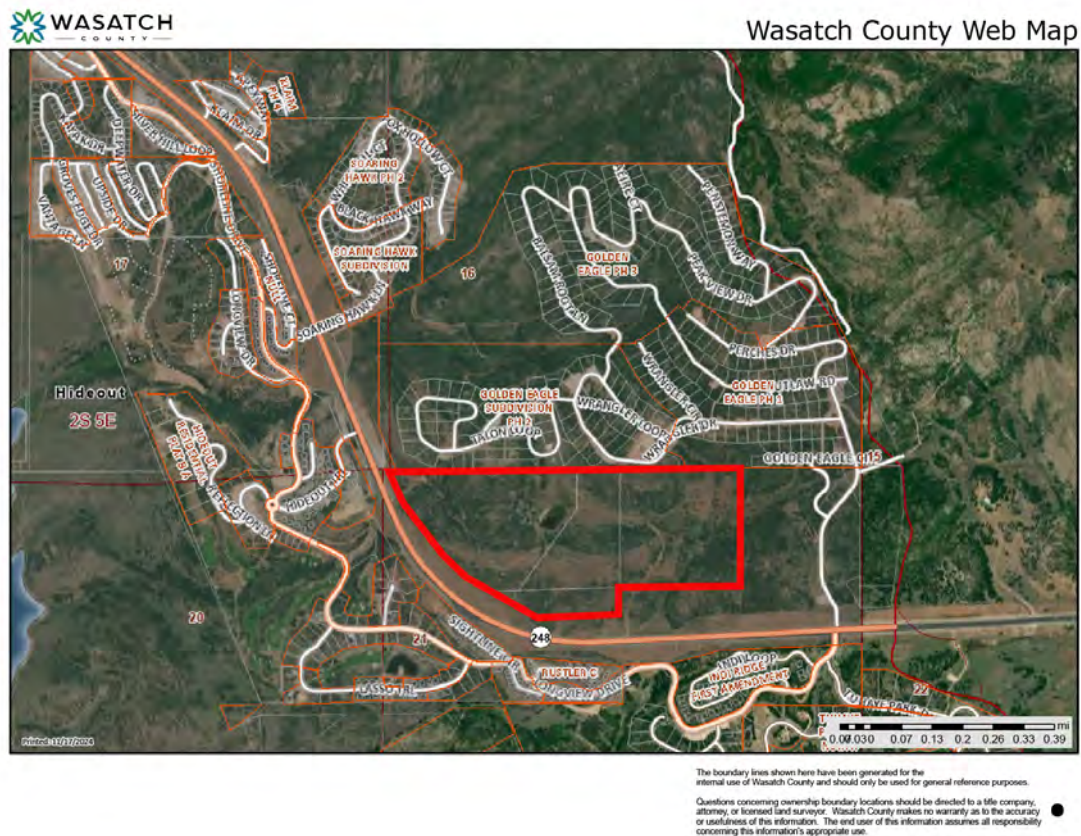
Proposed Concept Plan Density

The updated Concept Plan includes the following density requests:

- Townhomes: 72 units
- Single-Family Lots: 139 lots/units
- Total Density: 211 units
- Neighborhood Commercial: 3 Lots (total 15,000 SF building footprint)

** Note: the proposed density has shifted to include an additional 14 Townhomes and 11 fewer Single-Family Lots*

Town Map Illustrating Site in Context



Elk Horn Springs Concept Plan



Next Steps

This is a work session to provide the Planning Commission the opportunity to provide detailed site planning input to the Applicant. Subject to the Planning Commission's input, this project – for concept plan review and the proposed rezoning (with an associated MDA) – will be publicly noticed for a hearing at the next Planning Commission meeting.

Elk Horn Springs

Proposed Development on the +/-115 Acre
Salzman Property

Conceptual Site Plan



Proposed Density: 211 lots (units)

Development Area: 115 acres

Units per Acre: 1.83 UPA

North

Bar 20 x 36 1" = 200' Feet

100 0 100

35 04 62 08 48 00 000

CONCEPT PLAN

ELK HORN

Hickok Utah

Holmes Homes · 126 West Segoe Lily Drive, Suite 250 · Sandy, Utah



R. MICHAEL KELLY CONSULTANTS

Land Planning · Landscape Architecture

PO Box 400780 • Salt Lake City, UT 84140 • (801) 462-0000 • info@rmkelly.com

Conceptual Site Plan



Is the Planning Commission comfortable with the proposed increase in townhouses? Should additional housing typologies be considered? Such as:

- Stacked flats with single story living for an aging population?
- Workforce housing

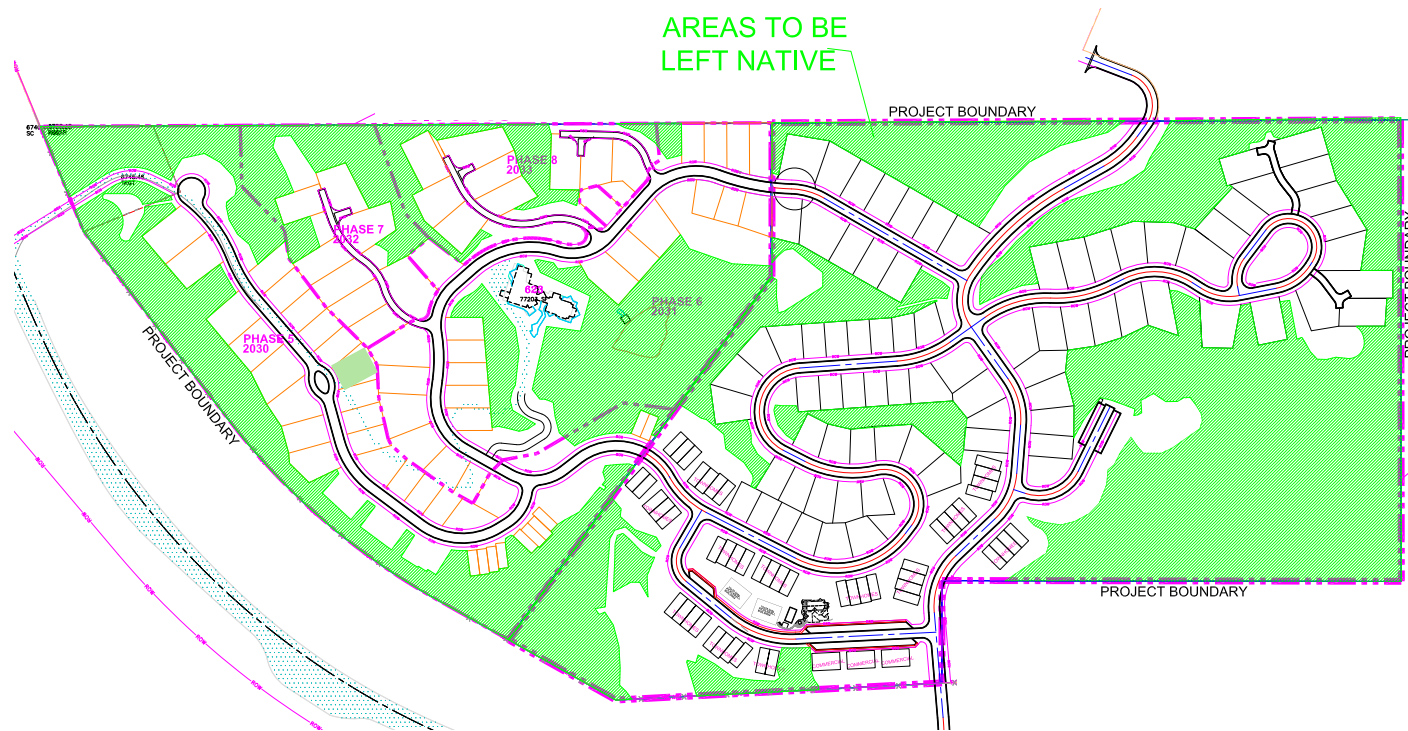
Neighborhood Mixed Use – 3 Lots (total of 15,000 SF)

Conceptual Site Plan



Has an agreement been made with Mustang Development – the entity that controls the easement to SR248? Has UDOT reviewed/approved this proposed connection to SR248. Are acceleration/deceleration lanes proposed?

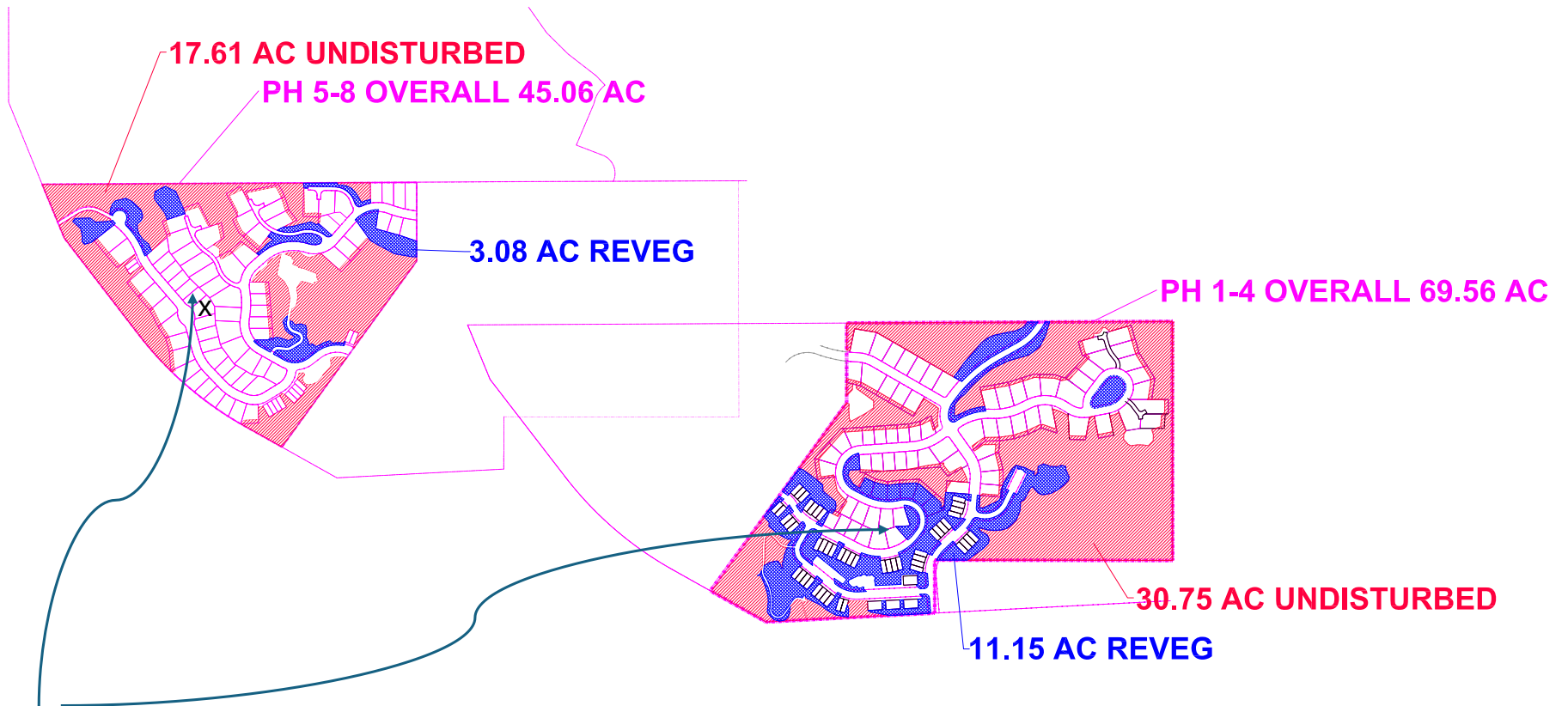
Areas to Remain Untouched/Native



A map illustrating what percent of the site will have greater than 5'-0" elevations changes should be provided. (How much of the knoll is now proposed to be removed?)

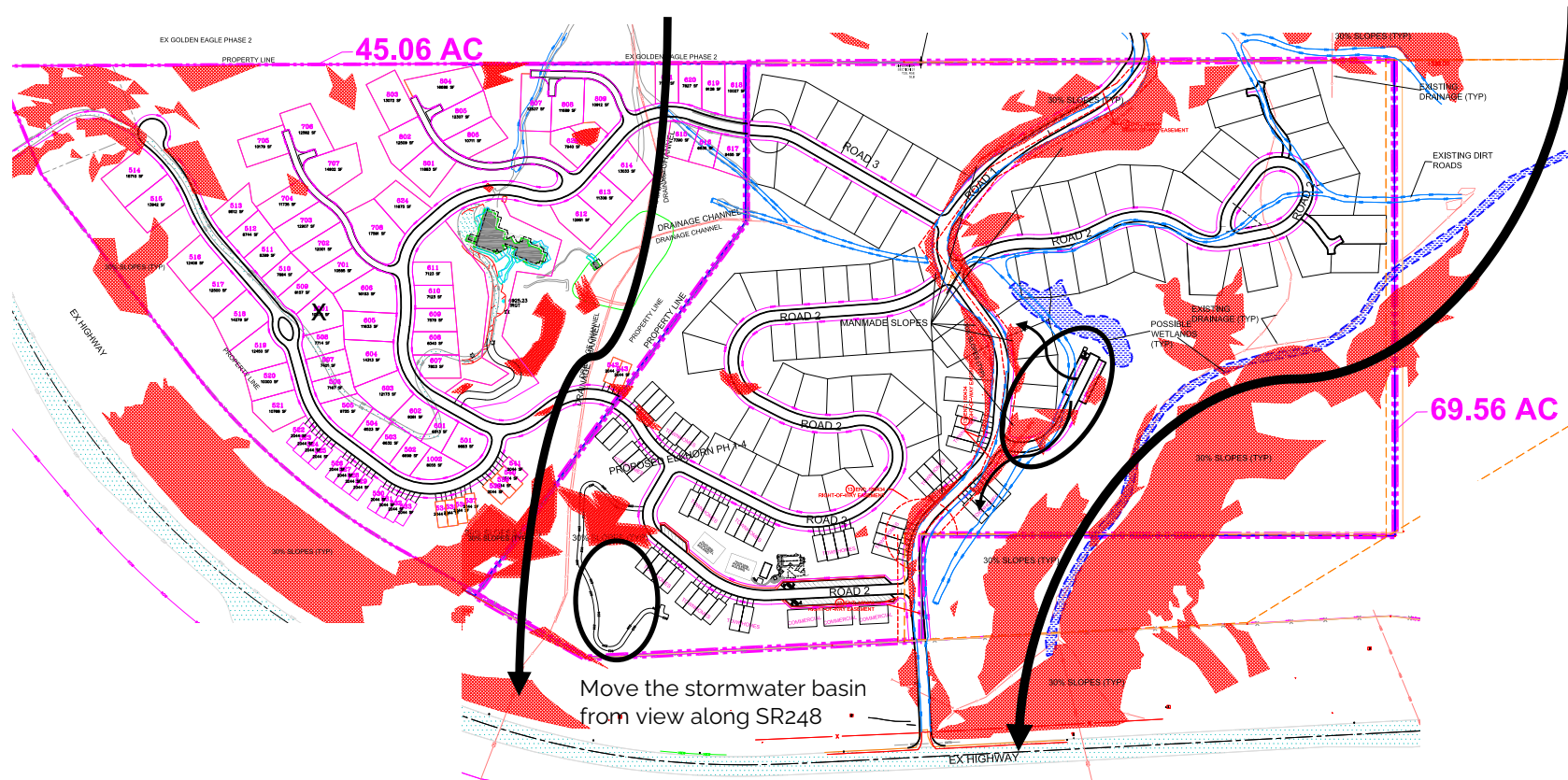
A map illustrating what percent of the proposed development is on 30%+ slopes should be provided.

Areas to Remain Untouched/Native



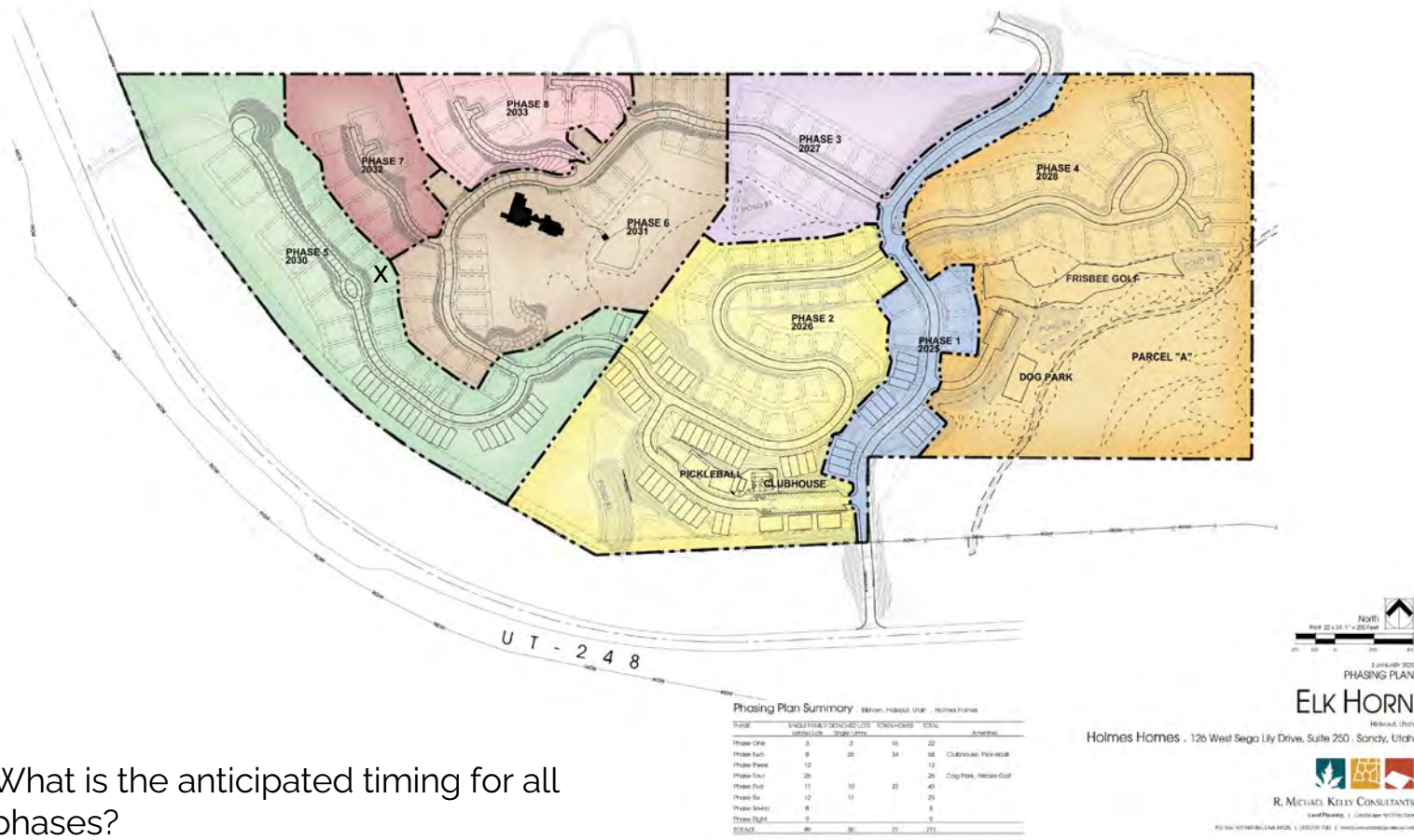
Additional untouched land is needed to break up mountainside development – a few contiguous lots.

Existing Wildlife Corridors



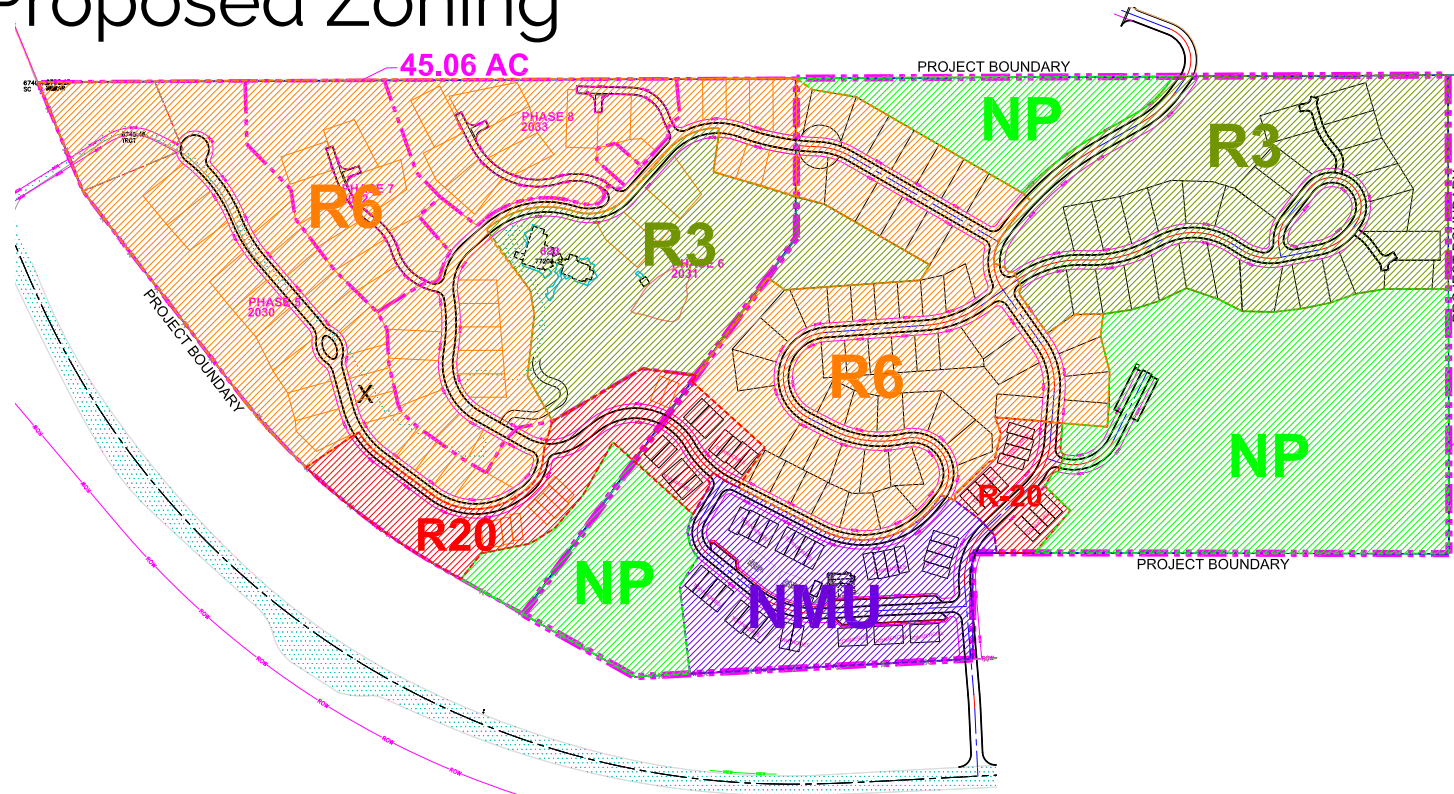
Slight modifications to ensure 30% slopes are protected and corridors open – may require moving some of the proposed lots

Phasing Plan



What is the anticipated timing for all phases?

Proposed Zoning



R3 – 14,365 sf min lot size & max density of 3 units per acre

R6 – 6,000 sf min lot size (4,000 sf for attached) & max density of 6 units per acre

R20 – 2-acre min size for multi-family (townhouse) projects & max density of 20 units per acre

NMU – 0.25-acre min size for project & max density of 20 units per acre

NP – Natural Preservation Zone – recreational amenities

Proposed Housing Typology



Outstanding Planning Policy Issues

- Is the Planning Commission supportive of allowing 100% nightly rentals as part of a Master Development Agreement? This will essentially create a resort community that is independent from the remaining Town.
- As part of the concept plan, the Applicant proposes to build a community center (size, amenities, finishes TBD) and pickle ball courts that will be dedicated to the Town to manage and operate. The Applicant should provide additional details and estimated costs to run this facility. Is the PC comfortable with this proposed arrangement?
- The PC and TC have been consistent in requiring neighborhood commercial as part of any larger development on this site. Unlike prior applications that included the vertical construction for the commercial development, the Applicant is proposing to dedicate land for neighborhood commercial development but with no vertical construction as was recommended for previous applications for developing this site. Is the PC comfortable with this proposed arrangement? The Town would have to be the developer of this property or sell it to a developer down the road.
- Applicant proposes to dedicate the streets as opposed to keeping them private. Is the PC comfortable with that? Does the PC want to see a Traffic Impact Study (TIS)?

MDA and Mitigation of Community Impacts

- The Applicant proposes to dedicate +/-15 acres that is steep slopes and part of the wildlife corridor to the Town (to be defined in detail on the plan) and construct trails in this area that will be dedicated to the Town. As part of this dedication, this land will be removed from the property tax roll and maintenance will be the responsibility of the Town.
- The Applicant understands the importance of a bike/pedestrian network and agrees to pay for the engineering survey work and proposed trail design for the Spine Trail as defined in the Parks, Open Space, and Trails plan – from the intersection at SR248 and Route 40 to Kamas (Main Street) – the +/- 11-mile stretch. Estimated cost: \$500,000 to \$750,000+
- The Applicant, as the developer of Deer Springs and Deer Waters, previously agreed to pay for the design, fabrication, and installation of a new "Welcome to the Town of Hideout" sign along SR248 on the north side of Town. As part of this proposed development on the south side of Town, the Applicant proposes a similar sign for the south side along SR248. Estimated cost: \$25,000 to 50,000 for each sign and installation
- Prior applications for development on this site have proposed the dedication of \$2mn - \$4mn for construction of a future tunnel or overpass for SR248 to connect both sides of Town. These funds could be dedicated to any future trail work. Does the PC wish to discuss this opportunity with this Applicant?

File Attachments for Item:

2. Discussion of a proposed update to the 2019 General Plan



Staff Report for Proposed Updates to the 2019 General Plan

To: Chairman Tony Matyszczyk
Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Proposed Update and Preparation of an Executive Summary to the Town of
Hideout's 2019 General Plan

Date: January 16, 2025 Planning Commission Meeting

Background

The Town's General Plan (GP) was prepared by BYU planning students under the leadership of Professor Michael Clay and adopted in 2019. The plan has served the Town well and provided guidance as the community has grown and developed. However, despite the fact that the plan is only five years old, much has changed in the community, and it is time for the Planning Commission and Town Council to consider an update to the document to help address future annexation and rezoning requests.

In addition, many Commissioners have expressed a desire to have an Executive Summary of the General Plan. Inclusive of graphs and appendices, the existing General Plan is almost 200 pages. As part of this recommended update, staff will compile the pertinent information for the creation of an Executive Summary.

Staff recommends the Planning Commission consider updates to the following elements of the General Plan:

- Demographic Analysis for the Town – the population and total housing units count have changed significantly since the GP was completed.
- Re-examine the community's vision.
- Thorough update to the Land Use element and the creation of a detailed Future Land Use Map (FLUM).
- A review of the Housing language (there is no Housing Element (or chapter) – assessment of housing typologies in the Town and needs based on emerging demographics and affordability.
- Consideration of areas that should be zoned commercial (neighborhood and/or community centers) and coordination with the Economic Development Committee (EDC) and associated updates to the Economic Development element.

- Updates to the Environmental/Natural Environment element and consideration of a parks/recreation element.
- Review of the Transportation and Public Facilities elements to ensure needs are met for the anticipated growth.
- Thorough review and update to the Annexation element including guidance for a Town Center – what are the community’s expectations?
- Incorporation of recent community input/surveys and/or a new community survey(?).

Does the Planning Commission have any specific areas of the General Plan, not included above, that they would like staff to address or review in detail?

The General Plan Vision Statement

Does this statement still capture the community’s vision or does the Planning Commission have additional input regarding possible revisions/additions?

2.1 Vision Statement

Hideout, Utah is a community
that treasures both its residents and its environment.
As such, Hideout's vision is to:



2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.



2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.



2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



The General Plan Goals

The following is a list of the goals outlined in the General Plan by element (or chapter). Does the Planning Commission have recommended revisions, or additional goals, that should be considered?

Economic Development

5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

Transportation

6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

Public Facilities

7.4.1 Hideout's public facilities goals are to:

1. Increase livability and quality of life for Hideout residents by creating public spaces to congregate and recreate.
2. Enhance and expand current utilities including water, electricity, sewage, parks and telecommunications to account for current and future population growth.
3. Prioritize the maintenance, mapping, and improvement of existing infrastructure.
4. Negotiate with school districts so children can attend schools closer to Hideout and reduce their current commute time.
5. Create a master plan for the Town's trails, parks, and open spaces.

The Environment

8.4.1 Hideout's environment goals are to:

1. Prioritize the protection of Hideout's stunning viewsheds and existing natural environment by limiting the negative impacts of development and mitigating potential natural hazards such as fire and manmade hazards such as pollution.
2. Organize community recycling efforts.
3. Encourage interaction with the natural beauty of Hideout by installing community-minded open spaces including parks and trails.
4. Promote conservation and preservation practices among Hideout residents to better protect the local environment.

Annexation

9.4.1 Hideout's annexation goals are to:

1. Provide well-planned, fiscally responsible annexations based on Hideout's development needs.
2. Pursue annexation to ensure development aligned with the Community Vision and other goals outlined in the General Plan.

The General Plan is Located on the Town's Website

<https://hideoututah.gov/wp-content/uploads/2020/07/Hideout-Town-General-Plan-FINAL-4.10.19reduced.pdf>

Moving Forward

This project will likely take six to eight months to complete and will include regular work sessions with the Planning Commission.