HIDEOUT, UTAH PLANNING COMMISSION
REGULAR MEETING
November 20, 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, November 20, 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. Public Input - Floor open for any attendee to speak on items not listed on the agenda

III. Approval of Meeting Minutes

1. October 16, 2025 Planning Commission Minutes DRAFT

V. Agenda Items - *Discussion Only. No votes will be taken at this meeting.*

1. Discussion of a proposed concept plan for the Hideout Mountain Village Annexation
2. Discussion of Hideout Fire Station rezone
3. Discussion of Hideout General Plan Update and community survey results

VI. 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. October 16, 2025 Planning Commission Minutes DRAFT

Minutes
Town of Hideout Planning Commission
Regular Meeting
October 16, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on October 16, 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 Glynnis Tihansky called the meeting to order at 6:04 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Glynnis Tihansky
Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Donna Turner
Commissioner Brad Airmet (alternate)

Attending Remotely: Commissioner Chase Winder
Commissioner Catherine Woltering (alternate)

Staff Present: Thomas Eddington, Town Planner
Cameron Platt, Town Attorney
Alicia Fairbourne, Recorder for Hideout

Staff Attending Remotely: Dennis Pay, Town Engineer

Public in Person or Attending Remotely: Eric Hales, Lingkun Li, Aid Korkut, Michael Travis, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. September 18, 2025 Planning Commission Minutes DRAFT

There were no comments on the September 18, 2025 draft minutes.

DRAFT

Motion: Commissioner Turner moved to approve the September 18, 2025 Planning Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Chair Tihansky, Commissioner Turner and Commissioner Winder. Voting No: None. Abstaining from Voting: None. Absent from Voting: None. The motion carried.

IV. Agenda Items

1. Discussion and possible approval of a concept plan for Fire Station 56.

Town Planner Thomas Eddington discussed the proposed concept plan for the permanent Fire Station 56 to be located on the 3.5-acre Town-owned parcel on SR-248 for which the Town had entered a long-term lease agreement with the Wasatch County Fire District. He also discussed the possible plans to relocate the Town's Public Works building to the southern end of the parcel and the necessity to rezone the parcel from the current Mountain Residential (M) zone to Neighborhood Mixed Use (NMU) to accommodate these two public buildings. He reviewed the process which would include the approval of this concept plan by the Planning Commission, consideration of a subsequent rezone (which would also need to be approved by Town Council), a subdivision application and a Conditional Use Permit.

Mr. Eddington discussed the relatively steep site and proposed building design which would be built into the hillside with the back wall essentially serving a dual purpose as the back wall of the structure and a retaining wall of sorts as well. Parking would be on the right-hand side of the site with a retaining wall around it.

With regard to access to SR-248 and traffic control, Mr. Eddington noted Fire Chief Eric Hales and his team had been working closely with UDOT on the design for road access and a beacon emergency light system. Mr. Eddington noted there was not a current plan for a traffic light at this location but it could be investigated.

Discussion ensued regarding challenges for the relocation of the Public Works building, and how driveway access would be shared by the two buildings.

Commissioner Rachel Cooper asked if the fire station could also be used for a public meeting space. Chief Hales responded there may not be sufficient parking and safe road access for such use.

Commissioner Joel Piper asked about the remaining term for the current temporary fire station lease. Chief Hales responded it was a two-year lease through June of 2026, which would need to be extended a few months to meet the fire district's aggressive timeline for completion of the permanent station by this time next year.

Commissioner Brad Airmet asked about the equipment to be housed in the permanent station. Chief Hales responded the plan was to maintain an engine, ambulance and pumper truck in the new station which he believed would serve the community very well for a long time.

Mr. Lingkun Li, architect for the fire district, discussed building design and locations of a transformer and generator which would be screened from view.

In response to a question from Commissioner Catherine Wolterning, Mr. Li stated there would be signage on SR-248 for the fire station and flashing emergency signs and warning signs located within 300 to 500 feet of the signal.

DRAFT

Motion: Commissioner Pieper moved to accept the concept plan as provided by the Wasatch County Fire District for the proposed development of Fire Station 56. Commissioner Turner made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky, Commissioner Turner, and Commissioner Winder. Voting No: None. Abstaining from voting: None. Absent from voting: None. The motion carried.

2. Review and Ratification of the Town of Hideout Planning Commission Rules and Regulations for submittal to the Town Council.

Chair Tihansky and Town Attorney Cameron Platt led a discussion regarding the draft Planning Commission Rules and Regulations. Discussion ensued regarding the summary prepared by Town Attorney Polly McLean regarding policies of other Utah Planning Commissions, inclusion of an agenda item for public comment at each meeting, policies for alternate commissioners voting, training requirements for new members and annual training for all members, and appointment of a Vice Chair. The results of this discussion were incorporated into the draft document.

Motion: Commissioner Turner moved to recommend the draft Planning Commission Rules and Regulations and related Code amendments to the Hideout Town Council. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Pieper, Commissioner Tihansky, Commissioner Turner, and Commissioner Winder. Voting No: None. Abstaining from voting: None Absent from voting: None. The motion carried.

3. Consideration and possible appointment of a Vice Chair of the Planning Commission.

Chair Tihansky noted this item would be deferred until a future date after the Town Council had approved the proposed Planning Commission Rules and Regulations.

V. Meeting Adjournment

Prior to adjournment, Chair Tihansky discussed proposed dates for the next General Plan Meeting and it was agreed a poll would be submitted to determine availability. Mr. Platt announced the rezone, Conditional Use Permit and subdivision applications for the new fire station would be submitted by the Town in partnership with Wasatch County Fire District in order to expedite the process. Mr. Platt also agreed to request an extension of the current lease for the temporary fire station with the owner of the Shoreline subdivision.

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

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

The meeting was adjourned at 6:57 PM.

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Kathleen Hopkins
Deputy Recorder for Hideout

DRAFT

File Attachments for Item:

1. Discussion of a proposed concept plan for the Hideout Mountain Village Annexation

integrated planning & design

Staff Report for Possible Annexation – Work Session

To: Glynnis Tihansky, Chair
Town of Hideout Planning Commission

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

Re: Lori Lane Annexation – Petition and Concepts for Work Session

Date: Prepared for the November 20, 2025 Planning Commission Meeting

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Submittals: *The Applicant submitted an Application for Annexation on May 9, 2025*

Project Background

The Applicant has submitted an application/petition for annexation from unincorporated Wasatch County into the Town of Hideout. The proposed annexation is located north of the Town, on the northwest corner of the intersection of SR 248 and Jordanelle Parkway).

The Applicant is considering individual development projects on the two parcels.

Project #1 – 1.02 acres (1141 Lori Lane)

- Possible coffee shop or a small commercial development with up to three tenants
- This parcel has one water share associated with it

Project #2 – 1.90 acres (1160 Lori Lane)

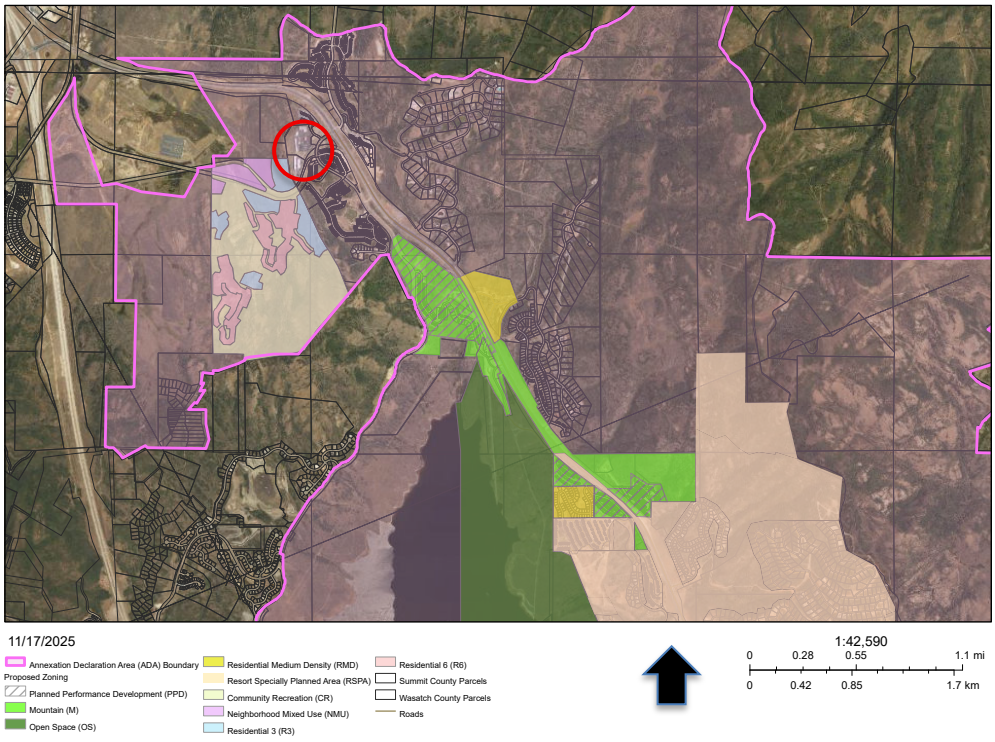
- Possible mixed-use development (ground floor commercial) and residential on the upper floors or a boutique hotel
- This parcel has seven water shares associated with it

Planning Issues for Discussion

The Applicants should provide information regarding street maintenance/dedication.

Context – Location of the Proposed Annexation in Relation to Hideout

Town of Hideout Planning Map



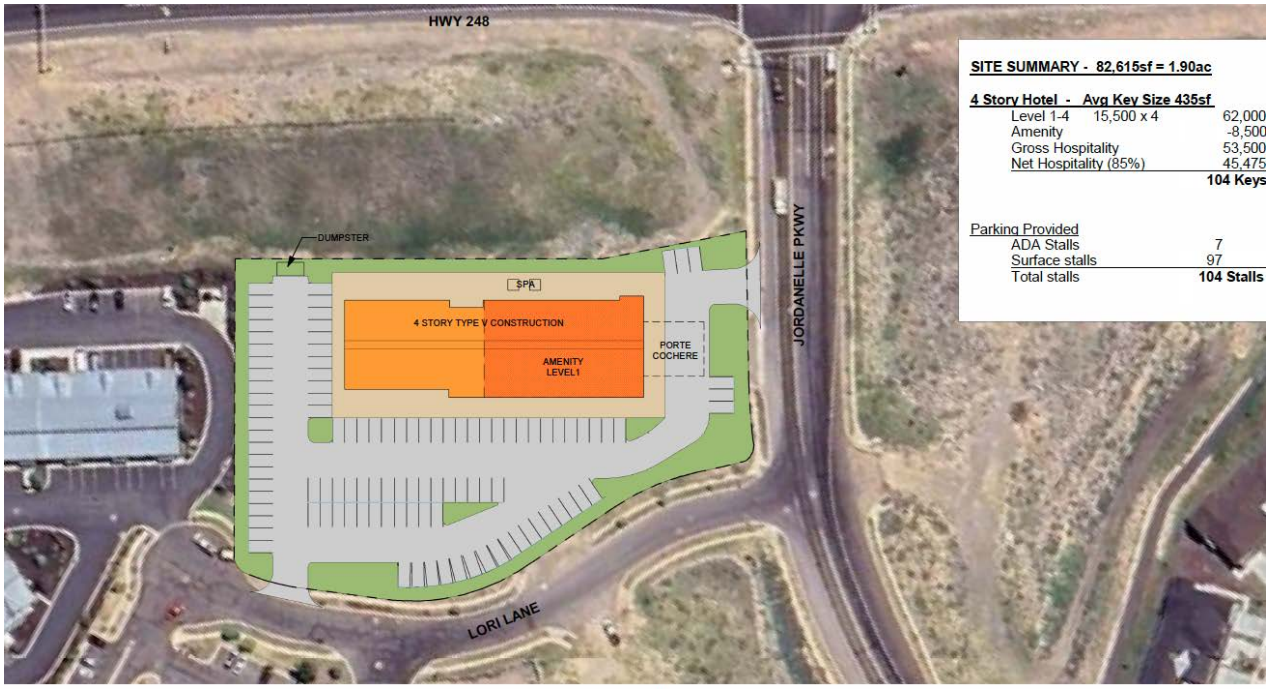
Town of Hideout Planning Map



General Concepts for Discussion Purposes Only

Precedent Image and Site Plan for Possible Boutique Hotel on the Larger Parcel:

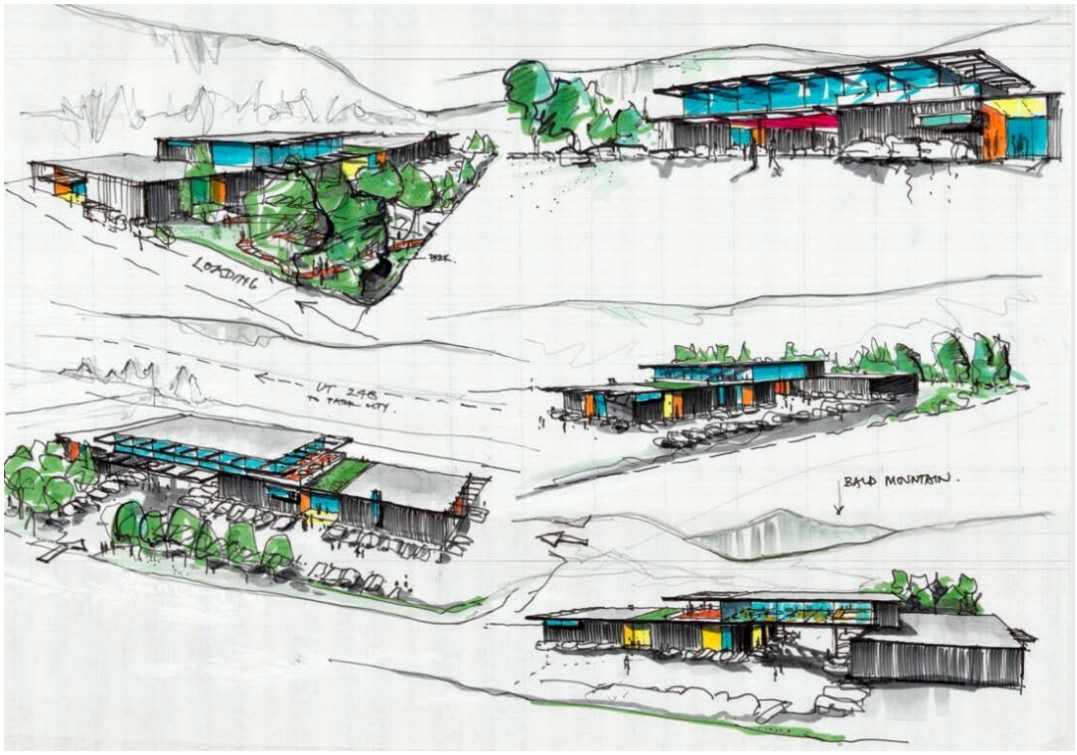




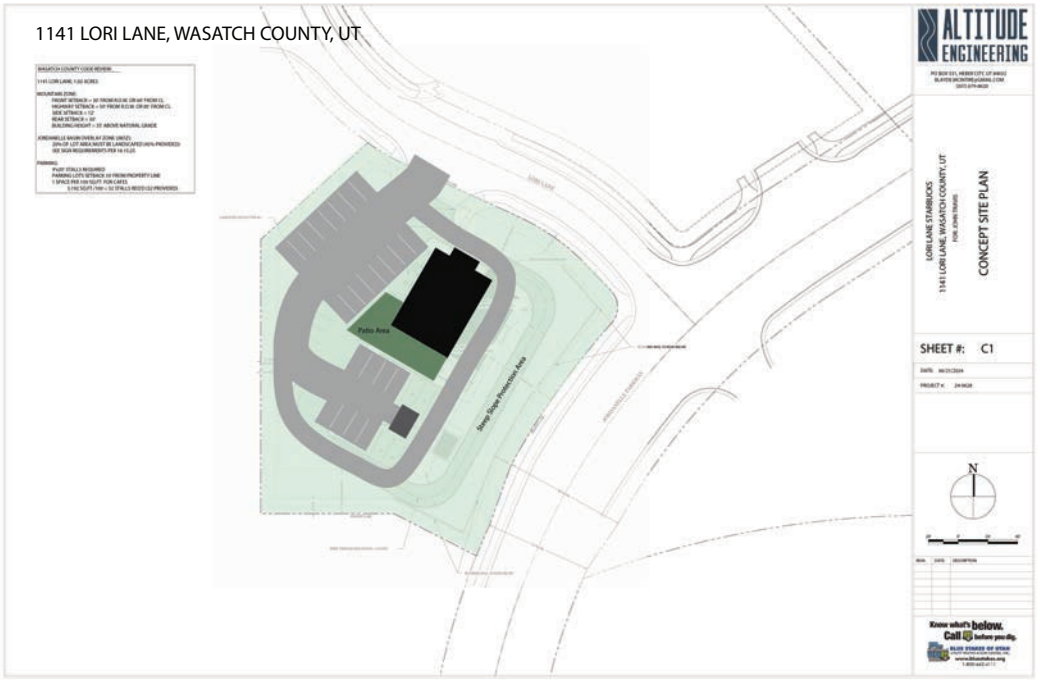
1 DENSITY PLAN LEVEL 1
1" = 60'-0"

0' 30' 60' 120'

Possible Mixed-Use Conceptual Images:



Possible Drive-Thru Coffee Shop on the Smaller Parcel:



General Plan Analysis

New development proposals and pending requests for annexation can have significant impacts on the community. As such, they must conform to recommendations and requirements of the General Plan. The 2019 General Plan for Hideout includes the following Vision Statement:



2.1 Vision Statement

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

1 preserve outstanding views

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 cultivate an inviting neighborhood atmosphere

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.

3 build a connected community

2.1.3 To Build a Connected Community,

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

16

The 2019 General Plan's Goals include:



3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.

2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

4.5.1 Hideout's housing goals are to:

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.

2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

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.

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 Planning Commission must review the Town of Hideout's General Plan and determine if the proposed Concept Plan(s) generally meet the intent and goals of the General Plan.

Recommendation and/or Next Steps

The Planning Commission should be prepared to discuss the proposed Concept Plans for annexation. Ultimately, the Planning Commission should be prepared to direct Town Staff to continue working with the Applicant if the general vision contained within the Concept Plans are favorably received. This is a non-voting work session. The Applicants will take the input from the Planning Commission and continue to refine the plans and provide the necessary level of detail.

File Attachments for Item:

2. Discussion of Hideout Fire Station rezone

INTEGRATED planning & design

Staff Report for Possible Rezoning of the Town-Owned Land – Work Session

To: Glynnis Tihansky, Chair
Town of Hideout Planning Commission

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

Re: Proposed Rezone for Fire Station (and a possible Public Works Building) on SR248

Date: Prepared for the November 20, 2025 Planning Commission Meeting

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Submittals: *Pending Rezone Application from the Wasatch County Fire Department*

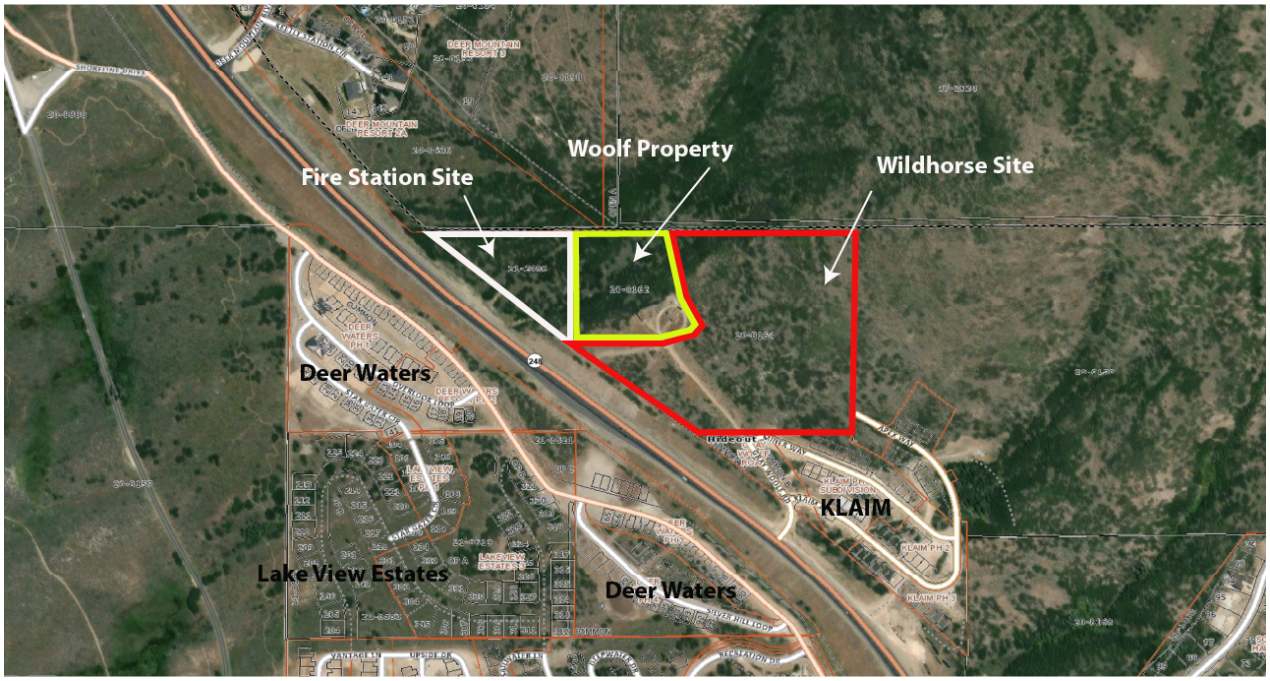
Background

The Planning Commission approve a Concept Plan for a permanent fire station to be located on SR248, just north of William Woolf's property, in October 2025. This use will require a change in zoning from Mountain (M) residential to a mixed-use or commercial designation for the property.

Site Characteristics

Total Acres of Site:	+/-3.35 Acres for the total parcel (the fire station will occupy about half of the site; the other half has been discussed as a possible future site for the Town's Public Works building should it need to be relocated)
Current Zoning:	Mountain (M)
Density Allowed:	One (1) unit per acre, residential
Future Zoning:	The Planning Commission should consider rezoning this property to Neighborhood Mixed Use (NMU) to allow for a fire station

Site Location (Local Context)



Proposed Zoning Designation

The Neighborhood Mixed Use (NMU) zoning designation does not specifically state that a "fire station" is a permitted or conditional use but it does list a "public services facility" as a conditional use.

This designation would also allow the public works facility as a conditional use.

Recommendation and Next Steps

The Planning Commission should discuss any issues or concerns with a proposed rezoning from Mountain (M) residential to Neighborhood Mixed Use (NMU). The next step will be a public hearing before the Planning Commission in December for a formal recommendation to the Town Council.

File Attachments for Item:

3. Discussion of Hideout General Plan Update and community survey results

Staff Report With General Plan Survey Results – Work Session

To: Glynnis Tihansky, Chair
Town of Hideout Planning Commission

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

Re: General Plan – Survey Results

Date: Prepared for the November 20, 2025 Planning Commission Meeting

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Submittals: *Presentation of survey results prepared by Citi Design and Planning Solutions*

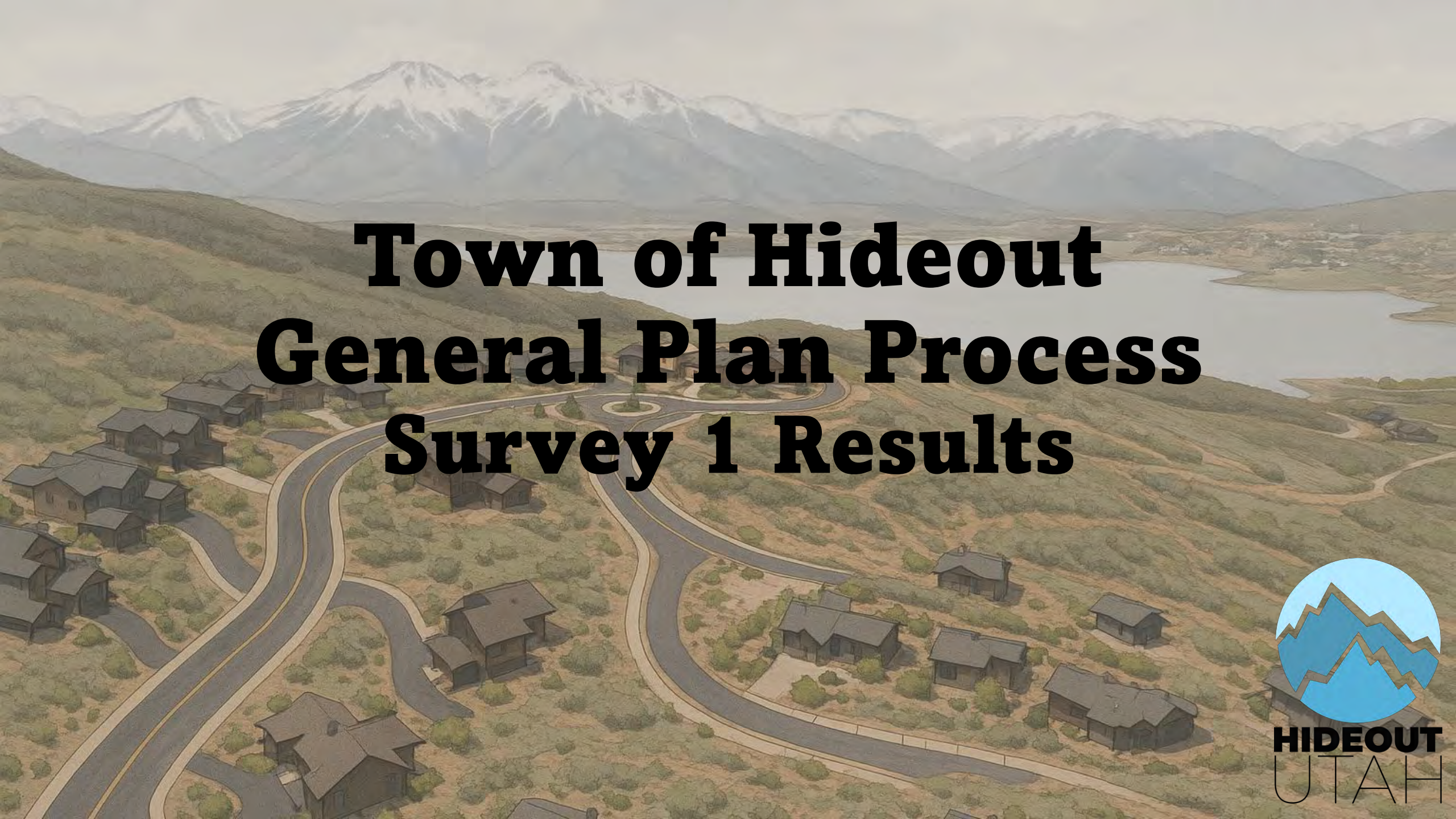
General Plan Survey Results

The survey results for the General Plan are complete, and the consultants created a short presentation that is attached for Planning Commission review and discussion.

269 people participated in the survey!

Next Steps

There will be a follow-up to the initial kick-off meeting that will be held on December 3rd in Town Hall where the consultants will present scenarios to Planning Commission and Council for their evaluation and further thoughts. The scenarios will be based on the information gathered at the intial kick-off meeting held at Black Rock Hotel in September.



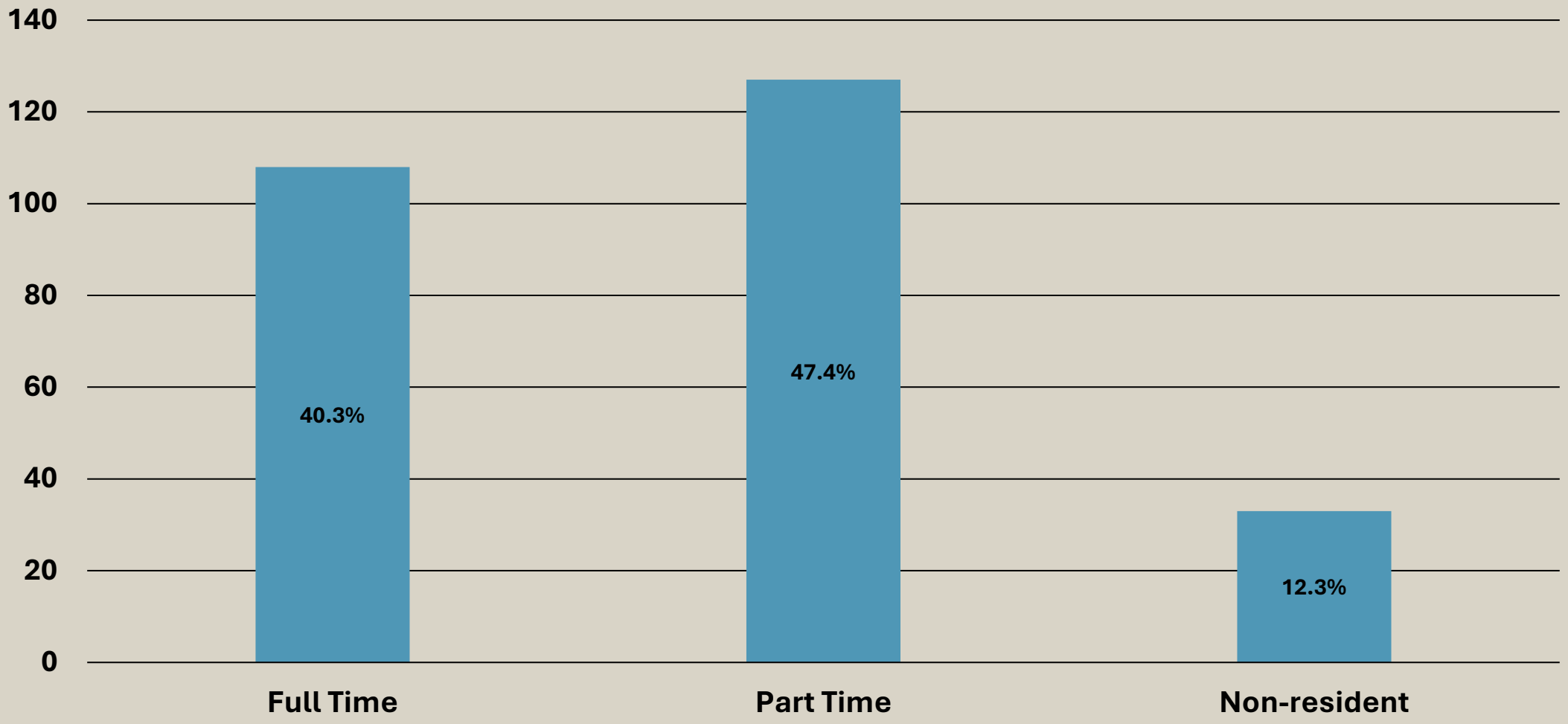
Town of Hideout General Plan Process Survey 1 Results

HIDEOUT UTAH

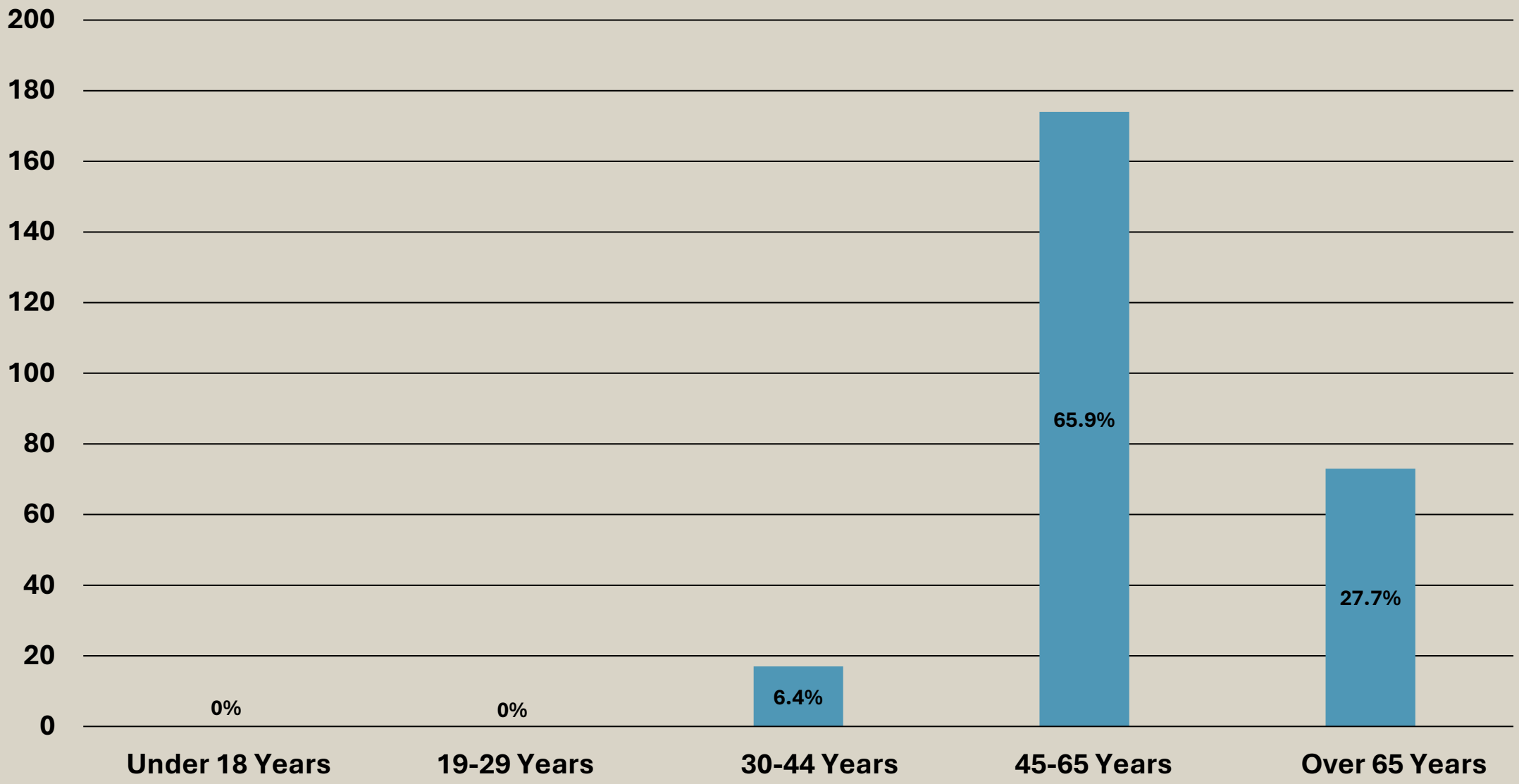
Summary

- 269 people participated in the Hideout General Plan survey
- Approximate time to complete was 9 minutes
- This survey had a completion rate of 83.3%
- Survey was open September 25 – November 5, 2025

Are you a full time or part time resident of Hideout?



What is your age group?

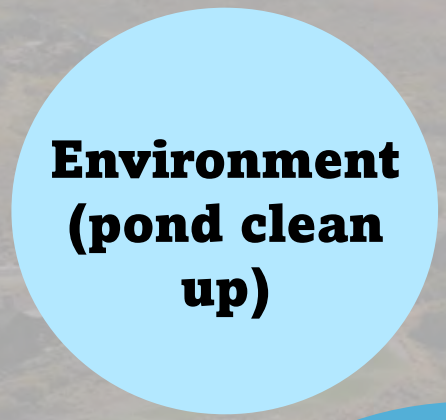


In one word or phrase, what do you like best about living/visiting in Hideout?



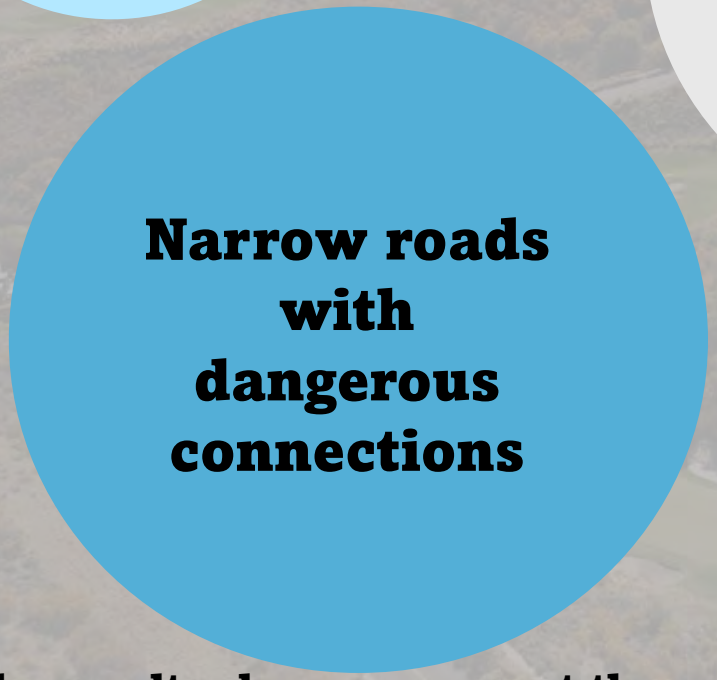
The results shown represent the most common answers.

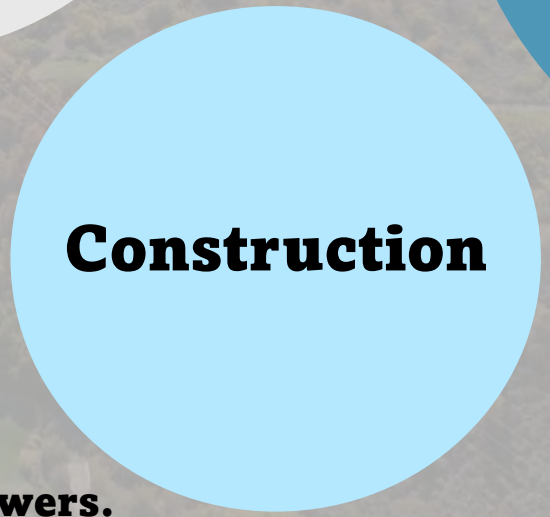
In one word or phrase, what do you like least about living/visiting in Hideout?





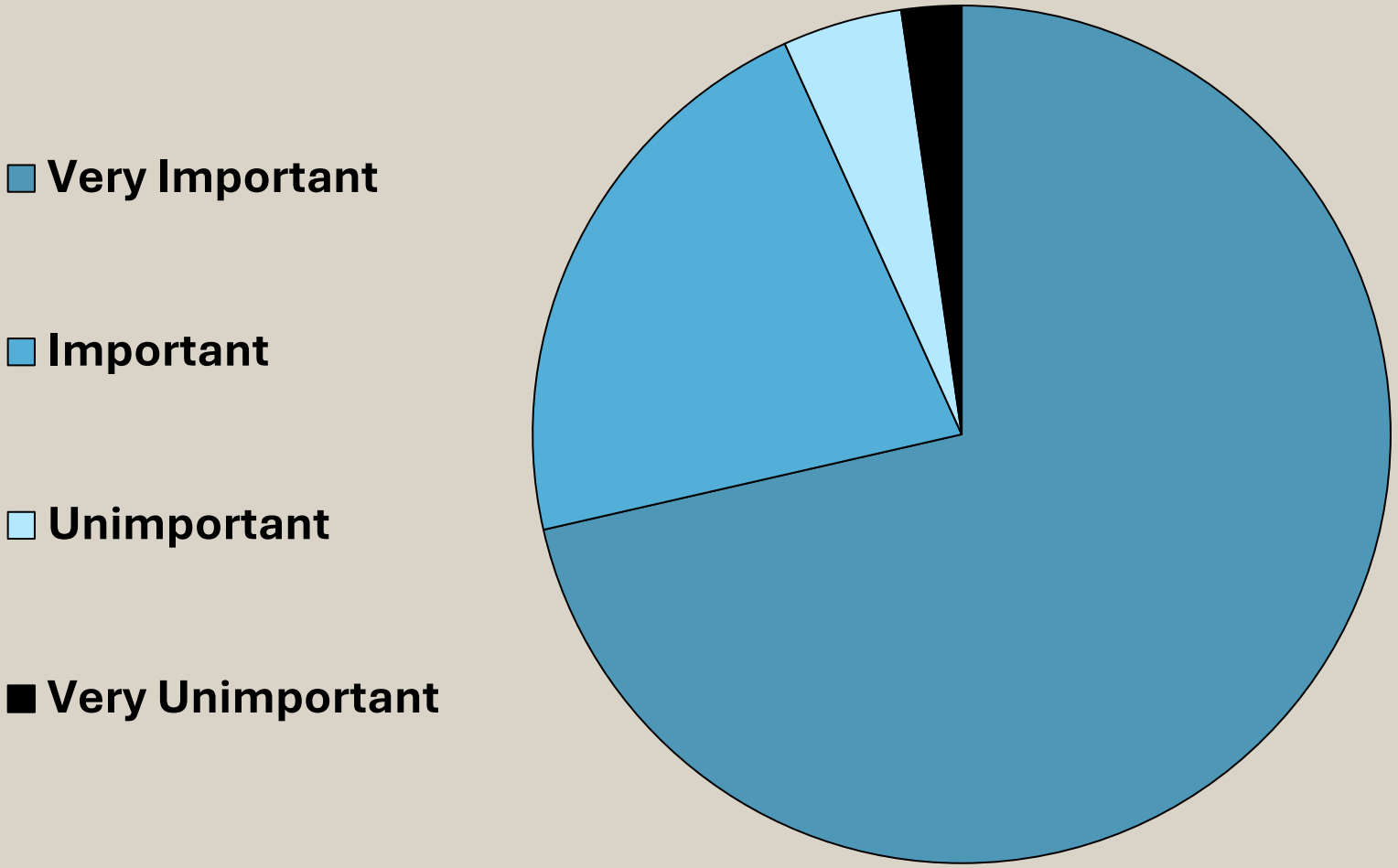




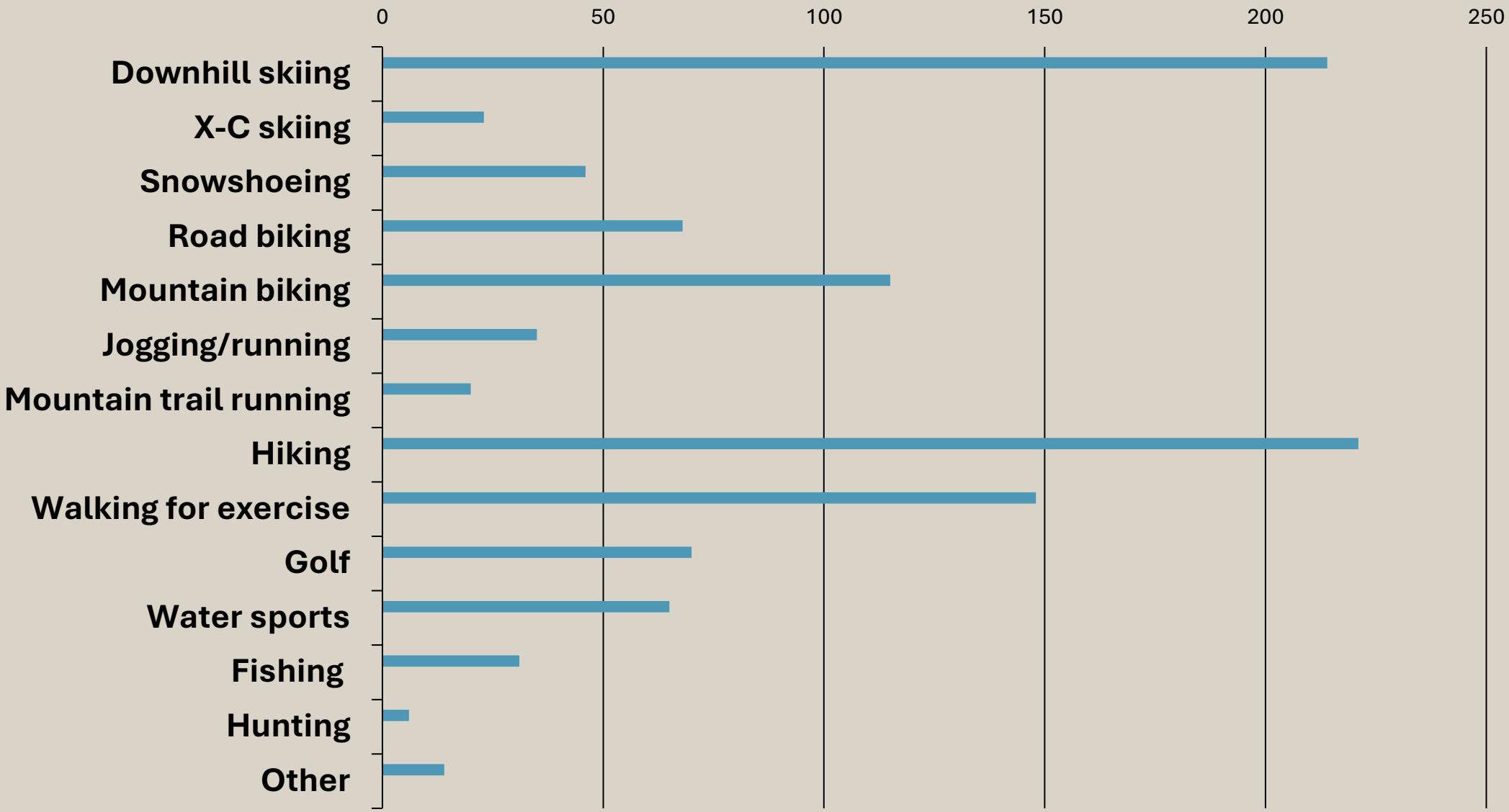


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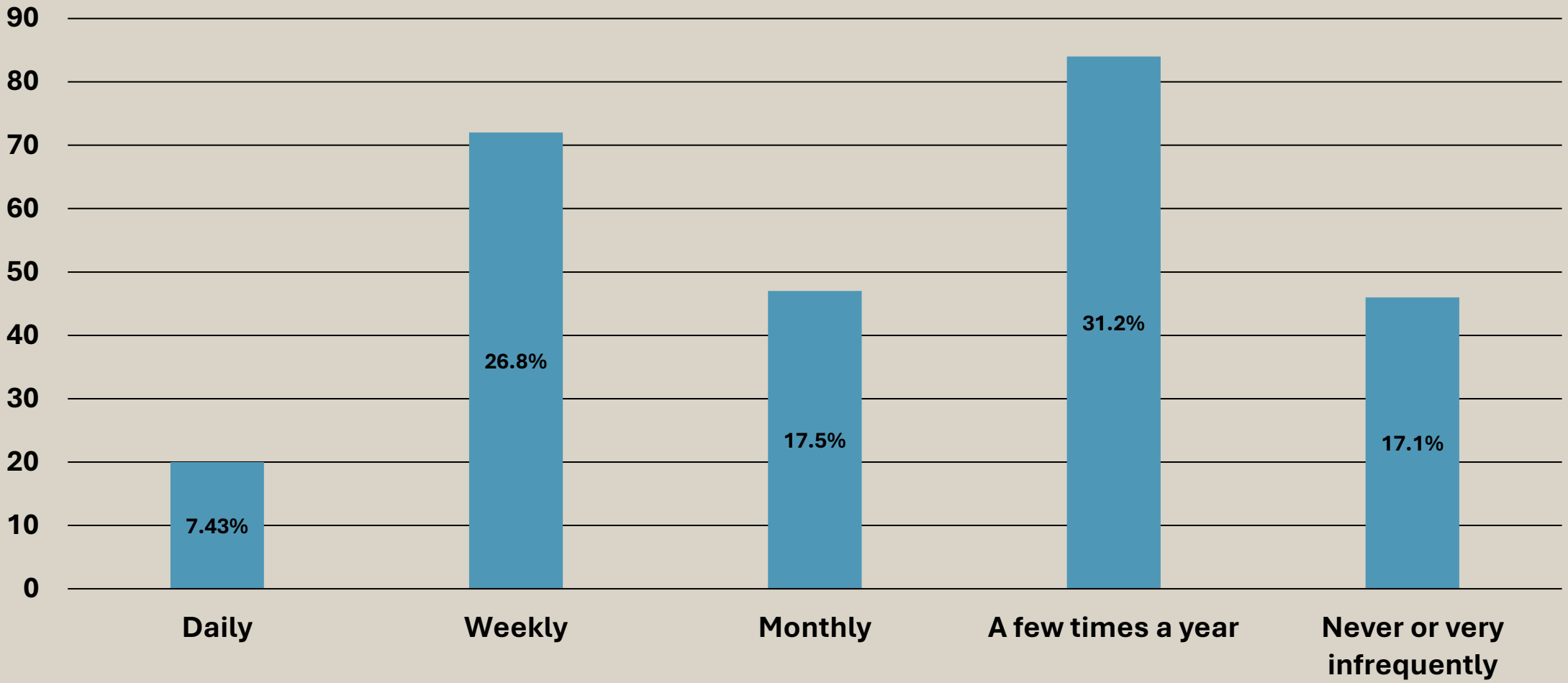
How important is public access to outdoor recreation?



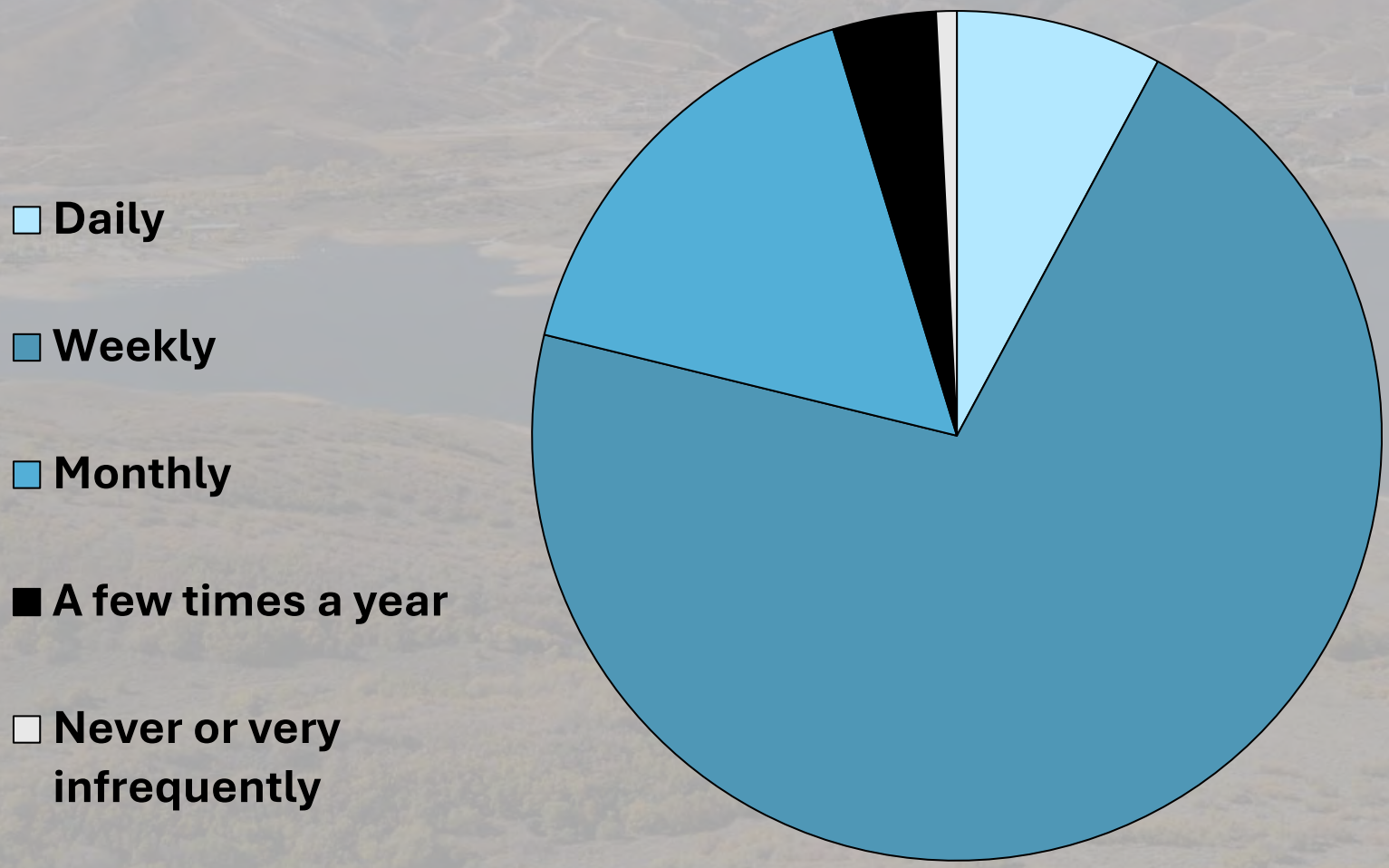
What recreation activities do you engage in the most?



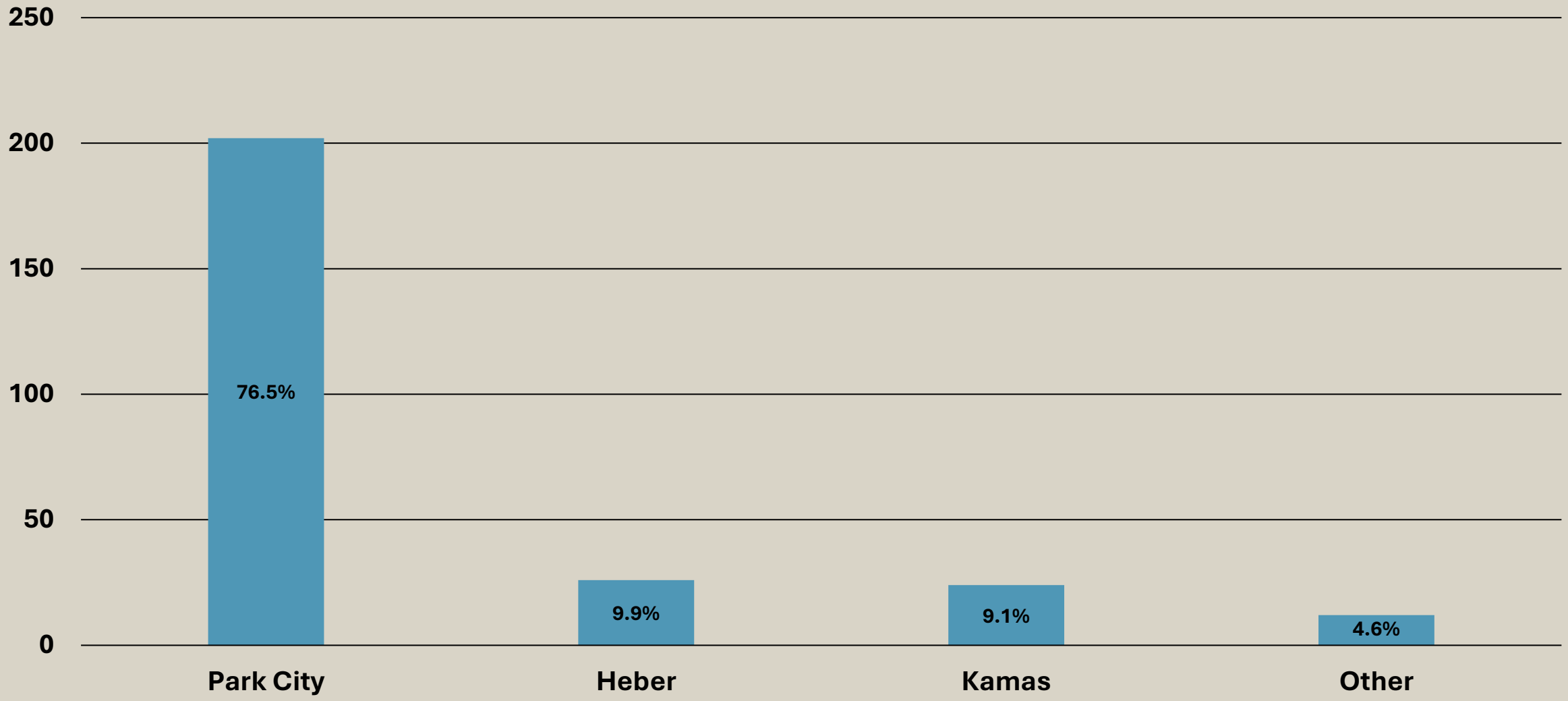
How often do you use the Jordanelle (in-season)?



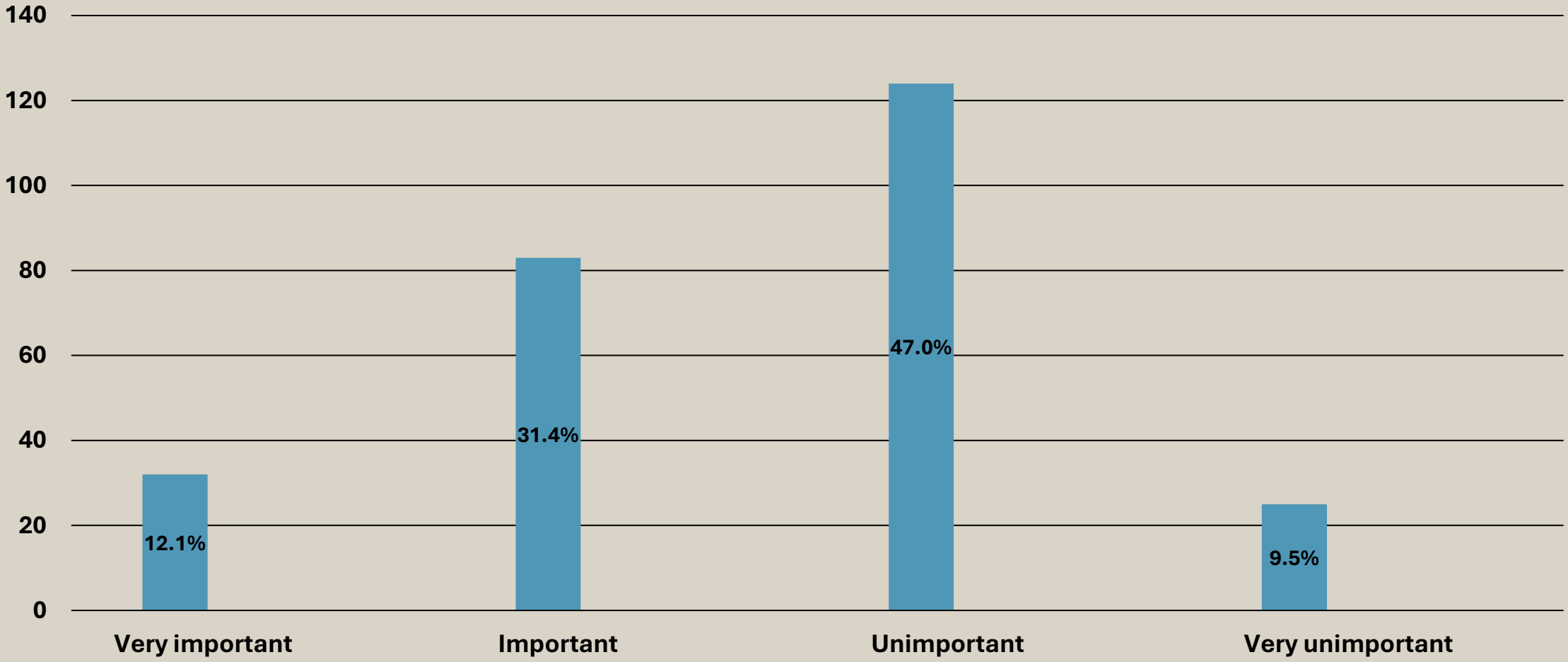
How often do you go out to eat?



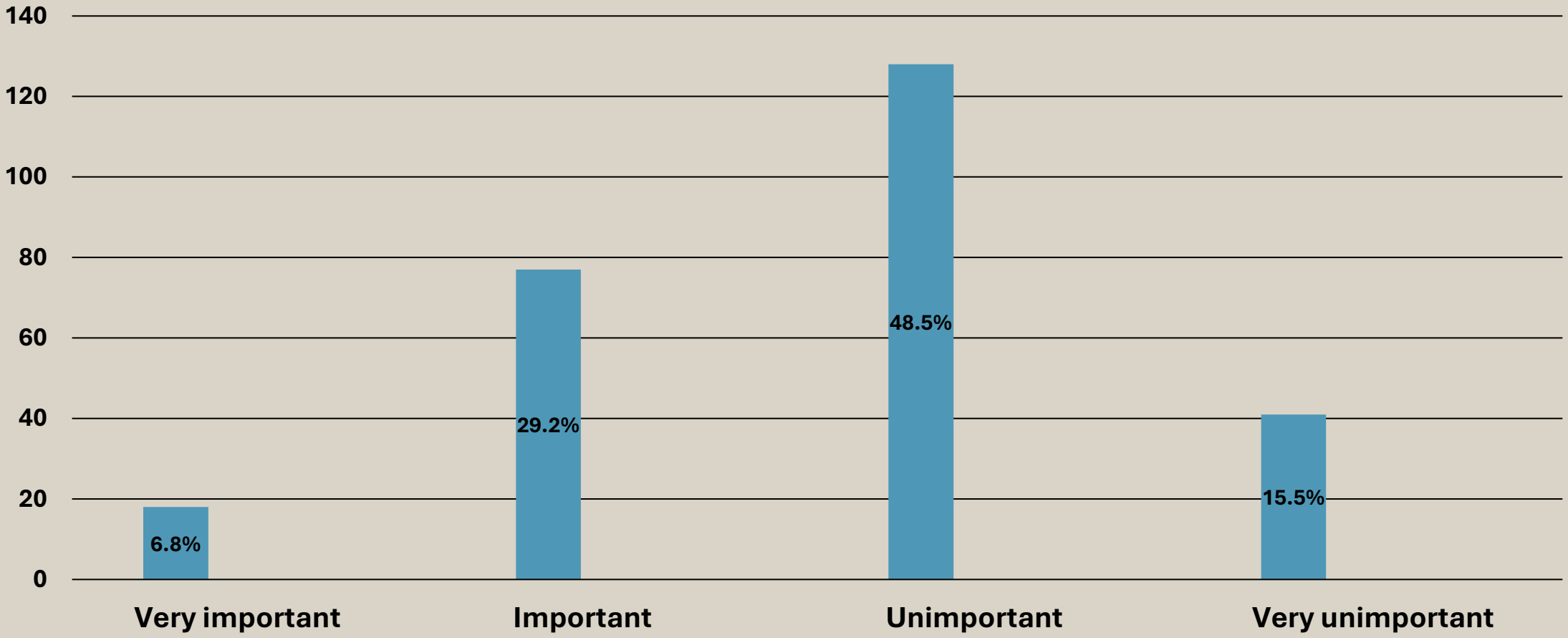
Where do you grocery shop the most?



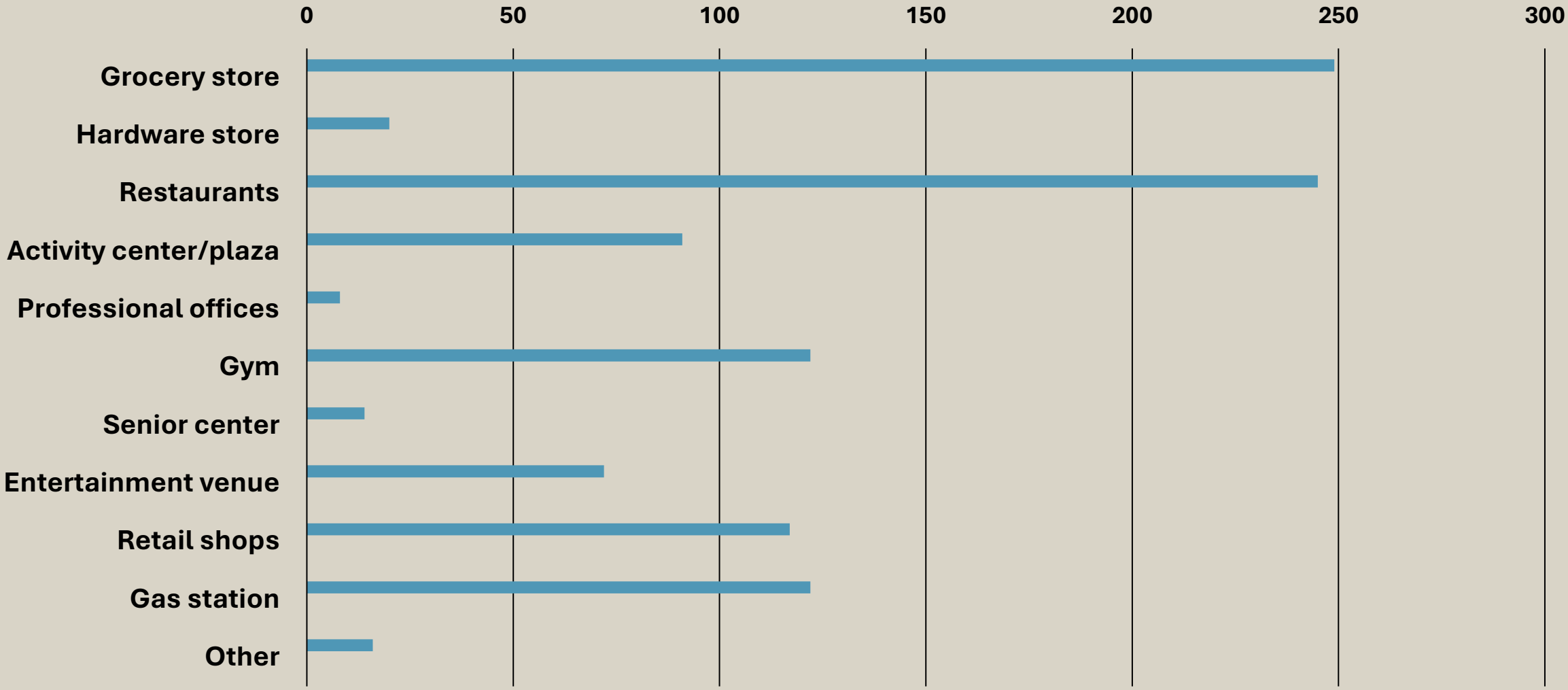
How important is providing housing choices for a variety of household sizes?



How important is providing housing choices for a range of household incomes?



What uses would you hope to see in a town center/commercial area?



What transportation improvements would most benefit Hideout residents?

1. More walking and biking paths/trail connections throughout Hideout and the surrounding area.
2. Safe highway crossings for people walking and biking.
3. Enhanced transit or shuttle service to Park City/Heber.
4. Signalized highway intersections.
5. Additional connected streets (non-highway). I.E. street network improvements.

Any additional comments or suggestions for a future Town vision?

Significant concerns about overdevelopment and preserving the character of Hideout.

Protect the natural environment and improve the town's visual identity.

Major concerns about roads, traffic flow, and safety on Highway.

Some want no more short-term rentals with regulations on existing ones.

Should become a small, self-sufficient community.

High demands for grocery store, gas station, restaurants and retail spaces.

Desire for social, recreational, and community amenities.

Better coordination, and transparency with Town leadership.