Minutes
Town of Hideout
Town Council Special Meeting
December 3, 2025

Town of Hideout, Town Council and Planning Commission Special Meeting Minutes
December 3, 2025 — 5:00 PM Hideout Town Hall, 10860 N Hideout Trail, Hideout, UT 84036
The Town Council and Planning Commission convened in a Special Meeting.

Meeting Purpose
Presentation and review of current land use scenario planning work as part of the General Plan update; obtain direction from the Council and Commission for next steps.

Present
Jake Young, Consultant — Citi Design John Jansen, Consultant — Planning Solutions
Mayor Severini
(Attendance of Town Council and Planning Commission members not listed here; to be verified and appended if needed.)

Staff / Recorder Maria Devereux, Recorder

Presentations
Jake Young and John Jansen presented preliminary land use concepts, analyses, and potential development patterns. The consultants summarized the scenario planning work completed to date and requested input and direction to inform the next phase of the General Plan update.

Discussion Summary
Discussion between the consultants, Planning Commission, and Town Council focused on land use alternatives, growth assumptions, community priorities, and next steps. Key points included:

- Preservation priorities: Strong emphasis on preserving open space, trail connectivity, and important viewsheds.
- Preferred scenario: Support expressed for moving toward a single primary land use scenario to promote community cohesion.
- Buildout estimate: Estimated future buildout capacity of approximately 7,000 residential units versus roughly 700 existing units.
- Commercial opportunities: Potential commercial development discussed for areas near Black Rock Hotel and Ross Creek.
- Mixed-use / neighborhood commercial: Consideration of limited mixed-use or neighborhood commercial development near Golden Eagle Road to serve local needs. Discussion included potential incorporation of a future transit stop to support mobility and reduce vehicle trips.
- Public access: Importance of maintaining and improving public access to trails and open spaces.
- Community facilities: Interest expressed in further exploring a potential community center.

Direction / Next Steps
The consultants will incorporate feedback from this work session into the next phase of the General Plan update, including refinement of the preferred land use scenario and maps, and further analysis of the topics discussed (e.g., commercial locations, transit integration, open space conservation, and community facilities).

Adjournment
The special meeting adjourned at 7:12 PM.

Note
The minutes summarize the presentations and discussion from the joint work session. A verified attendance roster for Town Council and Planning Commission members may be appended after verification.

Approved

Maria Devereux, Recorder for the Town of Hideout

Disclaimer: These minutes summarize the discussion and presentations provided during the work session. Attendance by individual members of the Planning Commission and Town Council is not listed here and may be updated upon verification.

Approved