HIDEOUT, UTAH PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARINGS
February 19, 2026
AGENDA

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, UT will hold its regularly Regular meeting and Public Hearings at approximately 5:00 PM, or soon thereafter, on Thursday, February 19, 2026 in the Town of Hideout Council Work Room located at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times described below.
The public may join remotely, attend in-person, or view the open portions of this meeting through live broadcast by connecting to: https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/.
Interested parties may join via Zoom:

Meeting URL: https://zoom.us/j/4356594739
To join by telephone dial: US: +1 408 638 0986
Meeting ID: 435 659 4739

Regular Meeting 5:00 PM

I. Call to Order
II. Pledge of Allegiance
III. Roll Call
IV. Approval of Meeting Minutes
    1. December 18, 2025, Planning Commission Minutes DRAFT
V. Agenda Items
    1. Introduction and Welcome of Newly Appointed Planning Commissioners - JD Cronin and Dr. Steve Powell.
    2. Land Use Training - Presented by Rob Terry, Land Use Training Director/Office of the Property Rights Ombudsman (45 Min.)
    3. Annual Appointment of the Planning Commission Chair and Vice-Chair
    4. Review and Approval of the Planning Commission Rules and Regulations
VI. **Public Hearings 6:00 PM**
    1. Review and Possible Action by the Planning Commission regarding the *Wildhorse* Preliminary Subdivision - Parcel 00-0020-8164 contains 15.19 acres and will include 12 single-family lots and a lot for neighborhood commercial development. (This property is located on the east side of SR248 and just north of the KLAIM development.)
    2. Review and Possible Action by the Planning Commission regarding the Deer Springs Phase 3 Preliminary Subdivision - Parcel 00-0021-3162 contains 8.845 acres proposed to be subdivided to allow for 27 townhome lots and includes a park, playground, and dog park. (This property is located at the end of Belaview Way and just west of SR248.)
VII. General Plan Work Session
VIII. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above Thurs. February 19, 2026, Hideout Planning Commission Meeting Notice & Agenda was posted at the following locations: 1) Hideout Town Hall, 2) Town website www.hideoututah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder at 435-659-4739 at least 24 hours prior to the meeting. Posted 02/16/2026

File Attachments for Item:

1. 1. December 18, 2025, Planning Commission Minutes DRAFT

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearing
December 18, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Regular Meeting on December 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 and Public Hearings

I. Call to Order

Chair Glynnis Tihansky 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: Chair Glynnis Tihansky
Commissioner Joel Pieper
Commissioner Brad Airmet (alternate)
Commissioner Catherine Woltering (alternate)

Excused: Commissioner Rachel Cooper
Commissioner Donna Turner
Commissioner Chase Winder

Staff Present: Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Jan McCosh, Town Administrator
Maria Devereux, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Public in Person or Attending Remotely: Nate Brockbank, Eric Davenport, Sean Philipoom, Paul Watson, and others who may not have signed in using proper names in Zoom.

III. Public Input

There was no public input.

IV. Approval of Meeting Minutes

1. November 20, 2025 Planning Commission Minutes DRAFT

There were no comments on the November 20, 2025 draft minutes.

DRAFT

Motion: Commissioner Woltering moved to approve the November 20, 2025 Planning Commission Minutes. Commissioner Airmet made the second. Voting Yes: Commissioner Airmet, Chair Tihansky, and Commissioner Woltering. Voting No: None. Abstaining from Voting: Commissioner Pieper. Absent from Voting: Commissioner Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

V. Agenda Items

1. Consideration of establishing the 2026 Planning Commission Regular Meeting Schedule.

Chair Tihansky referred to the proposed 2026 Planning Commission meeting schedule included in the meeting materials which continued the regular meeting schedule as the third Thursday of each month, except for the January meeting date which was changed to accommodate schedules of several Planning Commissioners. A short discussion ensued regarding whether the 6:00 meeting time should continue; it was determined that 6:00 was the preferred time.

Motion: Commissioner Pieper moved to adopt the proposed 2026 Planning Commission meeting schedule. Commissioner Woltering made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Woltering. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commission Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

VI. Public Hearings

1. Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0021-2486 from Mountain (M) to Neighborhood Mixed Use (NMU) to allow for the location of a fire station and possible Public Works building.

Town Planner Thomas Eddington led a discussion regarding this matter which had been discussed in a work session at the last Planning Commission meeting. In order to accommodate the construction of the fire station and possible Public Works building on this parcel, the zoning would need to change from Mountain (M) to Neighborhood Mixed Use (NMU). He also discussed the need for a Conditional Use Permit (CUP) to allow for these building types which would be submitted at a future meeting when the site plan was considered. Mr. Eddington noted a CUP would be approved solely by the Planning Commission and would not go to Town Council. Mr. Eddington reviewed his Staff Report in detail.

Motion: Commissioner Pieper moved to recommend an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0021-2486 from Mountain (M) to Neighborhood Mixed Use (NMU) to allow for the location of a fire station and possible Public Works building. Commissioner Woltering made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Woltering. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commission Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

DRAFT

2. Discussion and possible approval of a preliminary subdivision for Elkhorn Springs Phase 1.

Chair Tihansky asked for clarification on whether this matter would also need approval from the Town Council. Town Attorney Polly McLean responded it would not as the Planning Commission was the sole approval body under State Code. Ms. McLean noted the proposed commercial component of this phase had been reviewed and approved previously in the Applicant's Concept Plan by both the Planning Commission and Town Council. She also noted the approval of the final plat would be an administrative matter to be completed by Town Staff.

Chair Tihansky had questions regarding the engineering report and drainage plans. Mr. Eddington noted Town Engineer Dennis Pay was not able to attend the meeting but had informed Mr. Eddington he was generally comfortable with the Applicant's plans and would be able to work out any remaining questions prior to the final plat approval.

Mr. Eddington discussed his Staff Report and noted the application was generally consistent with the Master Development Agreement. Mr. Nate Brockbank, Applicant, Mr. Paul Watson, Engineer for the Applicant and Mr. Eric Davenport, Attorney for the Applicant were all in attendance and answered several questions from the Planning Commissioners regarding the subdivision design, roads and infrastructure.

Mr. Brockbank agreed to work with Town Staff on additional traffic signs as appropriate throughout the buildout of the subdivision. In response to a question from Commissioner Joel Pieper regarding pre-treatment of drainage basins, Mr. Watson explained how these detention basins are managed in order to ensure water safety.

Chair Tihansky asked about the traffic study and planned acceleration/deceleration lanes on SR-248. Mr. Watson discussed these plans and noted UDOT had not approved a left-turn lane as requested, but a future traffic light at the Golden Eagle entrance would include a U-turn option.

The Public Hearing was opened at 7:06 PM; there was no public comment and the Public Hearing closed at 7:07 PM.

Commissioner Catherine Woltering asked about plans for the commercial development. Mr. Brockbank discussed the plans which had been approved by Town Council which would require this development to be completed within five years, or the ownership of the land designated for commercial development would be reverted to the Town.

Motion: Chair Tihansky moved to approve the preliminary subdivision for Elkhorn Springs Phase 1 with the following conditions: 1) the outstanding issues discussed in the Engineering and Town Planner's Staff Reports be satisfactorily resolved; 2) the limits of disturbance be described; 3) parking spots be included at the mailbox area and 4) additional stop signs and speed limits be determined in conjunction with Town Staff. Commissioner Pieper made the second. Voting Yes: Commissioner Airmet, Commissioner Pieper, Chair Tihansky and Commissioner Woltering. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commission Cooper, Commissioner Turner and Commissioner Winder. The motion carried.

VII. Meeting Adjournment

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

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

The meeting was adjourned at 7:15 PM.

_____

Maria Devereux
Recorder for Hideout

DRAFT

File Attachments for Item:

1. Review and Possible Action by the Planning Commission regarding the Wildhorse Preliminary Subdivision - Parcel 00-0020-8164 contains 15.19 acres and will include 12 single-family lots and a lot for neighborhood commercial development. (This property is located on the east side of SR248 and just north of the KLAIM development.)

INTEGRATED planning & design

Staff Report #1 for Wildhorse – Preliminary Subdivision

To: Town of Hideout Planning Commission

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

Re: Wildhorse – Preliminary. Subdivision

Date: Prepared for the February 19, 2026 Planning Commission Meeting

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Submittals: *Preliminary Subdivision application, Preliminary Subdivision Plat, and a Civil Set of drawings, all received via email on January 21, 2026*

Background

The Applicant's Concept Plan was approved by the Planning Commission on February 18, 2025 and a favorable recommendation for the proposed rezoning (with an associated MDA) was made by the Planning Commission on September 18, 2025. The Town Council formally adopted the rezoning and MDA on November 13, 2025.

The next step in the entitlement process is a Preliminary Subdivision to formally subdivide the property in accordance with the approved Concept Plan and subsequent rezoning application.

Site Characteristics

Total Acres of Site: 15.12 Acres

Current Zoning: Mountain (M) – 14.04 acres which allow single-family residential uses
Neighborhood Mixed Use – 1.08 acres which allow neighborhood commercial uses

Proposed Uses: Seven (7) single-family dwelling units

Five (5) "villas" (detached single-family dwelling with a maximum of 3,000 gross square feet)

A commercial building with restaurant with a bar/pub and a market with options for a coffee shop, wellness center, a kitchen, etc. The sizes of each space have not been provided.

Total Square Feet: +/- 15,000 SF of commercial space.

Site Location (proposed site in red)



Planning Issues

1. The proposed layout follows the Concept Plan included in the MDA (Exhibit C of the MDA).

2. The Applicant has an approved MDA (November 13, 2025) that includes specific conditions for development. As a reminder for the Planning Commissioners, some of those conditions include:

   a. *Developer shall create an HOA responsible for snow removal on the road for Lots 1-8 of the Development.*

   b. *If permitted by the utility service provider, Developer shall remove the utility pole on Lot 12 and place such utilities underground.*

   c. *Developer shall construct a trail through the open space to connect to the KLAIM trail network; the exact location of the trail will be determined based on the future location of the KLAIM trail network and with input from the Town Planner and/or POST Committee*

d. *As a condition precedent to the issuance of any development permit including a grading permit for the Development, Developer shall obtain an easement to provide emergency access connecting the Development to the adjoining KLAIM property.*

e. *Developer shall commence the Wildhorse Commercial by submitting an application no later than September 30, 2026…*

f. *Developer's submission of the Subdivision Plat shall include a note that the lot designated for Wildhorse Commercial shall only be used for commercial.*

g. *Developer shall construct a well-designed and contextually sensitive pedestrian barrier with the minimum protection of a jersey barrier or guard rail adequate to address safety concerns along the west side of the road accessing Lots 1-8.*

h. *Developer's design of stormwater, roadways, public access, snow storage, and retaining walls shall comply with the requirements of HMC, except as otherwise specifically provided by this Agreement.*

i. *A 5'-0" concrete sidewalk, with a landscaped park-strip, must be installed from Miner Way Road up Woolf Road to steps that lead into the commercial development. Beyond this point, and within the residential area of the development, a decomposed granite (DG) trail shall be installed.*

j. *Developer shall submit a Landscape Plan for review and input by the Town Planner with the permit applications for Wildhorse Commercial and the Villas. Such Landscape Plans shall meet the standards for combustible materials as set forth in the HMC.*

k. *All common area open space shall remain undisturbed except for the inclusion of a trail that connects to KLAIM's trails system.*

3. Confirm that Gray Woolf Road doesn't require re-platting per the Gray Woolf Roadway Dedication Plat, recorded on March 30, 2021 (Entry # 496863) to allow for a right-of-way dedication or an access easement to the property within the Town-owned property.

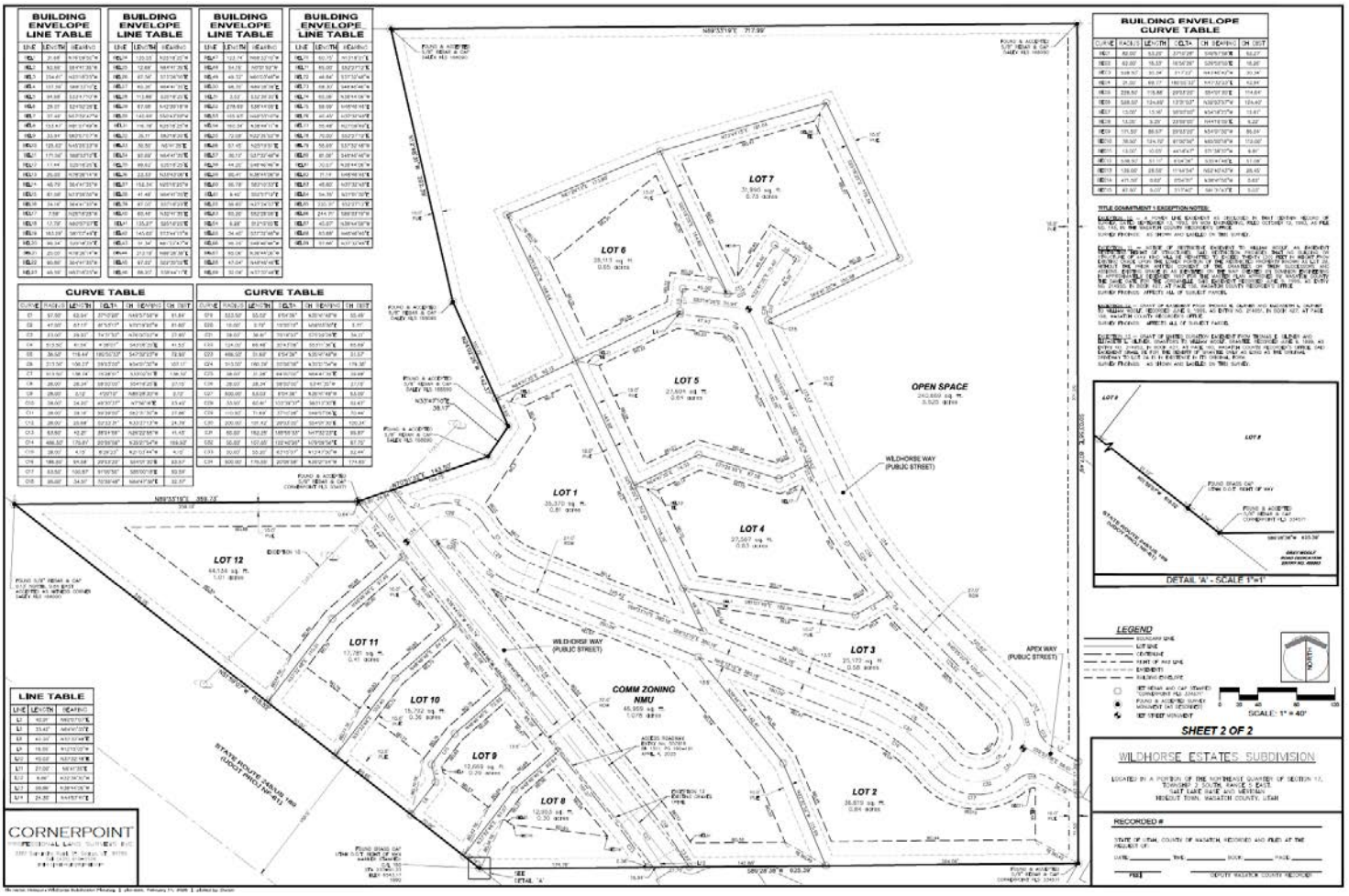
4. The Town Planner and Town Engineer will coordinate with the Applicant to clean up the plat notes and signature boxes which should include: County Surveyor, Town Engineer, Town Attorney (approval as to form), Administrative Body (Mayor and Town Recorder), County Recorder, and HOA Board.

Recommendation and Next Steps

The Planning Commission should review the submitted subdivision and exhibits and provide direction for new and/or revised submittals for the Applicant to complete for Final Subdivision submittal and review. With this direction and/or updated submittals, the Planning Commission should consider a favorable recommendation for the Preliminary Subdivision.

Exhibit A

Wildhorse Subdivision Plat



HANSEN ALLEN & LUCE INC ENGINEERS

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859 W South Jordan Pkwy, Ste
200 South Jordan,
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www.HALengineers.com

Town of Hideout
Planning Commission Meeting
February 19, 2026

02/12/2026

Engineering Staff Review Wildhorse Preliminary Subdivision

Background and Submittals:

The Commission is referred to the Planning Staff Review prepared by Thomas Eddington Jr., AICP, PLA for project background, details on past submittals, and action taken by the Town and the Applicant.

Engineering Review:

After reviewing the latest submittal provided by the Applicant for the Wildhorse Subdivision, the following items were noted and should be addressed by the applicant.

Application:

1. There were several plans and documents that were not submitted with the application. The applicant indicated that some of these have been previously submitted, and some were deemed unnecessary by Town Staff. The applicant is working with Engineering to identify and provide the required documents. No additional action is necessary.

Civil Plans:

1. Sheet C101
    a. Change “City” to “Town” on title page.
    b. Provide vertical benchmark information.
2. Sheet C202
    a. Label snow storage areas where appropriate.
3. Sheet C203
    a. Hydrant locations must be approved by WFD.
    b. Show future water meter at retail site.
4. Sheet C204
    a. Add missing SD lateral at SDCB #07.
    b. Add inlet between Sta 5+00 and 6+00.
    c. Obtain UDOT discharge permit for storm water.
5. Sheet C205
    a. How will runoff from Lots 3, 4 & 5 be restricted from impacting Lot 1?
    b. The elevations called out in the outlet structure notes on sheet C205 and C402 do not match. The applicant shall resolve the discrepancy and verify this does not adversely impact the drainage design.
6. Sheet C206
    a. Engineering recommends adding a speed limit sign on the downhill side of Wildhorse Way for drivers coming from Klaim.
7. Sheet C301
    a. The slope of the storm drain lateral between storm drain inlet SD #03 and storm drain combination box SDCB #03 is reversed. The applicant shall revise the slope.

8. Sheet C304
    a. Provide more information on retaining walls.
9. Sheet C402
    a. See comment for Sheet C205 note b.
10. Sheet C501 - C505
    a. Provide more details on roadway typical sections and retaining walls.
11. Sheet C601
    a. Provide more information for Rip-Rap detail.
    b. Provide more information on seed mix specification.
12. Sheet C602
    a. Discuss options for guardrail/pedestrian protection with staff.

Preliminary Plat

1. Provide a copy of the geotechnical report.
2. Fix typos on plat sheets.
3. Insert HOA name where indicated.
4. Add developer firm name to title block.
5. Add HOA note to Owner's Dedication.
6. Correct the wording to Approval by Legislative Body section.
7. Show building setbacks.
8. Add snow storage and public access easements along 27-ft ROWs.
9. 20-ft setbacks along Woolf Road (Lots 8-12).
10. Add Typical Lot Details.
11. Address questions about Sensitive Lands and Natural Hazards.

None of the deficiencies noted by engineering are significant. Engineering recommends that the planning commission give a favorable recommendation to the project with the condition that the applicant continue to work with Staff to resolve the deficiencies identified.

Respectfully,



HANSEN, ALLEN & LUCE
Dennis Pay, P.E.
Town Engineer

File Attachments for Item:

2. Review and Possible Action by the Planning Commission regarding the Deer Springs Phase 3 Preliminary Subdivision - Parcel 00-0021-3162 contains 8.845 acres proposed to be subdivided to allow for 27 townhome lots and includes a park, playground, and dog park. (This property is located at the end of Belaview Way and just west of SR248.)

INTEGRATED planning & design

Staff Report #1 for Deer Springs Phase 3 – Preliminary Subdivision

To: Town of Hideout Planning Commission

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

Re: Deer Springs – Preliminary Subdivision for Phase 3 w/ Park and Amenity Space

Date: Prepared for the February 19, 2026 Planning Commission Meeting

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Submittals: *The Applicant submitted the following plans:*

- *Phase 3 – Plat dated December 10, 2025*
- *Phase 3 – Civil Set Plans dated November 18, 2025*

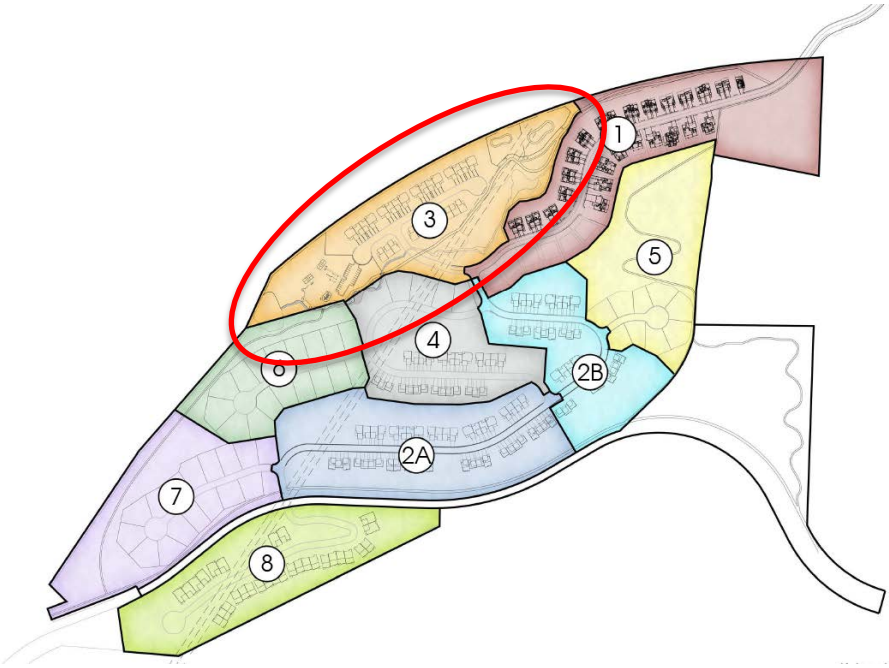
Phase 3 – Project Background

The Applicant has worked closely with staff during the prior phases of the Deer Springs project and Phases 2a and 2b are currently underway with horizontal infrastructure improvements complete and vertical construction well underway.

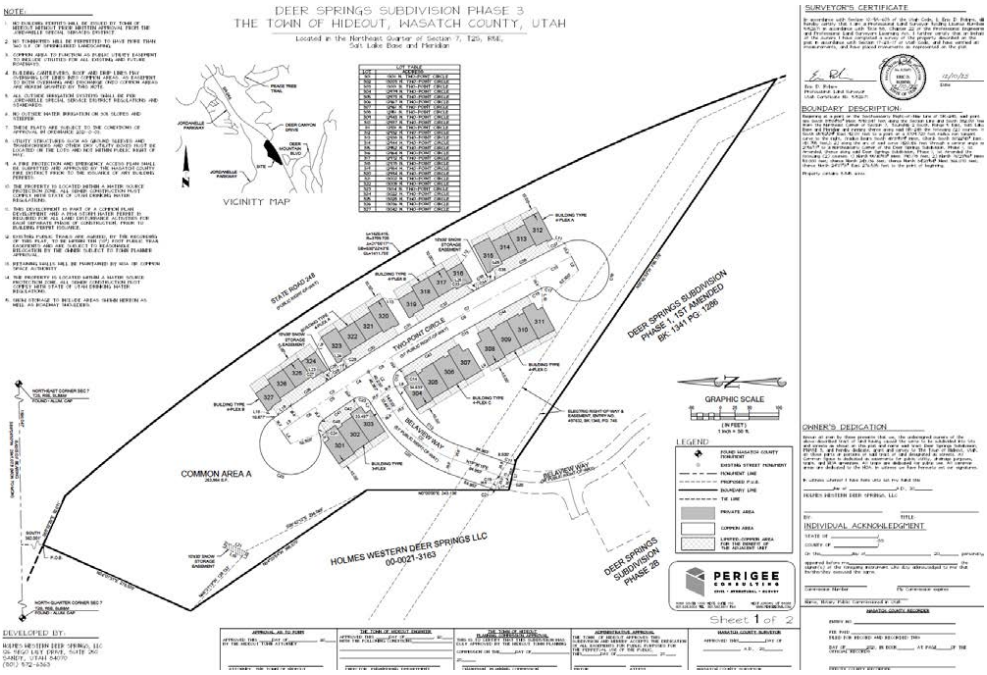
Phase 3 includes the following:

- 27 lots (all configured as four-plexes and one tri-plex)
- A park area with covered picnic areas (per MDA)
- A dog park (per MDA)
- Trails to connect to Phases 1 and 2a/2b
- Extension of Belaview Way and construction of a new right-of-way, Two-Point Circle

Phasing Configuration per the Most Recent MDA Phasing Plan



Proposed Subdivision Plat for Phase 3



Proposed Building Massing
(View is Looking SE Along SR 248)



This property sits downslope from SR248

General Site Plan per Master Development Agreement (MDA)



Outstanding Issues/Conditions

1. Retaining walls: Sheets GR01 – GR04 indicate a series of two (sometimes three) retaining walls tiered at heights exceeding the maximum 5'-0" allowance for a tiered retaining wall structure. These shall be revised to ensure compliance with the Town Code maximum allowed heights.

2. Park and Open Space: The Applicant should provide a signed commitment to begin construction of the proposed park and open space amenities as per the Master Development Agreement (MDA) – Section 7.6 and pp. 90 – 92. The updated MDA requires the park and dog park to be completed during Phase 3 construction and prior to the issuance of any Certificates of Occupancy for Phase 3.

   Pursuant to the MDA, the park will be a "community park" comprising 3.5 acres and inclusive of a parking lot. It will include a dog park as well as a small playground.

   The following list includes the amenities approved and agreed upon per the Master Development Agreement (MDA) – exact MDA language in italics:

   a. *Pickleball Courts (2)*
      - *Standard size pickleball courts. Courts will be fenced around the perimeter with a black coated steel fence.*

   b. *Gazebo*
      - *Gazebo will be a minimum of 24' x 36' with five picnic tables, two barbecues, and a concrete floor.*



   c. *Playground*
      - *Playground is sold by Playground Depot. It is called Green Ivy II. The ground under the playground equipment will either be engineered with wood products or rubber tiles. There will be six benches around the perimeter of playground.*

d. Open Space

- *All open spaces will be sod.*

e. Amphitheater

- *The plans for the amphitheater will be turned into engineering prior to construction.*

f. Trails

2.2 The Dog Park

In order to accommodate the needs of dogs and their owners and to avoid infringing on the rights and contentment of others, a.3-acre dog park is provided. There will separate areas for large and small dogs. The park will include

- *fencing: black vinyl-coated chain link fence, 4 feet in height*
- *a total of eight (8) benches;*
- *waste stations; and*
- *lawn and trees.*

3. Street Light

The street lights must be dark-sky compliant fixtures. The recommended fixture is one similar to that pictured here.



The civil set and site plan do not include the proposed gazebo as defined in the MDA. In addition, the site plan does not include an amphitheater. The Applicant should coordinate with the Town Planner to ensure this, or similar, is incorporated into the park area. The applicant should also confirm the area of the HOA common area proposed for park use equates to at least 3.5 acres per the MDA.

3. Timing of Public Improvements and MDA Commitments: As noted above, the park improvements must be complete prior to the issuance of Certificates of Occupancy for Phase 3. The Planning Commission should provide direction and clarify this

requirement: do the park improvements have to be complete prior to release of the first CO, or halfway through (14th CO), or the last CO (27th)?

The Deer Springs MDA and the Elkhorn Springs MDA (also a Holmes Homes development) include the following infrastructure commitments to be completed by the Applicant:

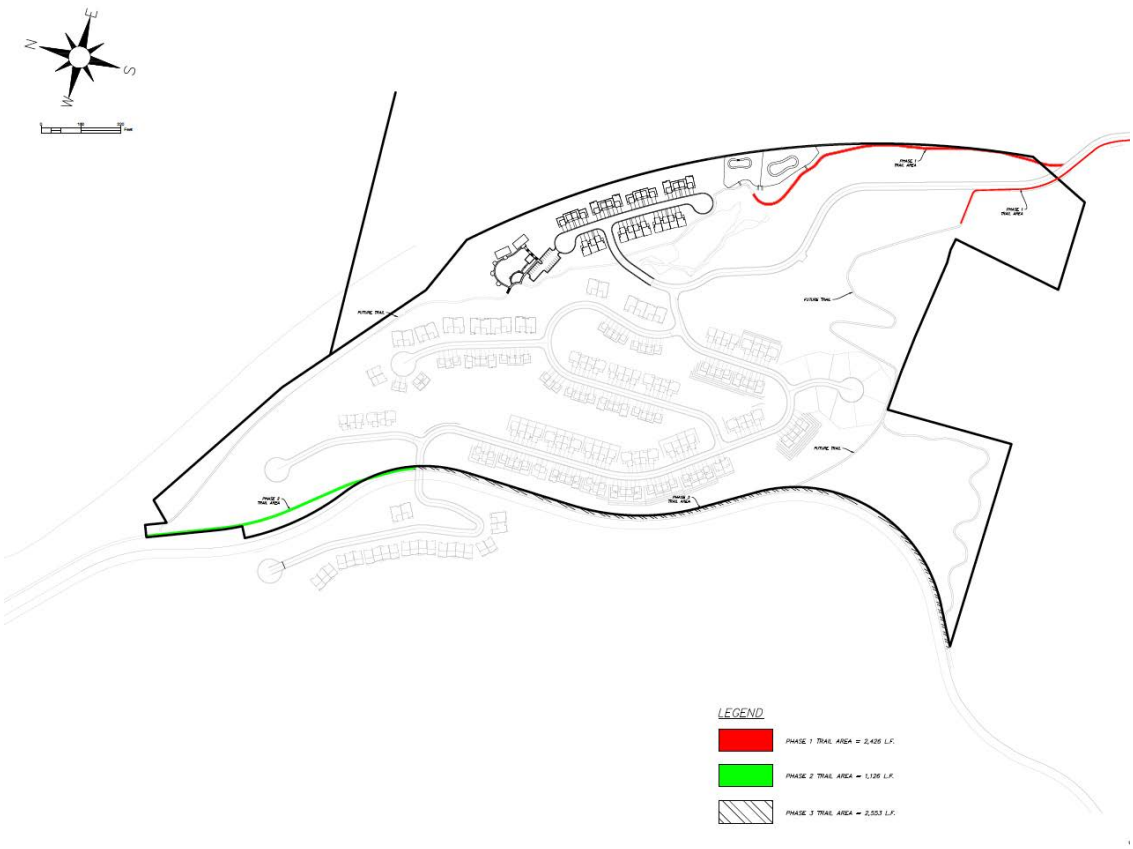
- An entry sign along SR248 heading east / south from Park City to Hideout (DS MDA)
- An entry sign along SR248 heading west / north from Kamas (ES MDA)
- A monument sign on the south side of the intersection at Belaview Way and Shoreline Drive (DS MDA)
    - *Note: the exact location of this sign should be closely coordinated with the proposed Neighborhood Center on the Town-owned land in this location.*

The Planning Commission and the Applicant should finalize a schedule for the completion of these prior commitments.

4. Complete Site and Landscape Plans for the Park area and Dog Park were provided and are under review to determine if supplemental plant materials are needed (see Exhibits).

5. Speed Radar Signs: The Applicant shall locate, at their expense a temporary speed radar sign, or two, and coordinate with the Town to finalize these locations.

6. Trails: Proposed trails (and surface type) to be completed as part of Phase 3 were included on the construction plan set and included as a plat note on the proposed subdivision with language indicating a 10' wide easement to allow public use for pedestrians and bikes. The following map indicates existing and proposed Phase 3 trail improvements. For clarity, the Applicant should indicate the proposed Phase 3 trails in a color that is more clearly visible on the plan on the following page.



7. Streetscape amenities; lighting, signage, etc. should be provided on the construction plan set. These should match Deer Springs Phase 1, 2a and 2b. The light fixture may be different than what was presented in the 2018 MDA and must be approved by the Town Planner.

8. Road Widths: The asphalt shall be 26'-0" wide plus curb and gutter; per the MDA and shall match existing roads. Final dimensions and approval are under the purview of the Town Engineer.

9. The Town Planner and Town Engineer will coordinate with the Applicant to clean up the plat notes and signature boxes which should include: County Surveyor, Town Engineer, Town Attorney (approval as to form), Administrative Body (Mayor and Town Recorder), County Recorder, and HOA Board.

Recommendation

The Planning Commission should review the submitted subdivision and exhibits and provide direction for new and/or revised submittals for the Applicant to complete for Final Subdivision submittal and review. With this direction and/or updated submittals, the Planning Commission should consider a favorable recommendation for the Preliminary Subdivision.

Exhibit A – Deer Springs Phase 3 Subdivision Plat

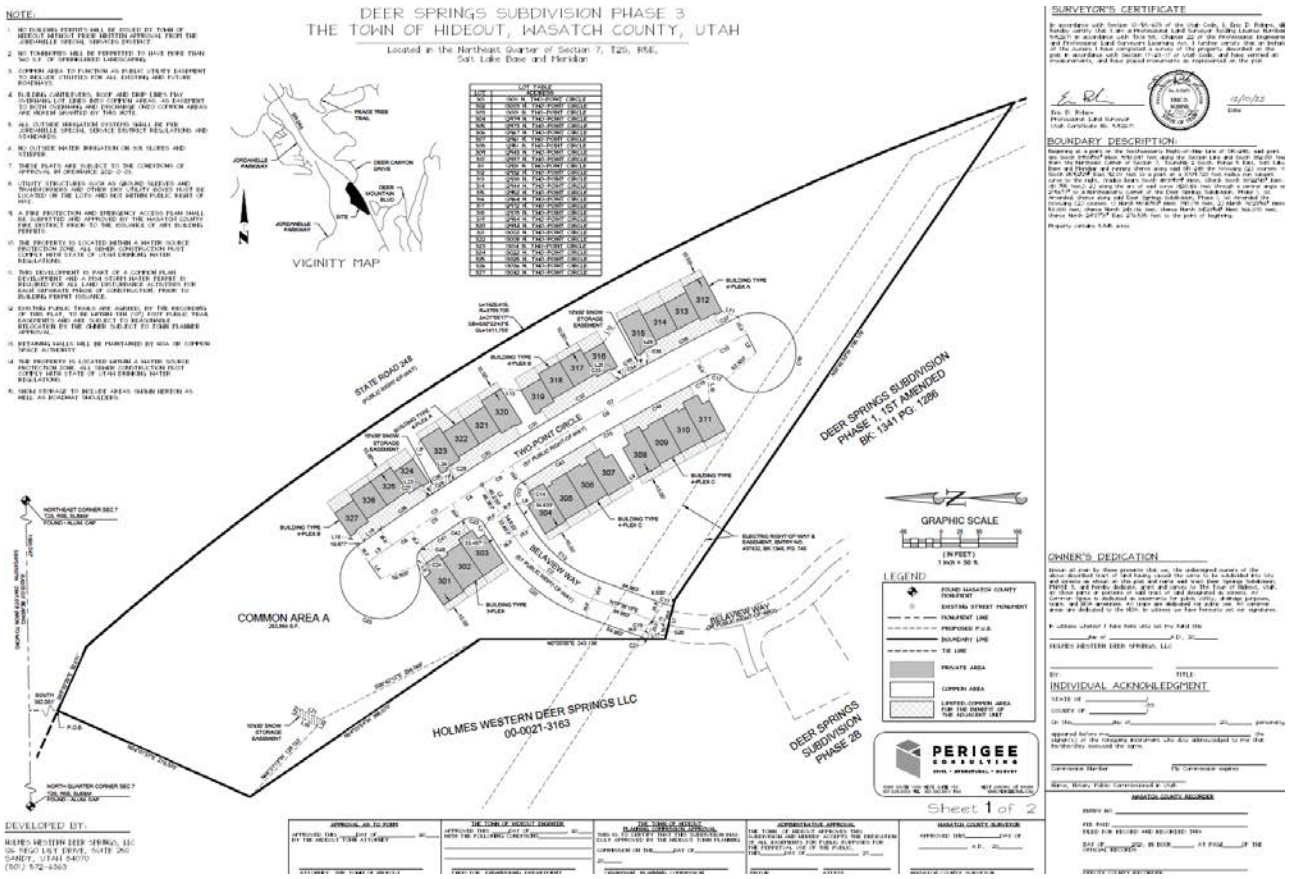


Exhibit B – Deer Springs Phase 3 Site/Construction Plan

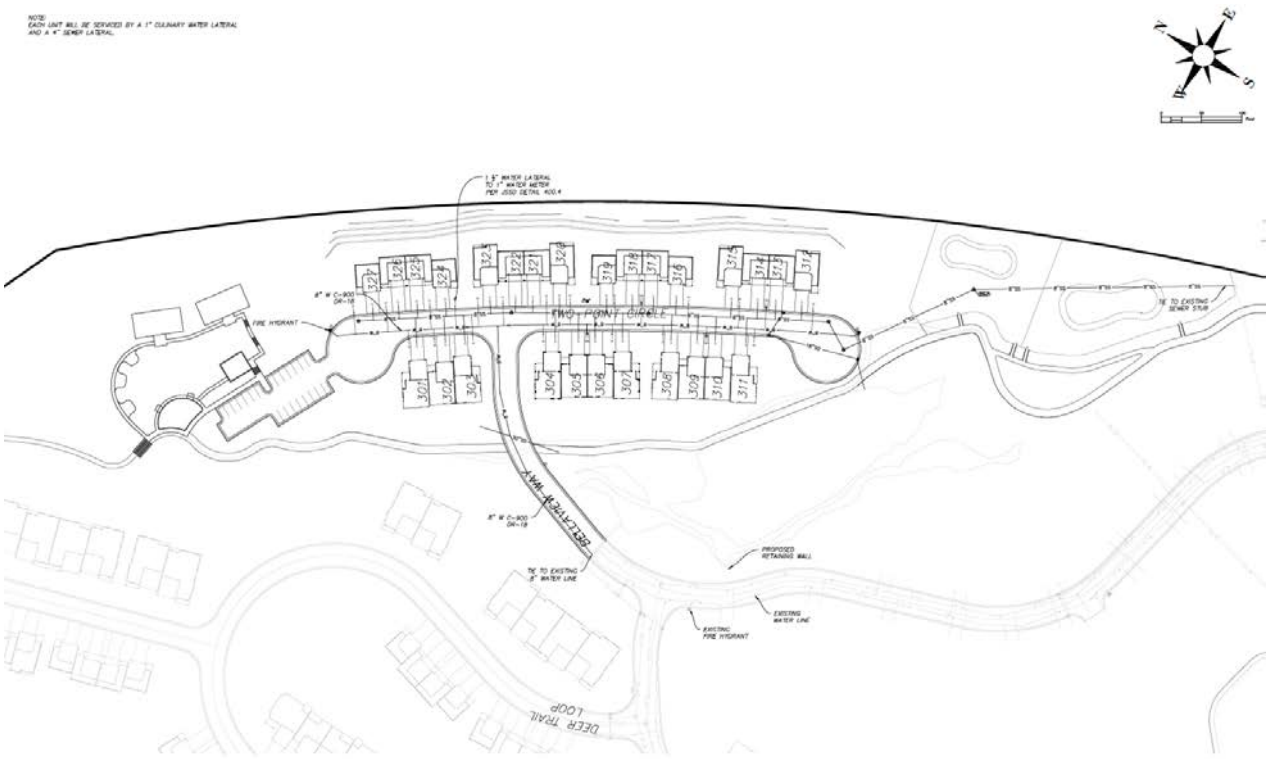


Exhibit C – Proposed Park (w/ Landscape Plan; prior submittal)



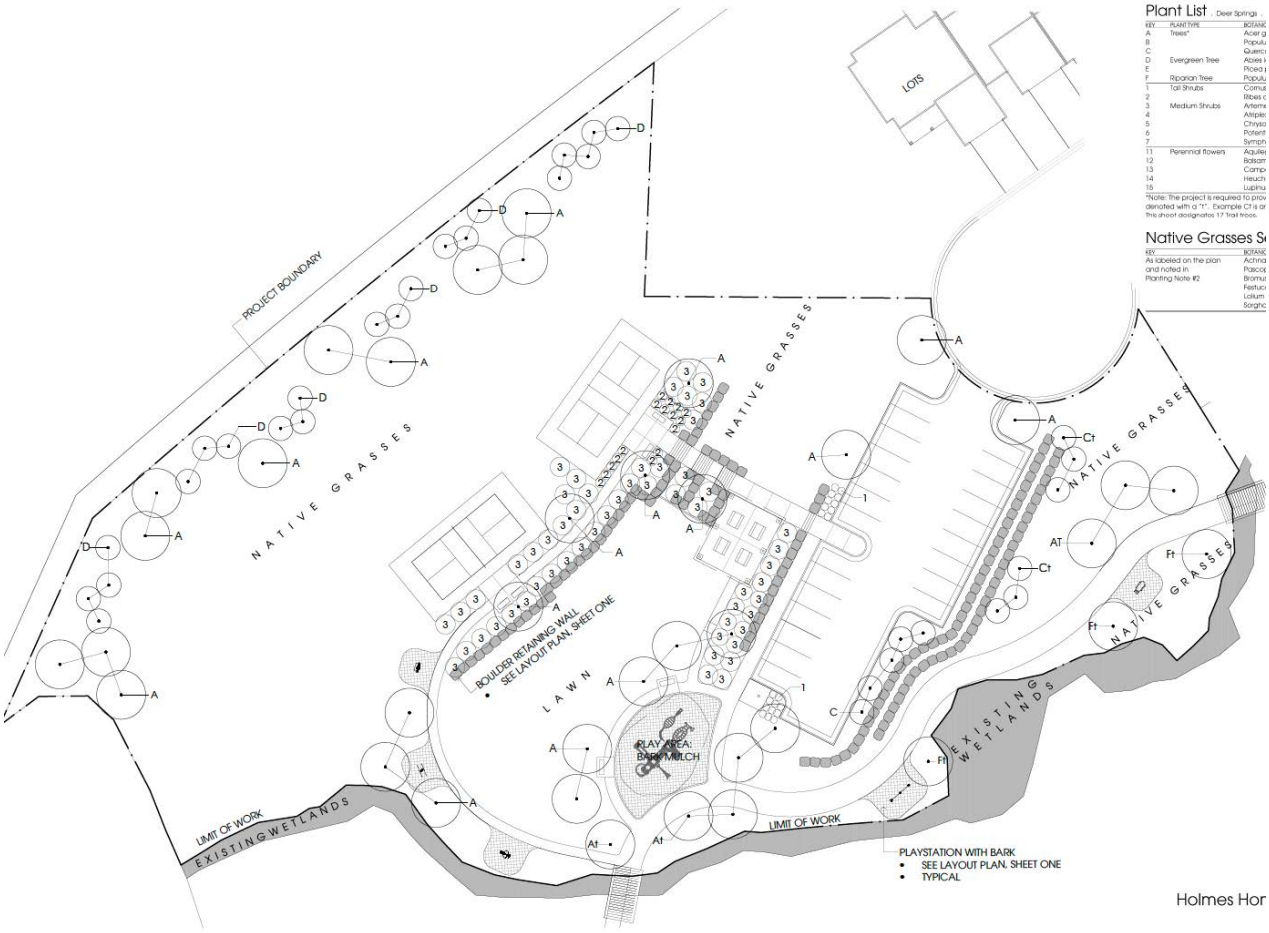
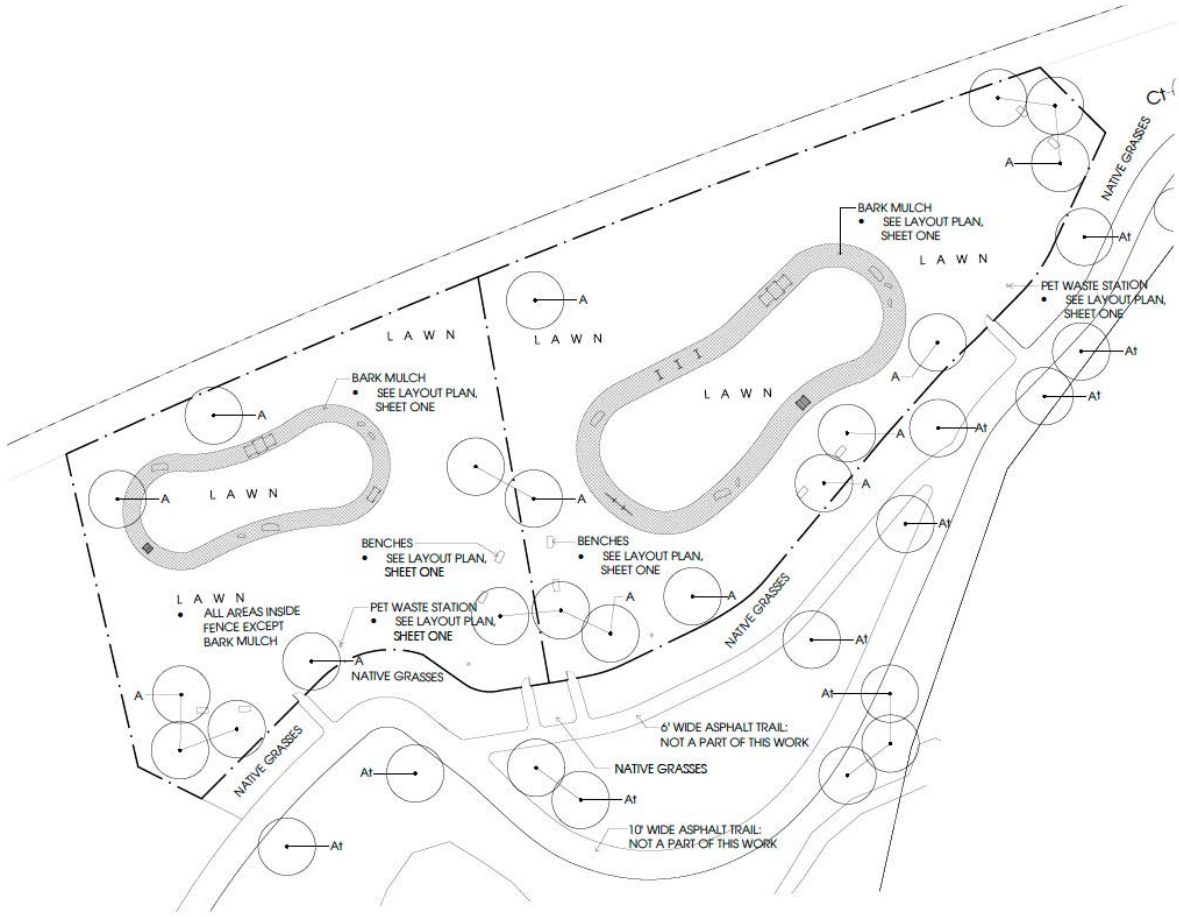


Exhibit D – Proposed Dog Park (w/Landscape Plan)



HANSEN ALLEN & LUCE INC ENGINEERS

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859 W South Jordan Pkwy, Ste 200 South Jordan, Utah 84095 Phone: (801) 566-5599
www.HALengineers.com

Town of Hideout
Planning Commission Meeting
February 19, 2026

02/13/2026

Engineering Staff Review Deer Springs Phase 3 Preliminary Subdivision Application

Background and Submittals:

The Commission is referred to the Planning Staff Review prepared by Thomas Eddington Jr., AICP, PLA for project background, details on past submittals, and action taken by the Town and the Applicant.

Engineering Review:

After reviewing the latest submittal provided by the Applicant for the Deer Springs Phase 3 Subdivision, the following items were noted and should be addressed by the applicant.

1. Geotechnical Report:
    a. As stated in the report, a Geotechnical Engineer is required to examine and assess the suitability of underlying natural soils during site preparation and grading for all structures, pavements and slabs.
2. Slope Stability Study:
    a. Water infiltration into soils near walls must be minimized. Only drip irrigation to be used for landscape purposes and not allowed within 20 feet of the top of any wall.
3. Community Park Layout Plan:
    a. Park facilities must comply with ADA standards (pedestrian ramps, parking stalls, etc.).
4. Community Park Irrigation Plan:
    a. Water meter should be off of the cul-de-sac, not located in the parking lot.
    b. Show RP Backflow Device for park meter behind meter.
5. Civil Set – General:
    a. Need to show sewer easement on the Civil plans as well as on the plat.
6. Sheet 02 – General Notes:
    a. Include Hideout Construction Notes in the general notes.
    b. Update Engineering Address.
7. Sheet 03 – Road Sections:
    a. Use 4” of asphalt for roadway pavement per Hideout Engineering Standards
    b. Curb and Gutter section is not the current Town Standard. Use APWA Type B – 24” Standard.
    c. Town Standard ROW width for Local Roads is 53 feet; 51-foot ROW shown.
8. Sheet 05 - Utility Plan:
    a. Sewer laterals are shown under driveways. Section 301. (E) of JSSD Standards states that laterals should not be placed under driveways.
    b. Water is not shown extending to the park. How is water getting to the meter there?
    c. There is a discrepancy between the note in upper left mentioning 1" water lateral and note pointing to water lateral specifying 1-1/2" lateral.
    d. Water valves should be flanged to tee.
9. Sheet 11 - Plan & Profile:
    a. Water valves should be flanged to tee.
    b. Show the 30" SD crossing on the profile.
    c. Because the elevation is above 6,000', need 7' of cover. See Note 4 on JSSD Drawings 400.1, 400.2.
10. Sheet 12 - Plan & Profile:
    a. Water valves should be flanged to tee.
    b. Because the elevation is above 6,000', need 7' of cover. See Note 4 on JSSD Drawings 400.1, 400.2.
    c. Show hydrant lateral. Show hydrant valves at main per the latest JSSD details.
    d. Will a separate landscape meter and dog park meter be required or all they all tied to the meter at the park?

11. Sheet 18 – Details:
    a. Need the latest JSSD details (Nov 2022 not May 2016).

None of the deficiencies noted by engineering are significant. Engineering recommends that the planning commission give a favorable recommendation to the submittal with the condition that the applicant continue to work with Staff to resolve the deficiencies identified.

Respectfully,



HANSEN, ALLEN & LUCE
Dennis Pay, P.E.
Town Engineer

File Attachments for Item:

1. General Plan Work Session

INTEGRATED planning & design

Staff Report for Proposed Updates to the 2019 General Plan

To: Hideout Planning Commission

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

Re: Update to the 2019 Town of Hideout General Plan

Date: February 19, 2026 Planning Commission Meeting

Background

The update to the Town's General Plan is well underway. The first Community Open House was held on September 25, 2025 at the Blackrock Hotel and included a mapping exercise for the community to begin to identify key areas for growth, preservation, and recreation.

The second Community Open House was also held at the Blackrock Hotel on February 10, 2026 and offered an overview of public input to date as well as an opportunity for the public to provide additional input on the draft future land use map, parks/open space, and transportation maps.

Planning Commission Input and Direction

Many Commissioners were able to attend the recent Community Open House, and staff welcomes any initial feedback, observations, or questions regarding the ideas presented. Your perspectives—whether identifying strong concepts, areas of concern, or gaps in the discussion—will help inform the continued development of the General Plan.

The Open House presentation from this past Tuesday is attached as an exhibit for reference. Commissioners are also encouraged to complete the online survey using the QR code included in the presentation, if they have not already done so.

Staff also welcomes input on overarching goals and implementation strategies, which can be discussed further during this meeting.

Next Steps

The planning consultants will continue working closely with staff to prepare the draft General Plan and anticipate attending the next two to three Planning Commission meetings to review progress and incorporate Commission direction into the proposed document.


Welcome!
Hideout Town
General Plan 2026
Feb. 10th Public Workshop
HIDEOUT

Tonight's Agenda

- Introductions
- Process to date
- Survey Summary
- Main Ideas Review
- Poster Session
- Survey Feedback



Planning Team

Jake Young, Planner/Landscape Architect – PM

Planning Team

- **John Janson (Planning Solutions), Planner**
- **Sophie Friedrichs (Logan Simpson), Planner**
- **Robert May, Planner**
- **Abby Wyatt, Planner**

CITI DESIGN

Hideout

- Hideout Staff
- Mayor
- Town Council
- Planning Commission

HIDEOUT
UTAH

What is a General Plan?

A multi-faceted community plan for the future – 10-to-20-year timeframe



- **Required by State Law – Title 17-27a-4 (Counties) and 10-9a-403 (Cities)**
- **Advisory document**
- **General Plan intent – to think about the future and to reach toward a future that the community wants to achieve**
- **What trends do we expect might shape the future?**
- **What direction is needed on our "big issues"?**

General Plan Required Topics/Elements

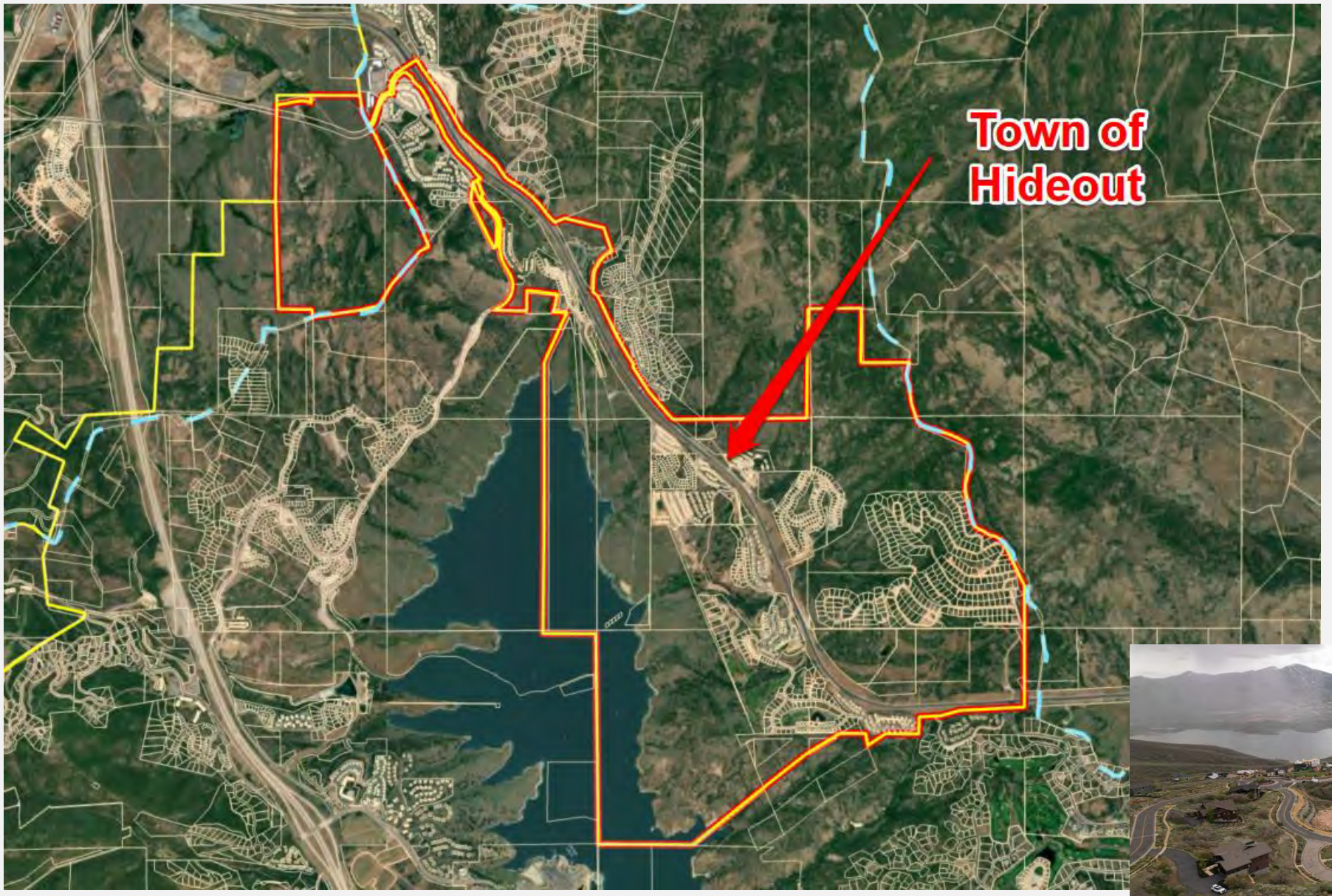
There are Four State Law required element/topics Land Use, Transportation, Housing and Water (but not required for small towns)



The four required topics should:

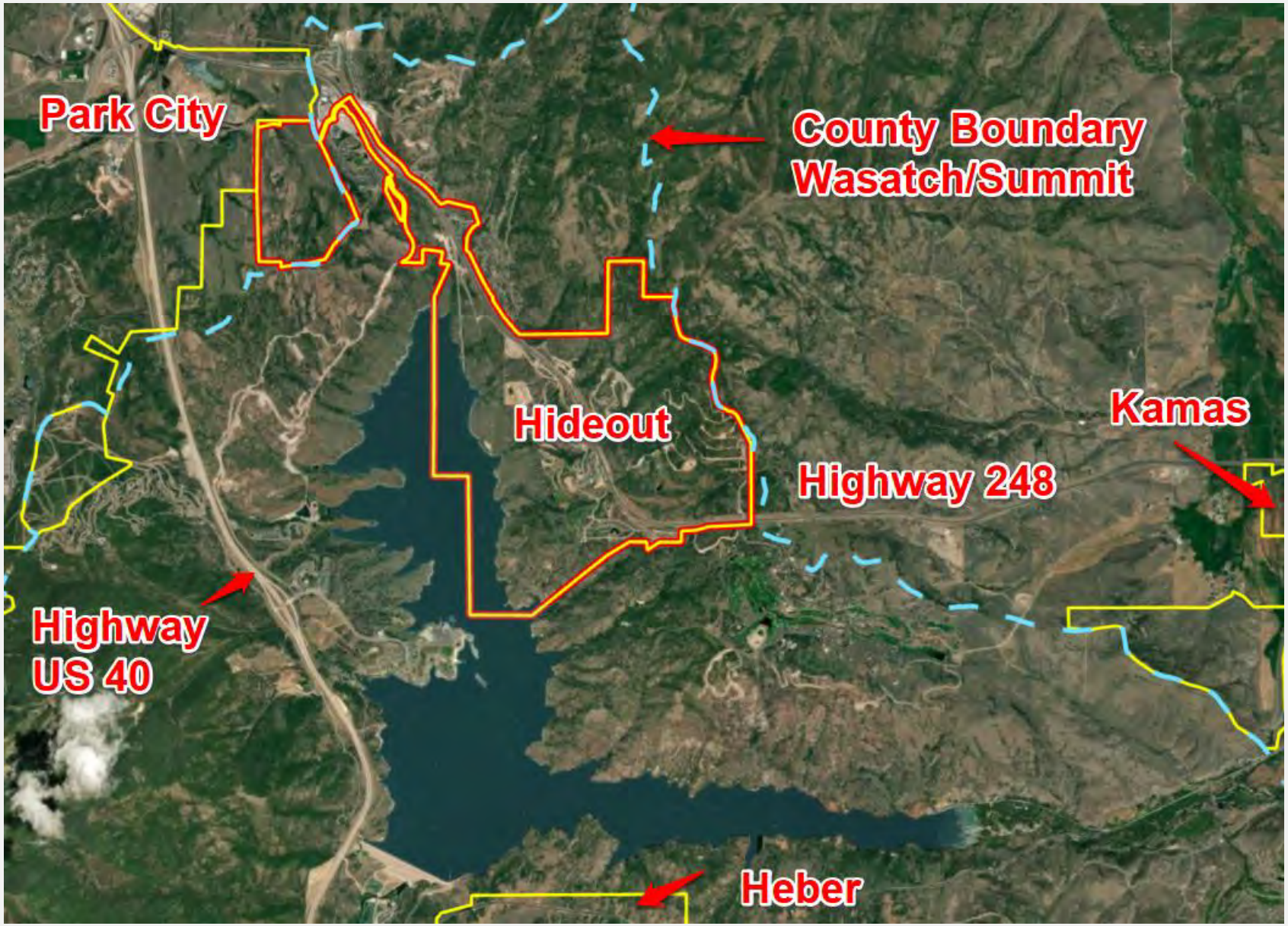
- **Address/map your current and desired future land uses**
- **Address your current and future transportation needs. Look at corridors.**
- **Determine water needs and availability.**
- **Housing plan**
- **And any other topics you want to address!**

Hideout Town





Hideout Town



Expected Growth (data 2025)

- **Permits Issued 94 (current)**
- **Remaining Platted Lots/Units 667**
- **Remaining Unplatted/Entitled Lots/Units 1,230**
- **Total dwellings entitled (existing + entitled) = 2,867**
- **Expected population with current planning 3,741(7,482 w/2nd homeowners)**

Hideout workshop September 25, 2025





10 different maps Sept workshop





















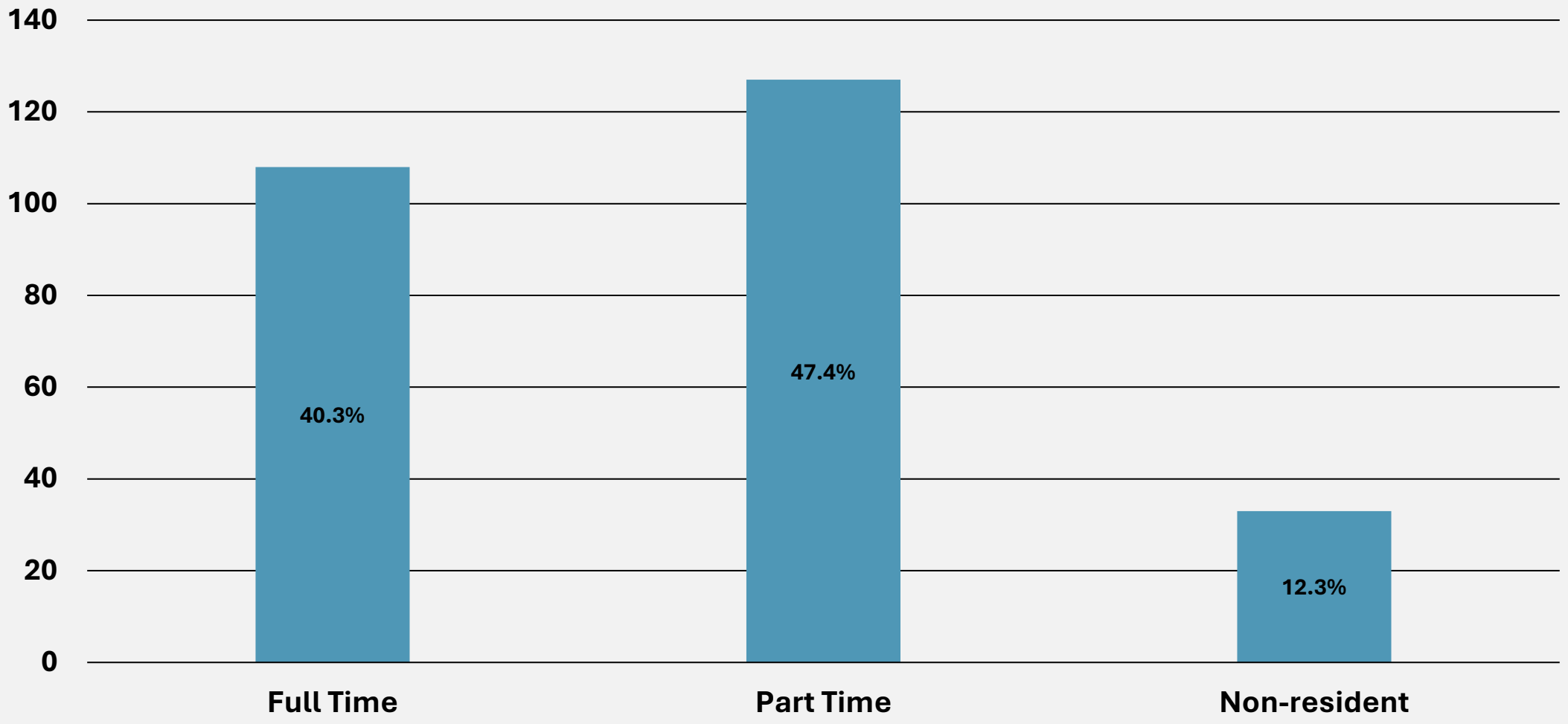
Workshop common themes

- View and open space preservation
- Trail access and trail connections
- Safe highway pedestrian crossings
- Commercial areas w/ restaurants, services, retail, medical, and more
- Wildlife crossings and safety
- Community center(s), gathering places, amenities, and parks
- Cluster homes
- Shuttles, transit stops, and better connectivity to PC

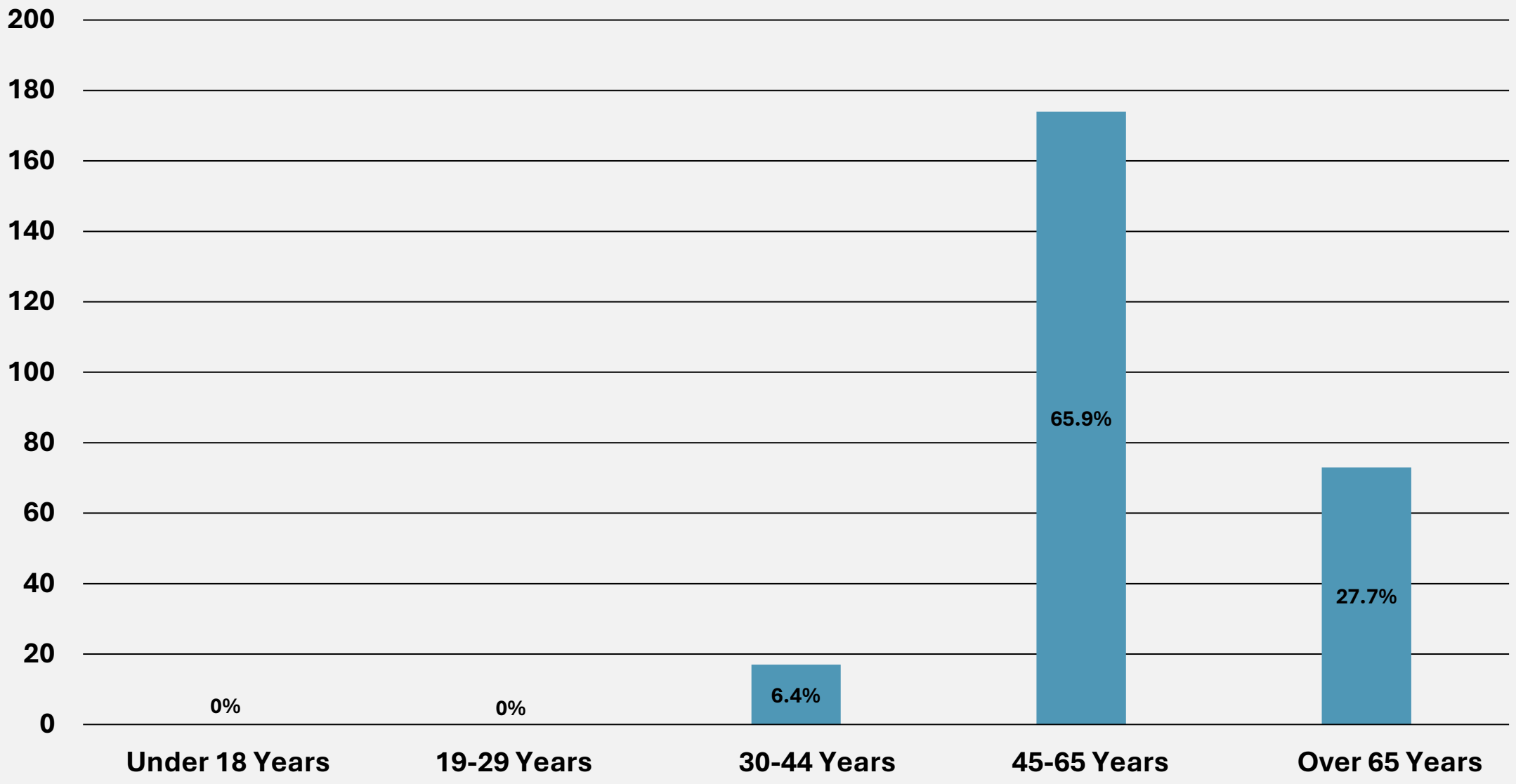
Survey Summary

- 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?

Environment (pond clean up)

Residential expansion/increased density

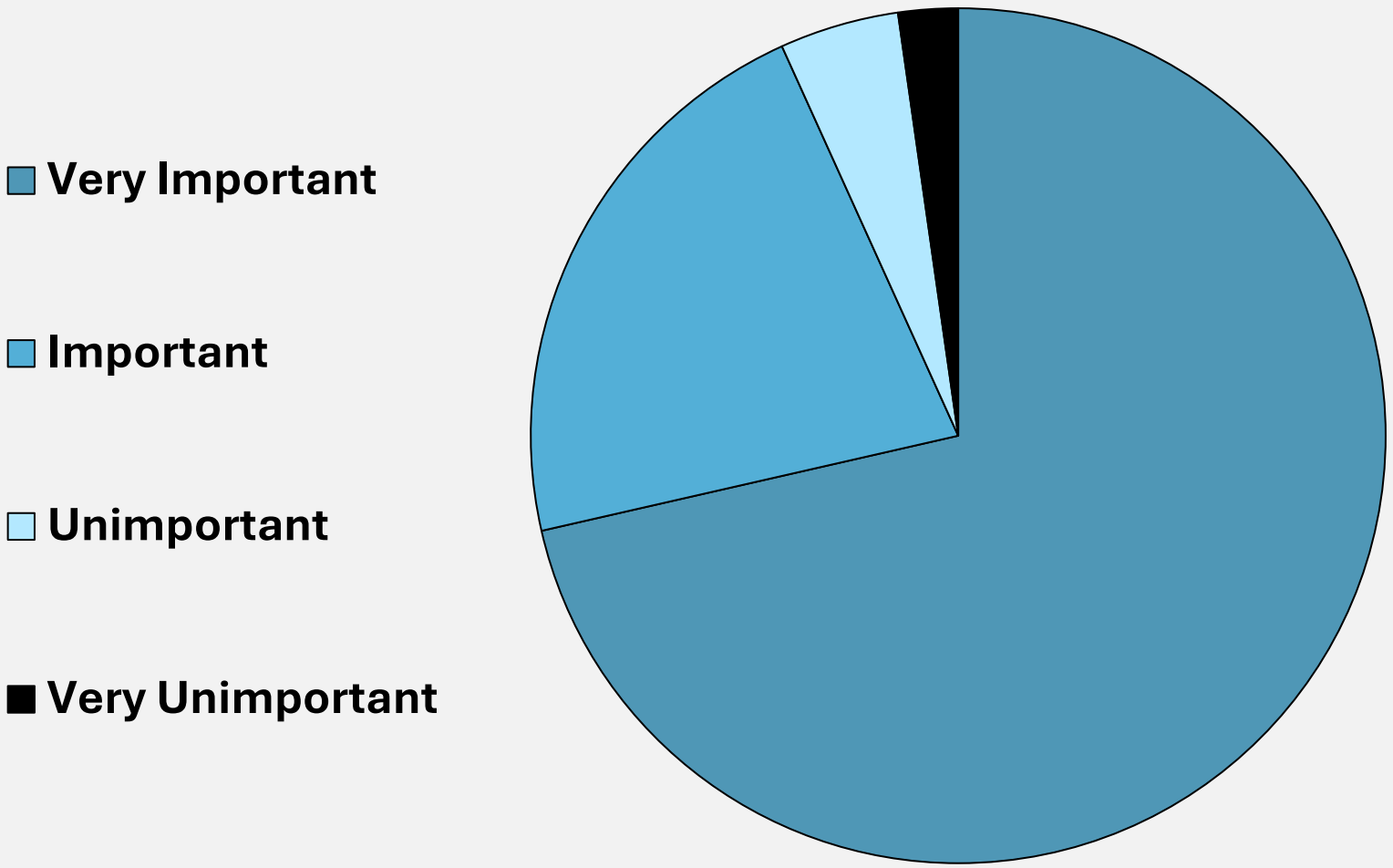
Distance from amenities & services

Narrow roads with dangerous connections

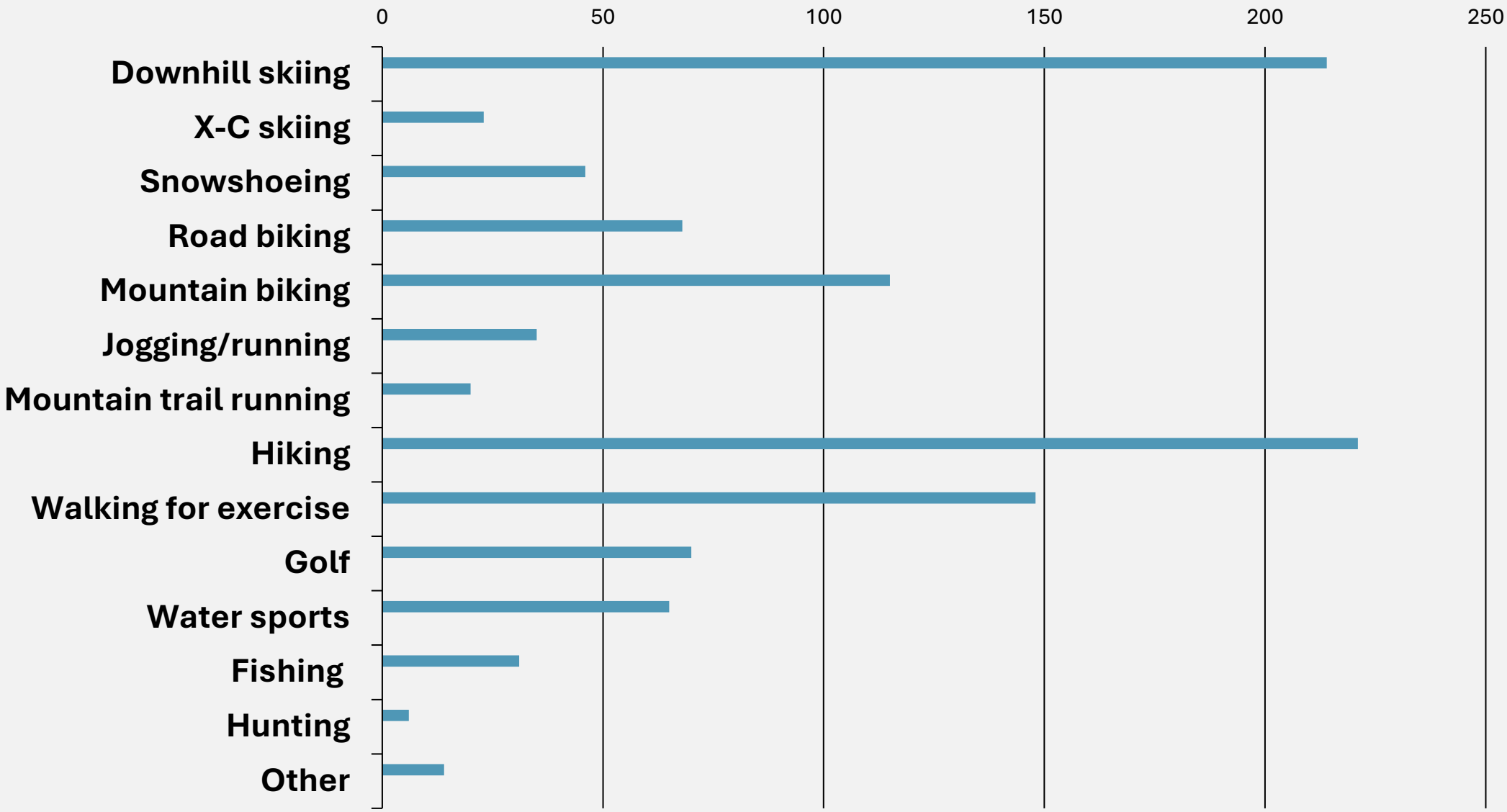
Construction

The results shown represent the most common answers.

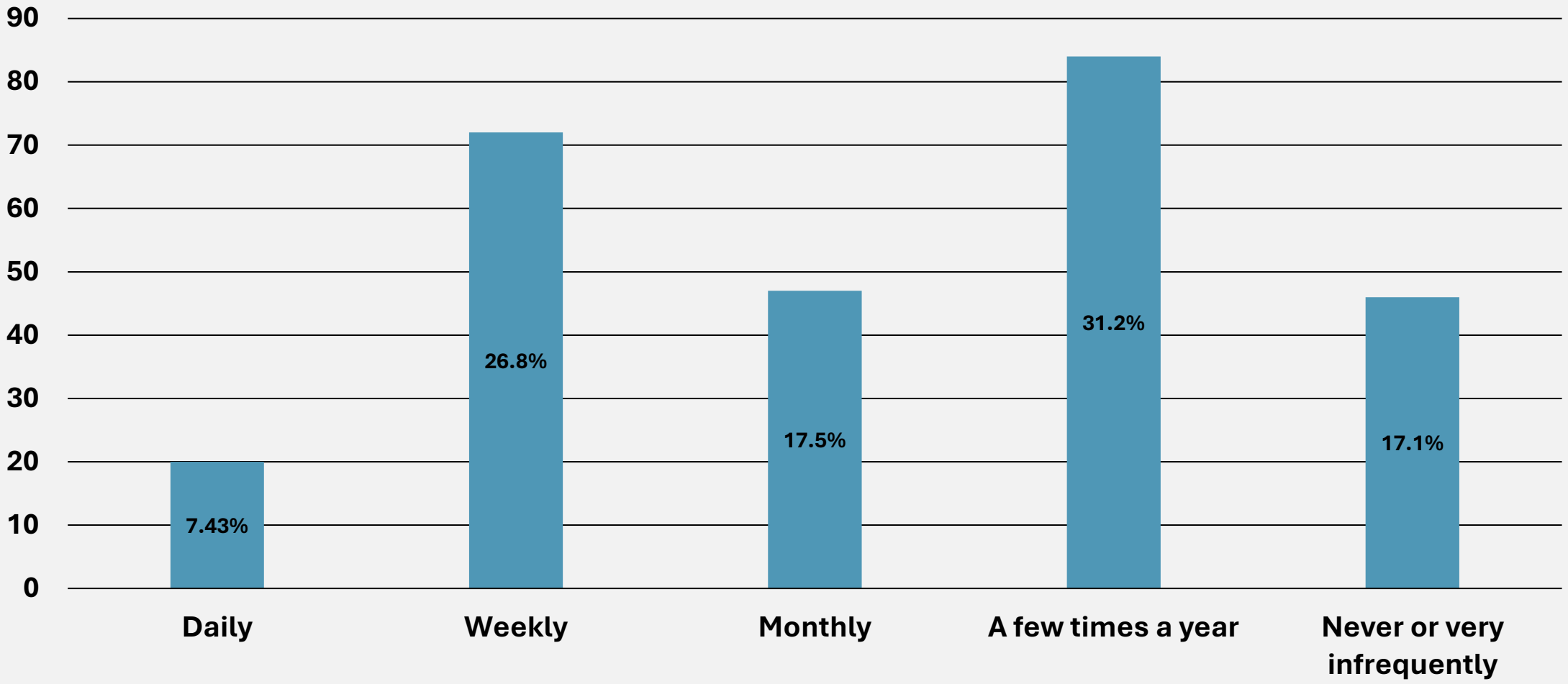
How important is public access to outdoor recreation?



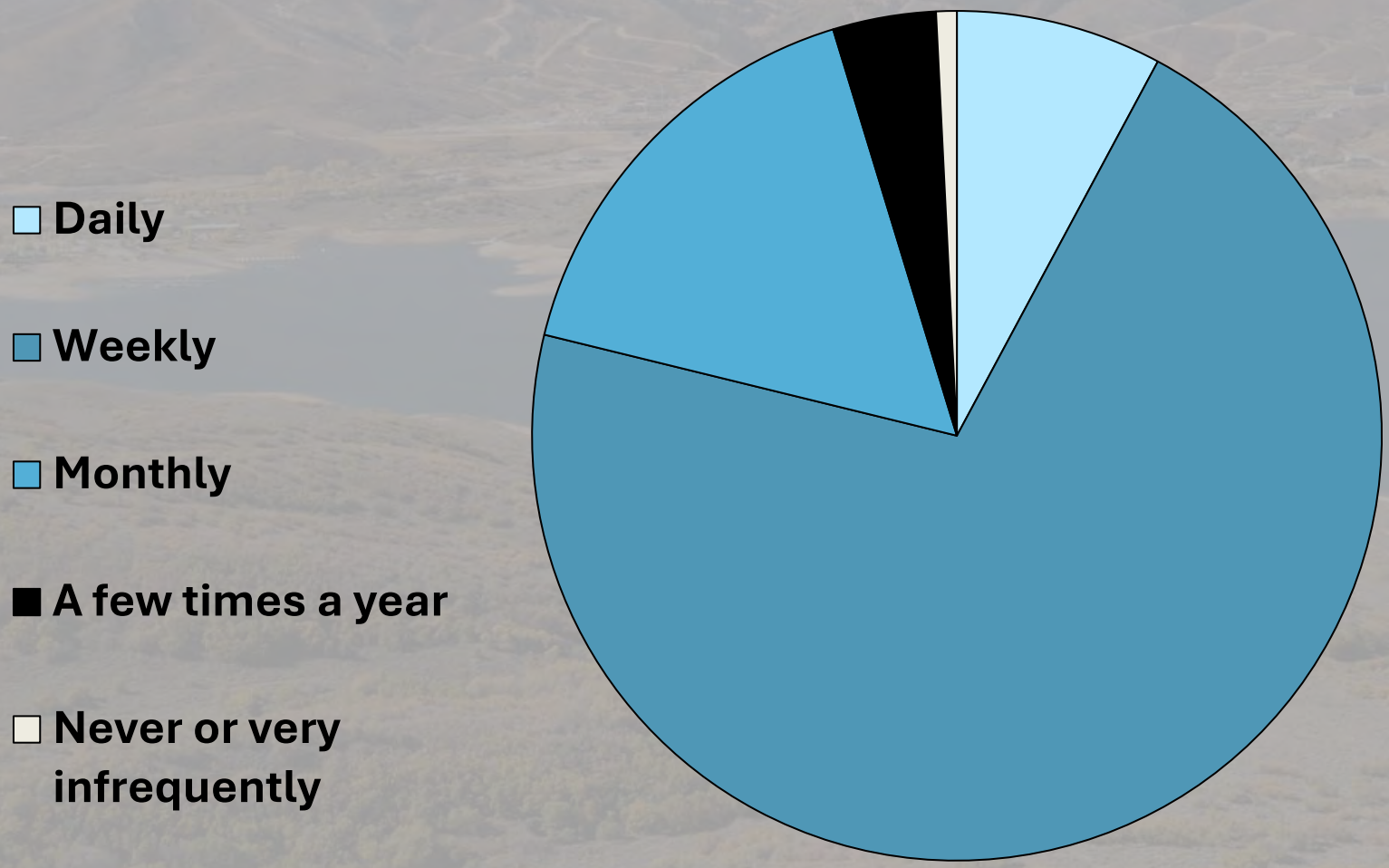
What recreation activities do you engage in the most?



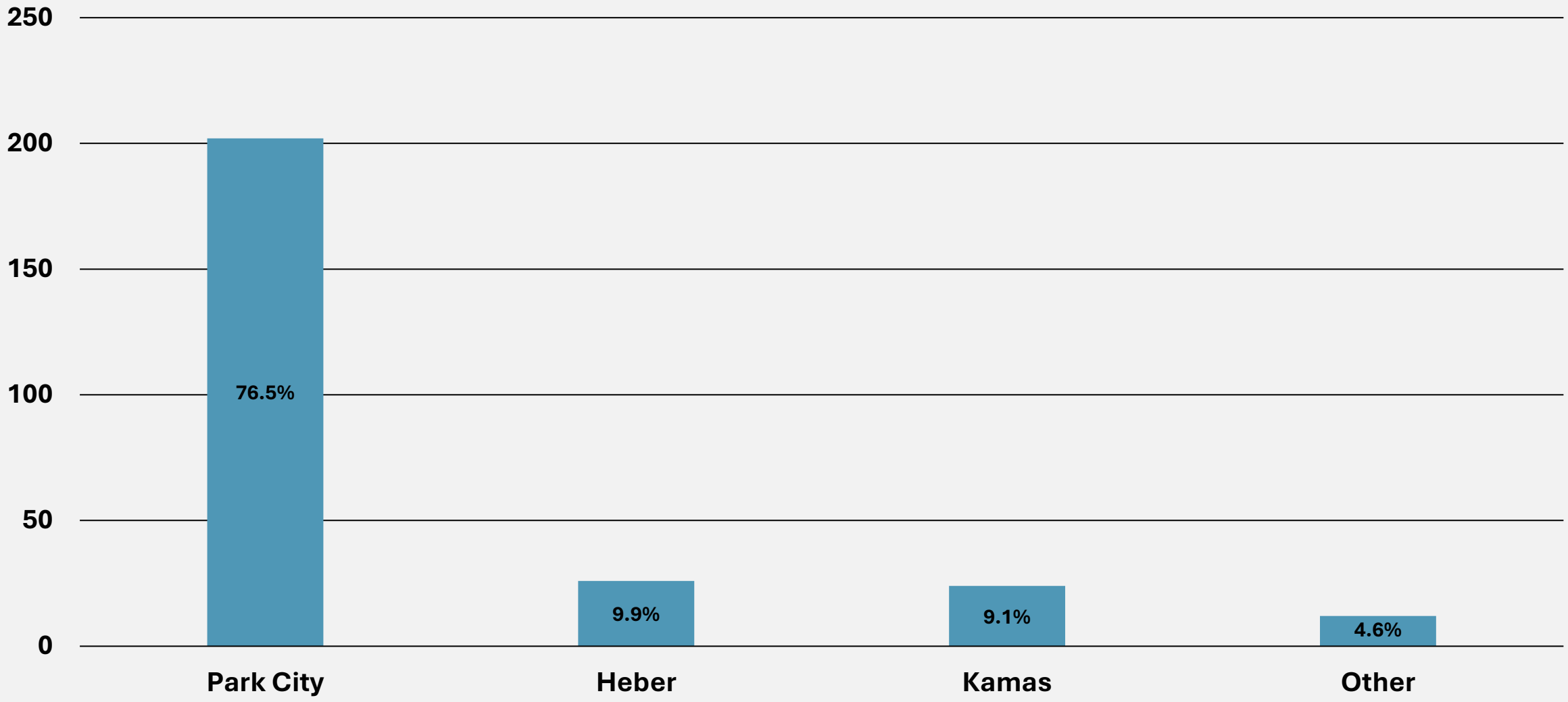
How often do you use the Jordanelle (in-season)?



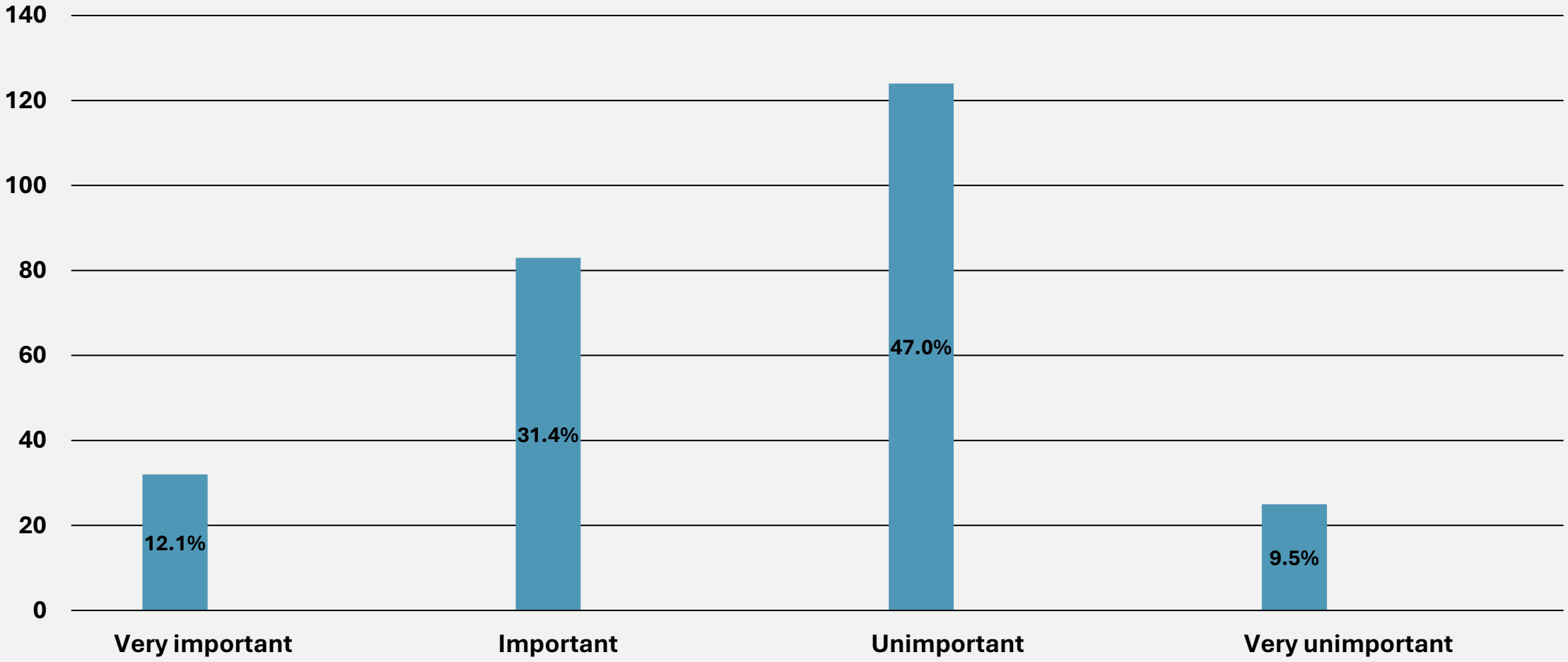
How often do you go out to eat?



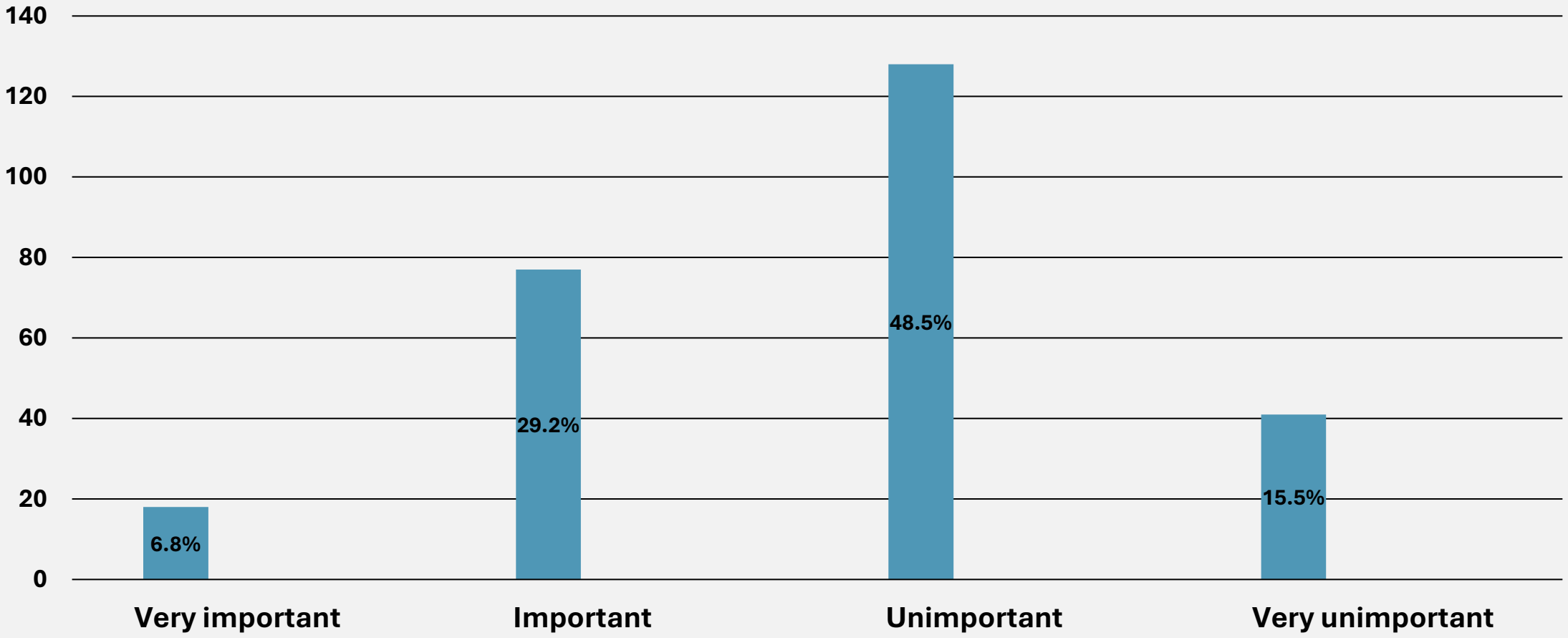
Where do you grocery shop the most?



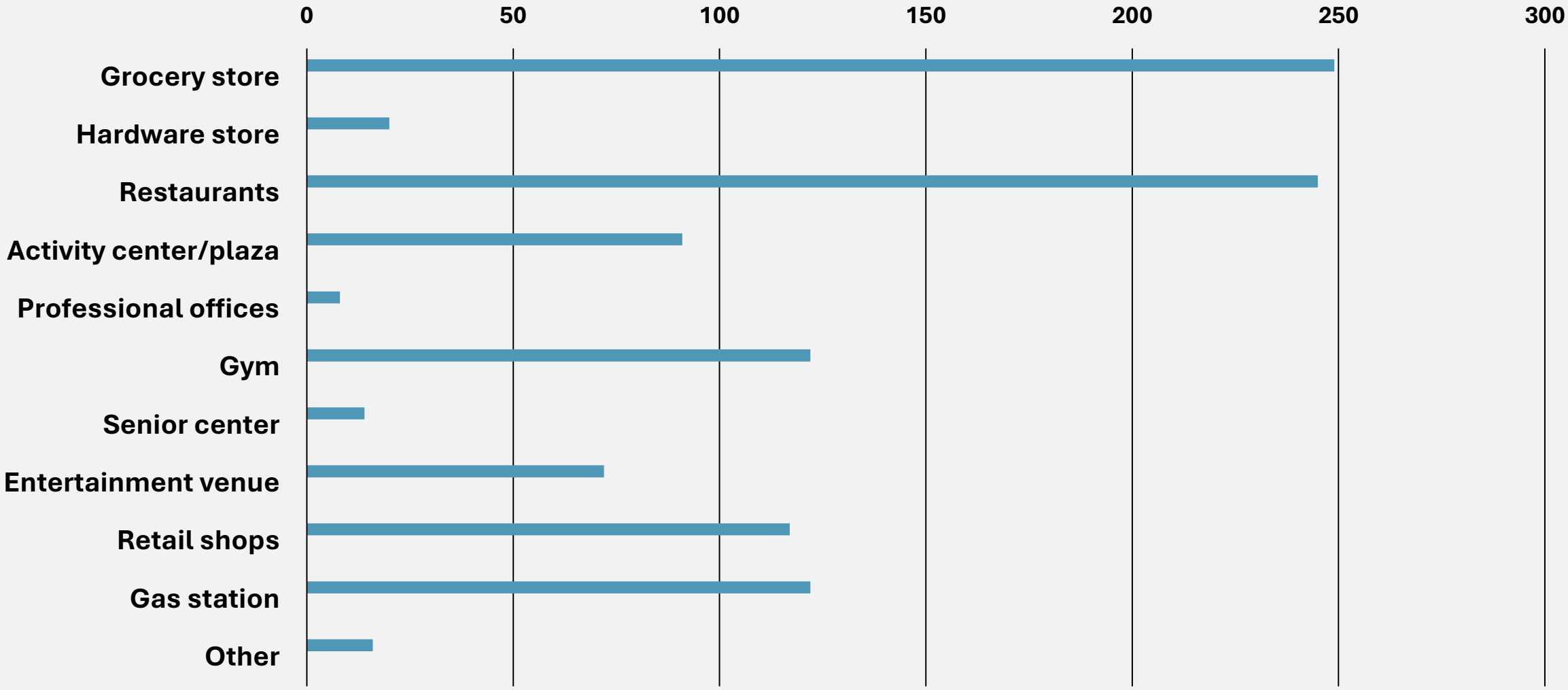
How important is providing housing choices for a variety of household sizes?



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.

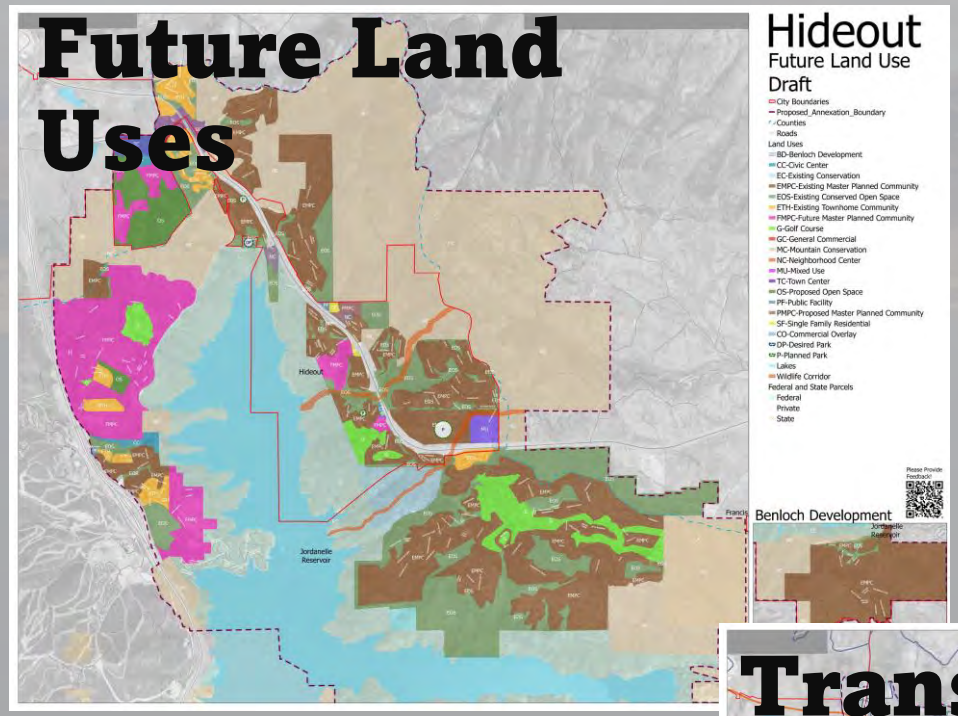
High demands for grocery store, gas station, restaurants and retail spaces.

Desire for social, recreational, and community amenities.

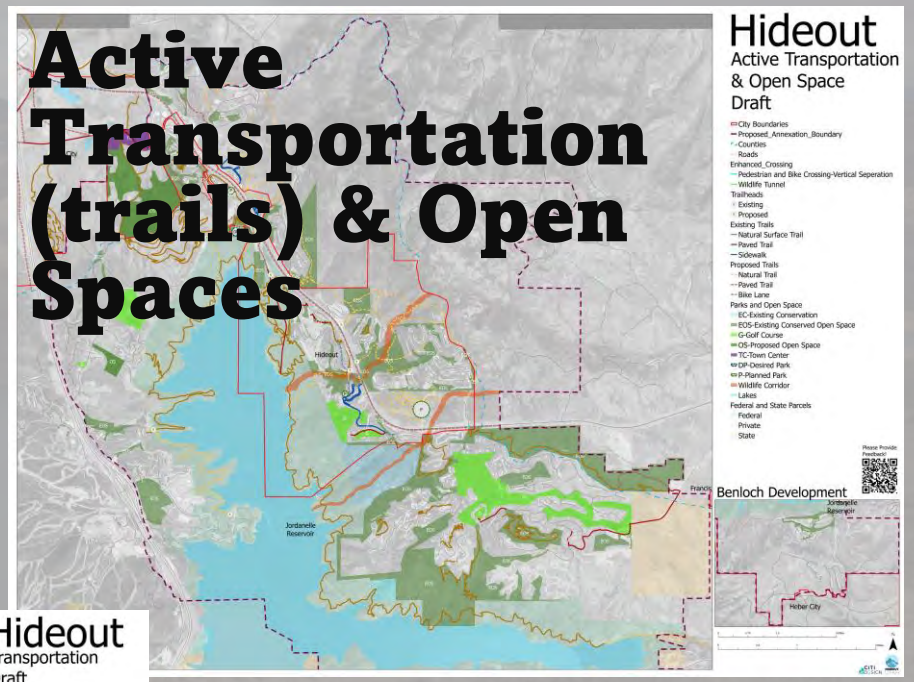
Better coordination, and transparency with Town leadership.

Draft Maps and Main Planning Concepts

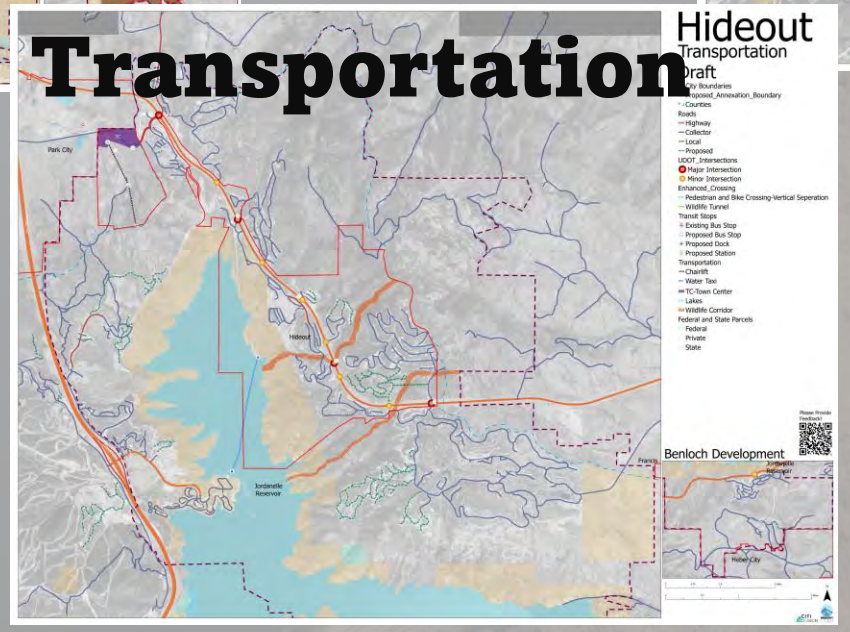
Future Land Uses



Active Transportation (trails) & Open Spaces



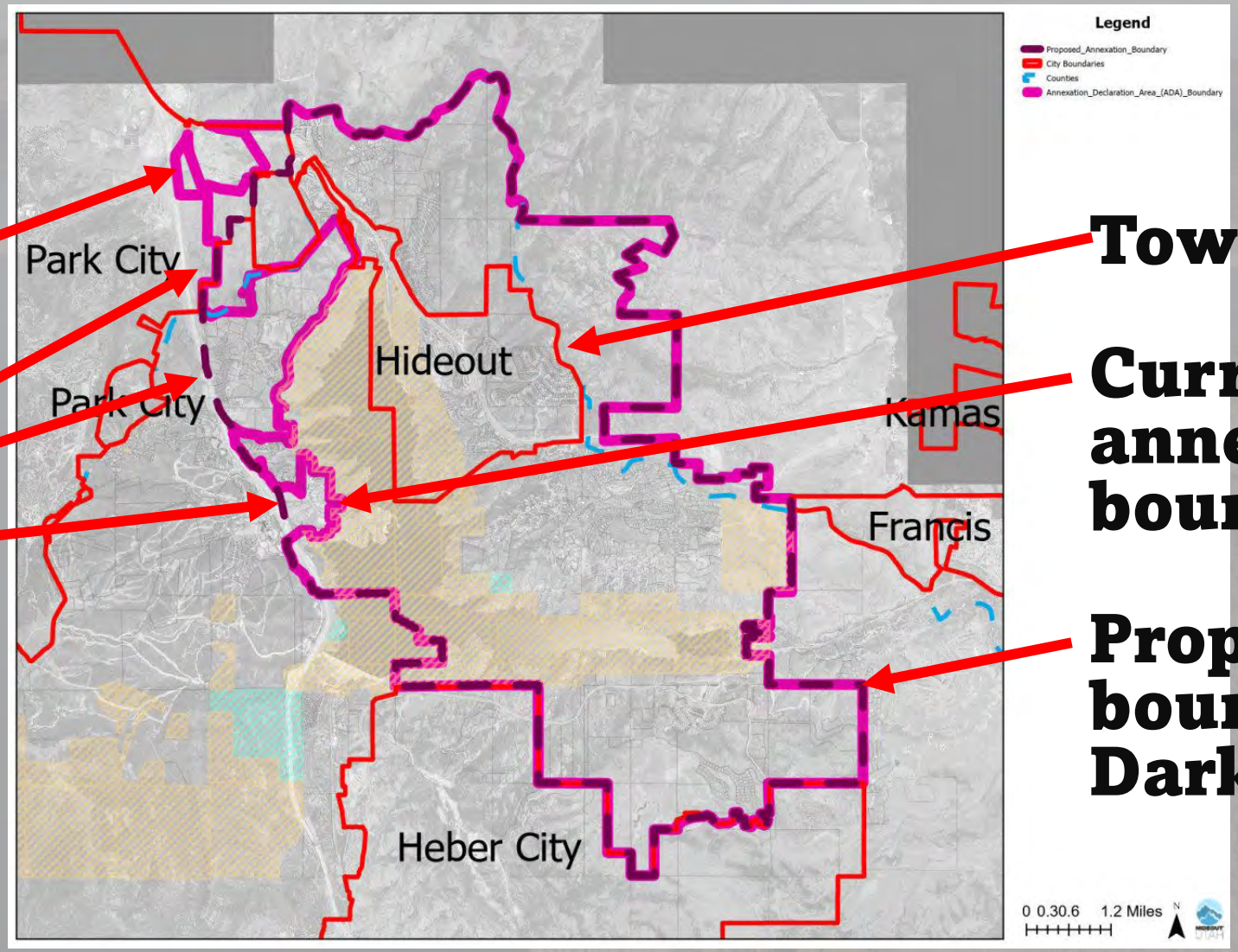
Transportation



Annexation Boundary Proposed Changes

Remove (now in PC)

Add

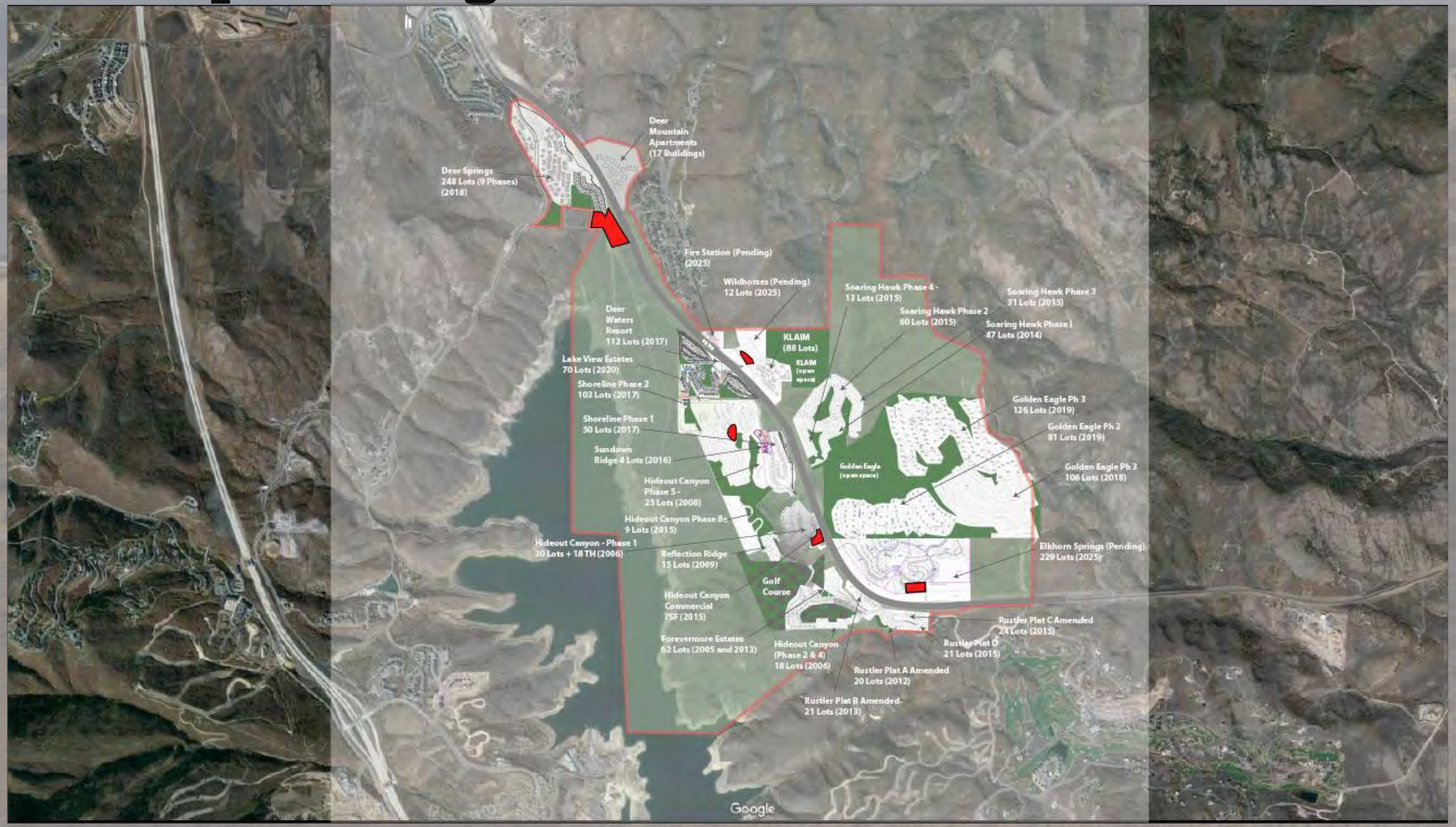


Town boundary

Current annexation boundary pink

Proposed boundary Dark purple

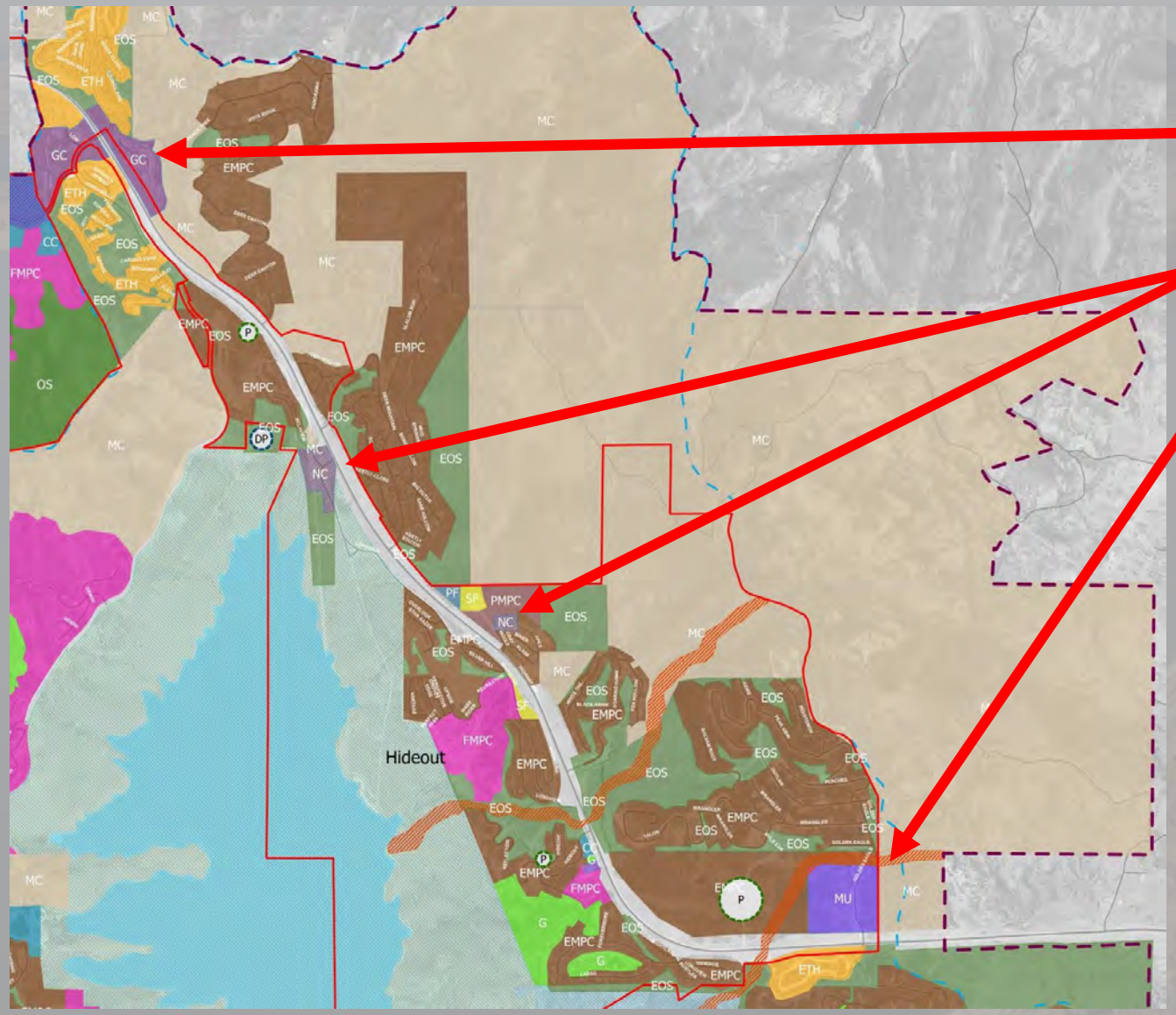
Master Planned Communities & Development Agreements



Land Use Main Ideas

- **Neighborhood Centers/Mixed-use Center (mixed-use, housing choices, transit, access throughout the Town along Highway)**
- **Town Center**
- **Development connections to US 40**
- **Conservation focuses on the foothills and perimeter**
- **Wildlife corridors from Jordanelle to the foothills**
- **Buildout of existing approved Master Planned Communities/developments**
- **Proposed annexation boundary**

Land Use Main Ideas



Commercial

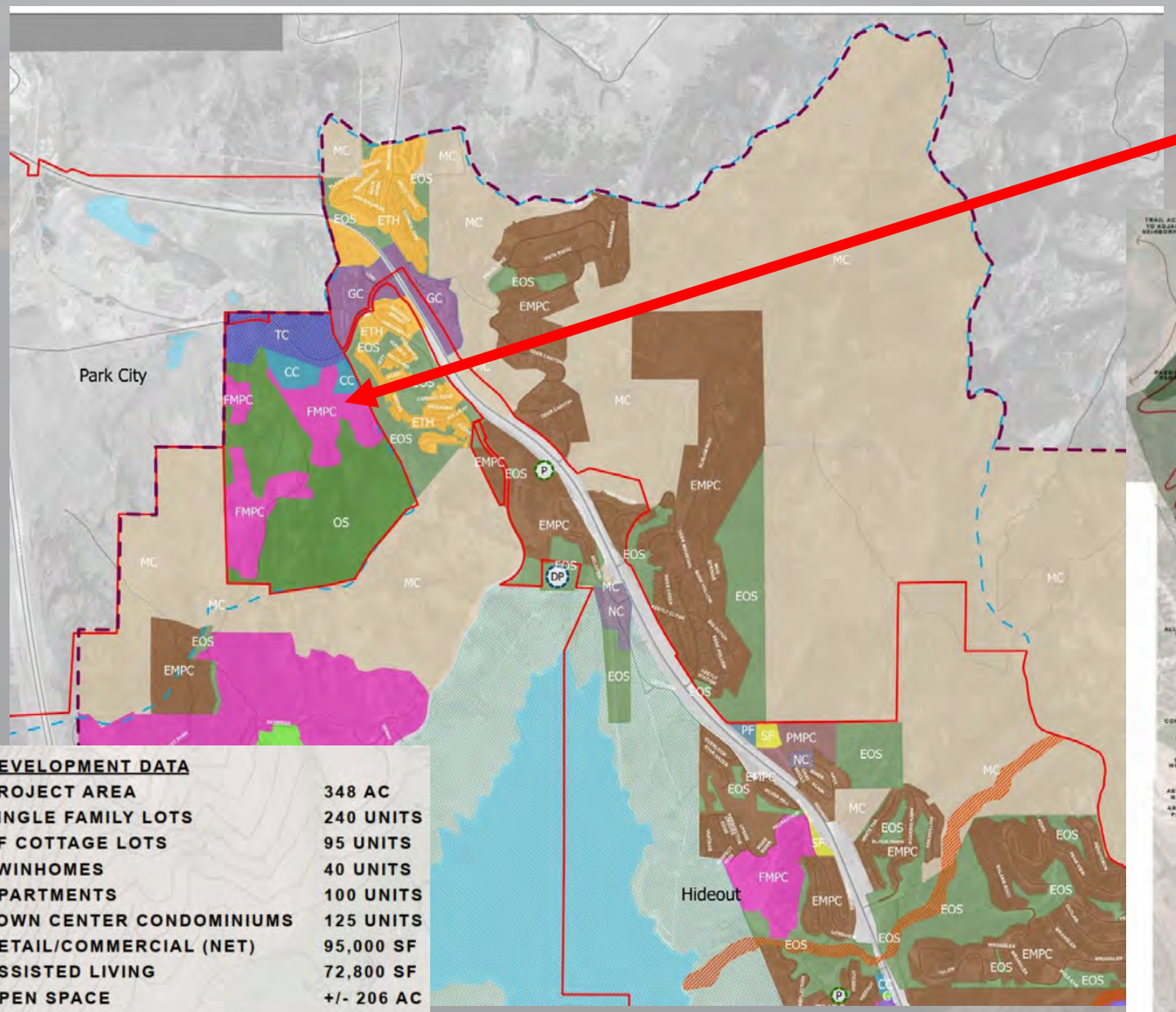
Neighborhood Centers



Mixed-use Center



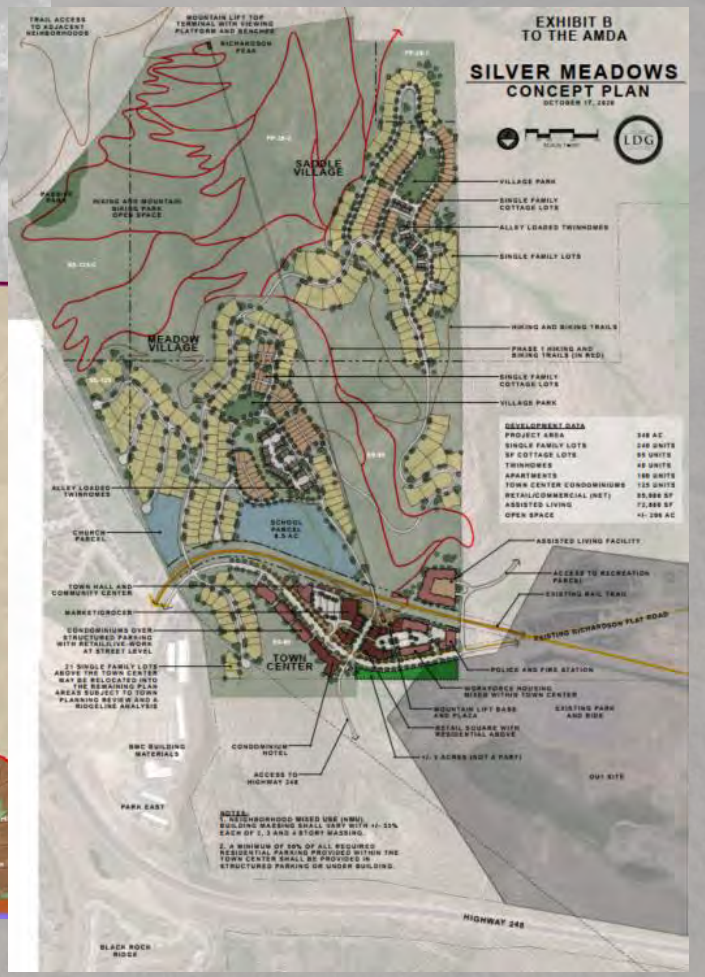
Land Use Main Ideas

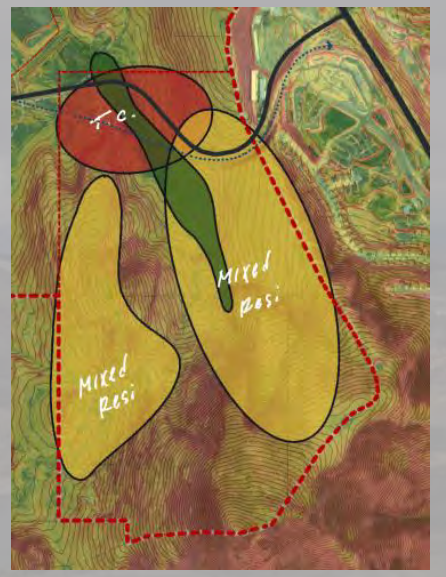


DEVELOPMENT DATA

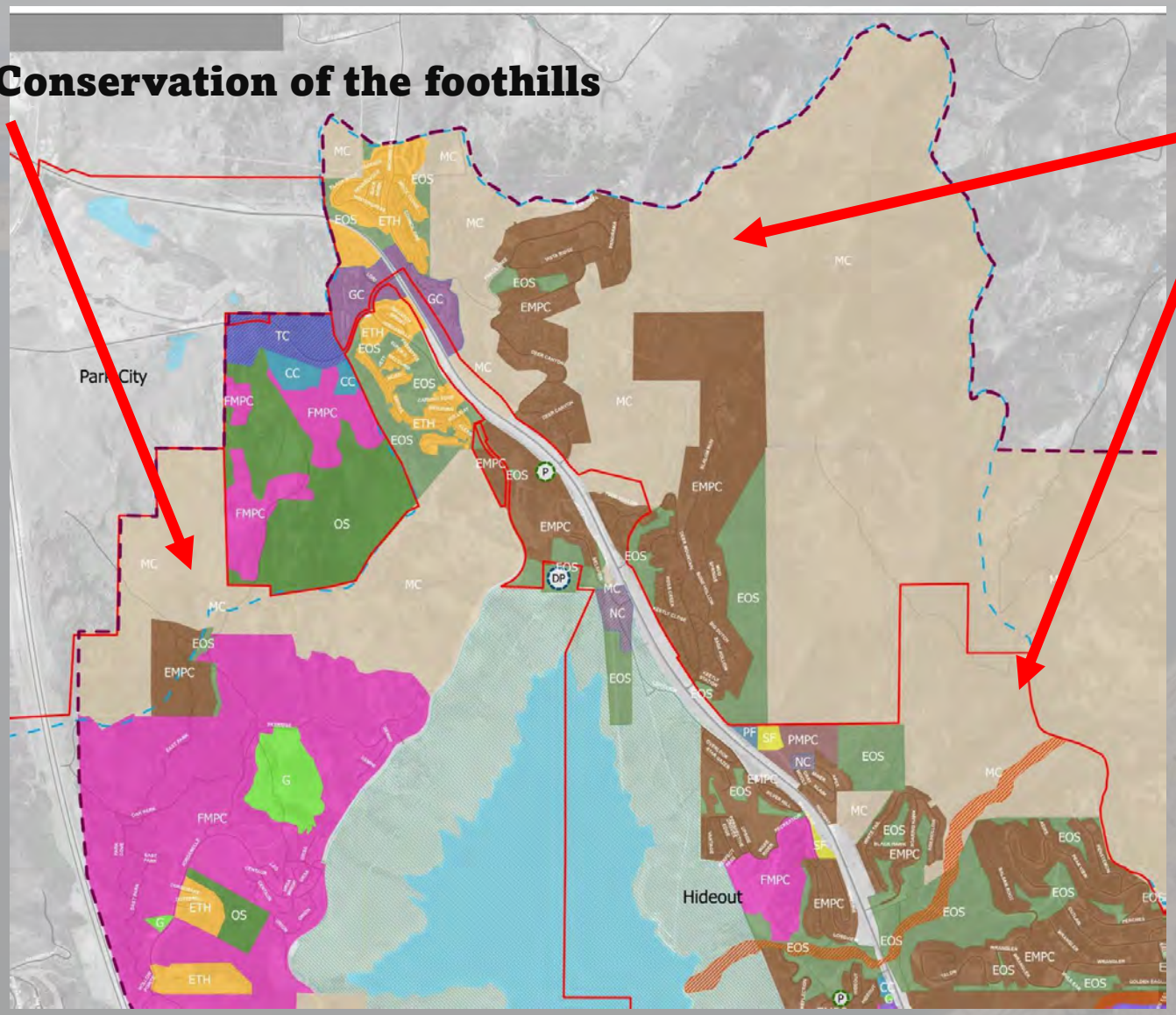
PROJECT AREA	348 AC
SINGLE FAMILY LOTS	240 UNITS
SF COTTAGE LOTS	95 UNITS
TWINHOMES	40 UNITS
APARTMENTS	100 UNITS
TOWN CENTER CONDOMINIUMS	125 UNITS
RETAIL/COMMERCIAL (NET)	95,000 SF
ASSISTED LIVING	72,800 SF
OPEN SPACE	+/- 206 AC

Town Center





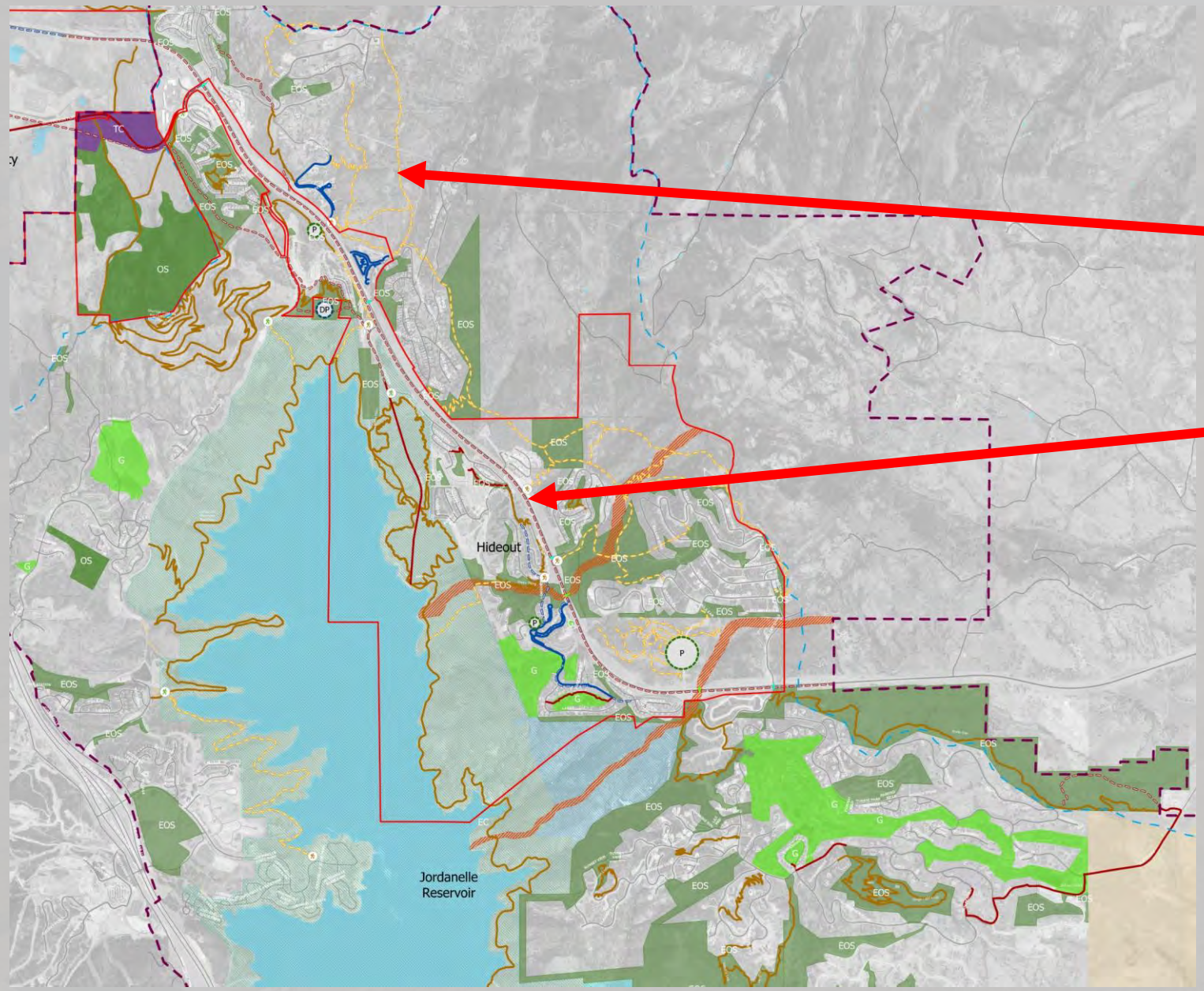
Land Use Main Ideas



Active Transportation – Main Ideas

- **Highway 248 Spine Trail**
- **Rocky Mountain Power (RMP) Trails within easements**
- **New trailheads**
- **Vertical (over under) separation pedestrian crossing – asking UDOT for these**
- **Interconnecting trails between developments and Town Center**
- **Foothill trails**

Active Transportation – Main Ideas

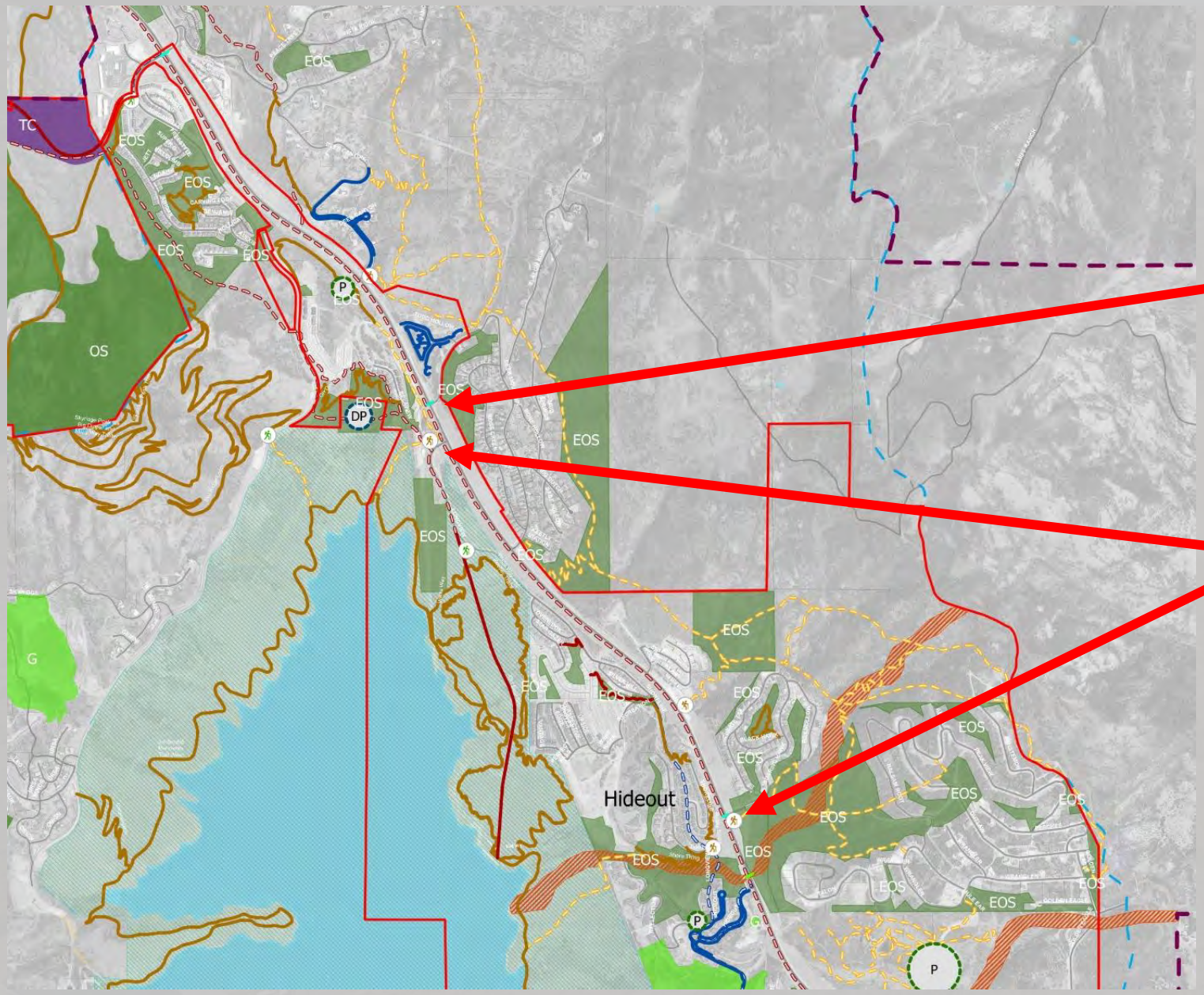


Foothill trails

Highway 248 Spine Trail



Active Transportation – Main Ideas



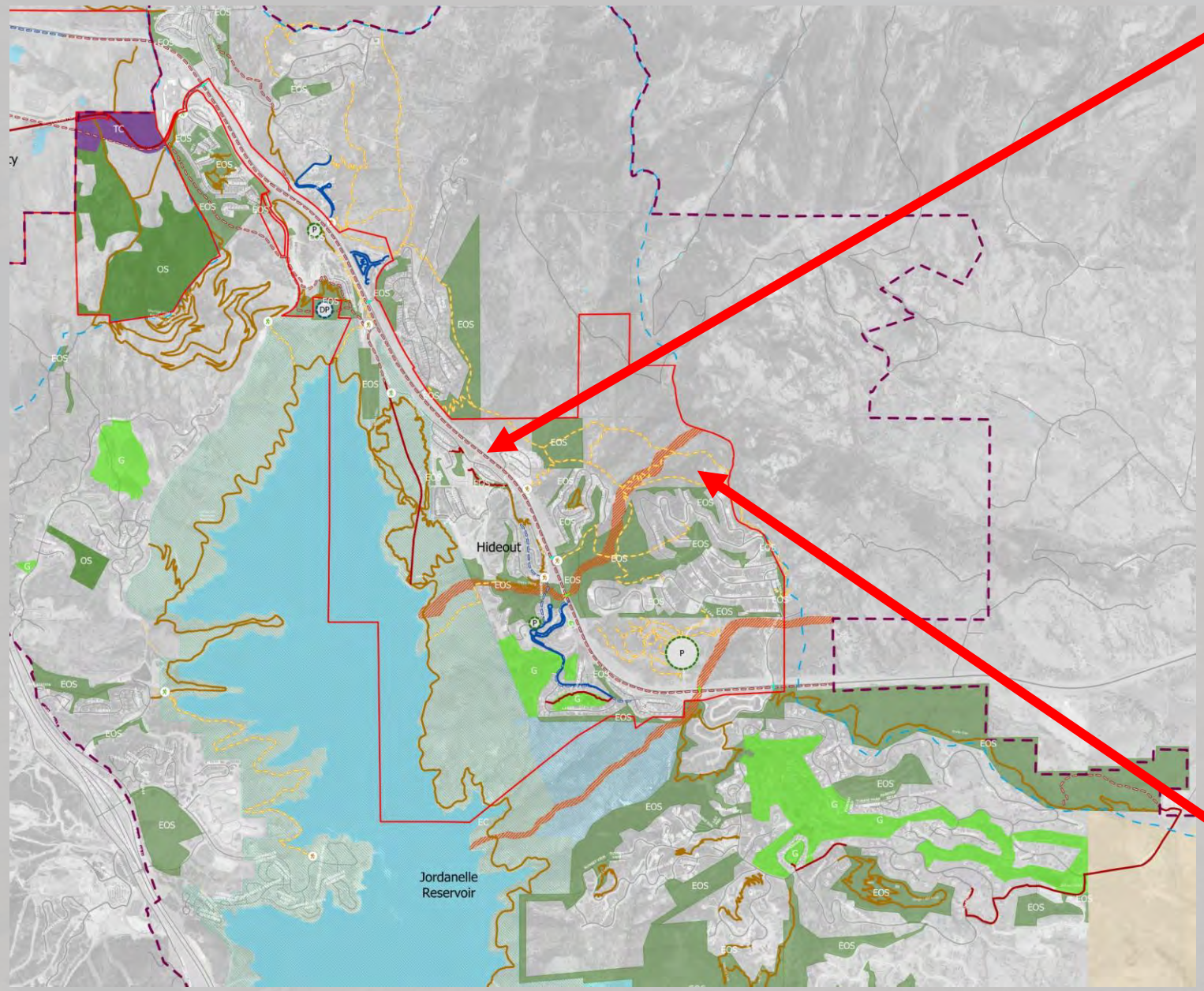
Rocky Mountain Power (RMP) Trails within easements

Vertical (over under) separation pedestrian crossing – asking UDOT for these

New trailheads

Interconnecting trails between developments and Town Center

Active Transportation – Main Ideas



Foothill trails

Highway 248 Spine Trail

Rocky Mountain Power (RMP) Trails within easements

New trailheads

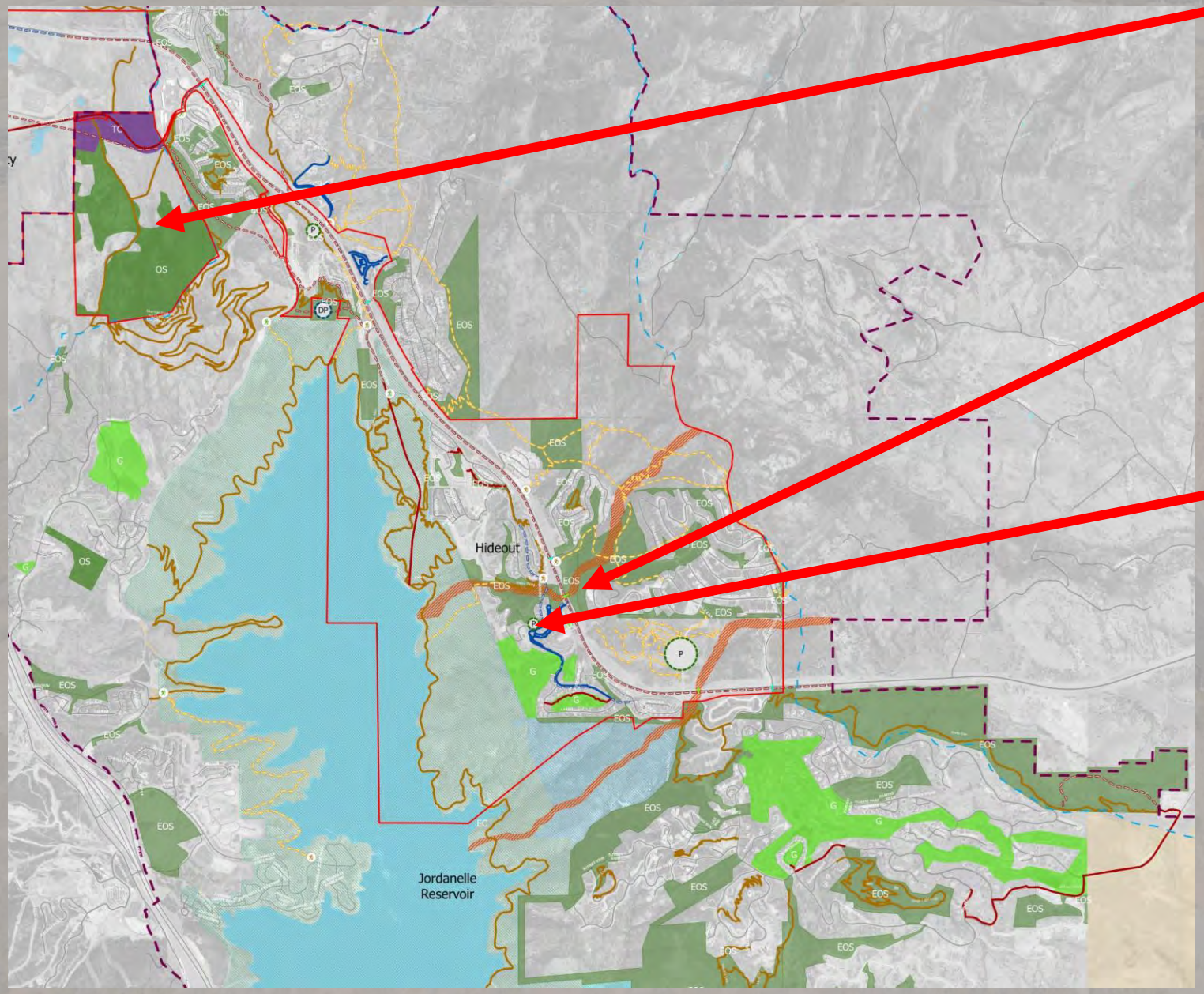
Vertical (over under) separation pedestrian crossing – asking UDOT for these

Interconnecting trails between developments and Town Center

Open Space and Parks – Main Ideas

- **Smaller Parks throughout town**
- **Wildlife crossings**
- **Town park (near 248 and Ross Creek)**
- **Town Center Park park/plaza, lift service trails, and viewpoints**
- **Mountain Conservation – large lots (20-40 lot acres), conservation-focused**

Open Space and Parks – Main Ideas

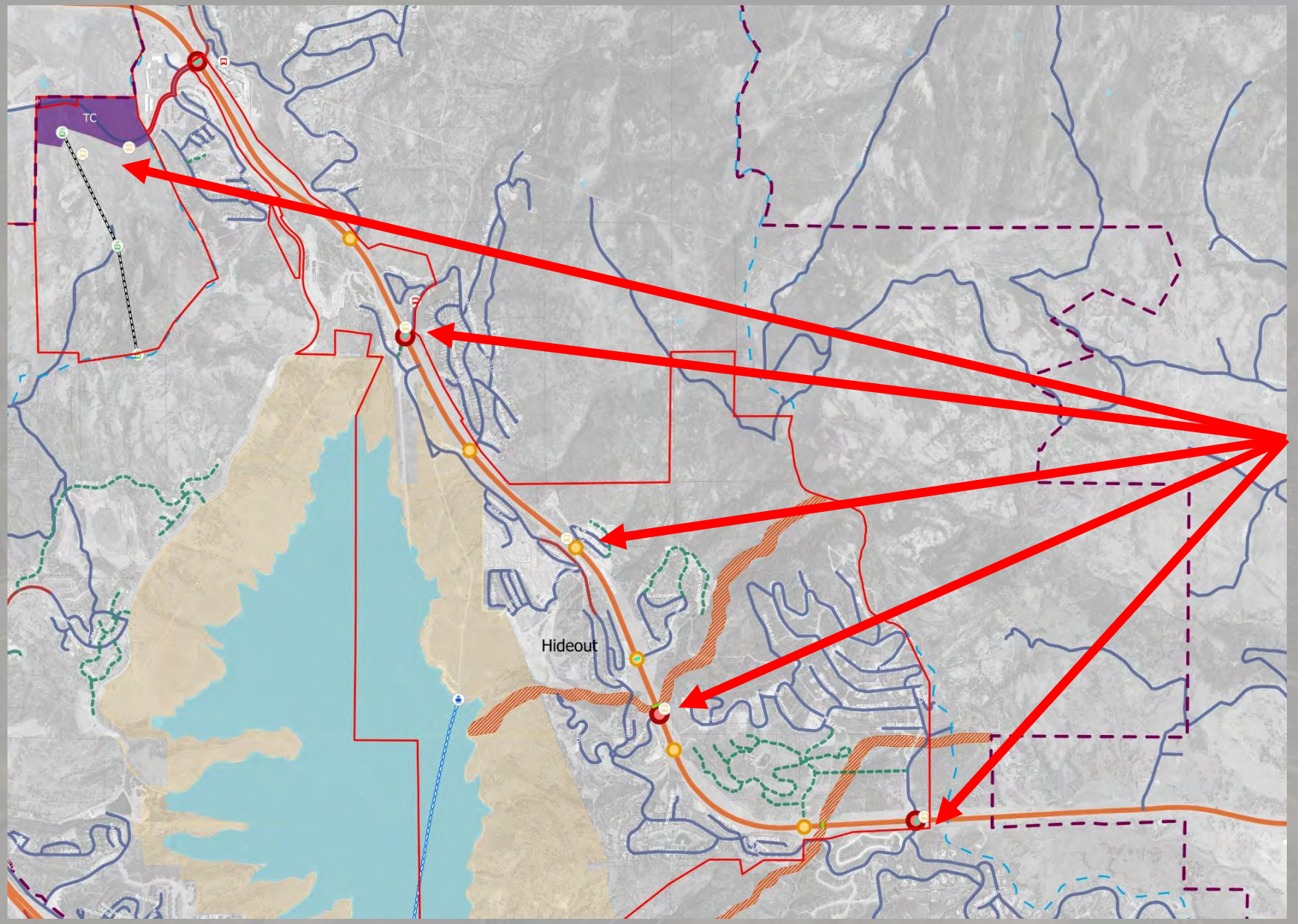


- **Town Center Park park/plaza, lift service trails, and viewpoints**
- **Wildlife crossings**
- **Town park (near 248 and Ross Creek)**
- **Smaller Parks throughout town**
- **Mountain Conservation – large lots (20-40 lot acres), conservation-focused**

Transportation – Main Ideas

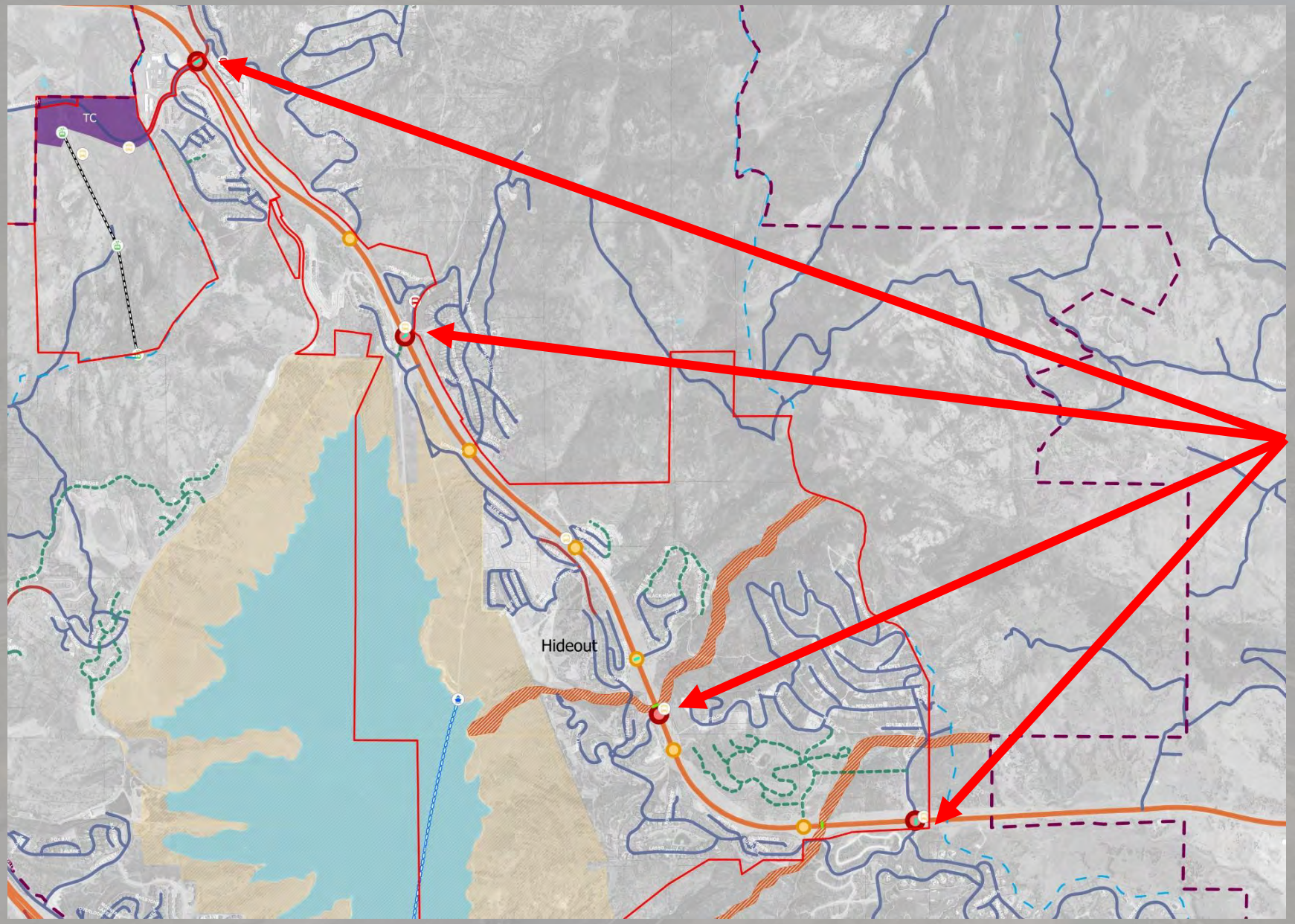
- Transit stops
- Ross Creek intersection
- Vertical separation pedestrian crossing – asking UDOT for these
- Stop light planning/acceleration/deceleration lanes (UDOT agreement)
- Explore lifts/gondolas & water taxi

Transportation – Main Ideas



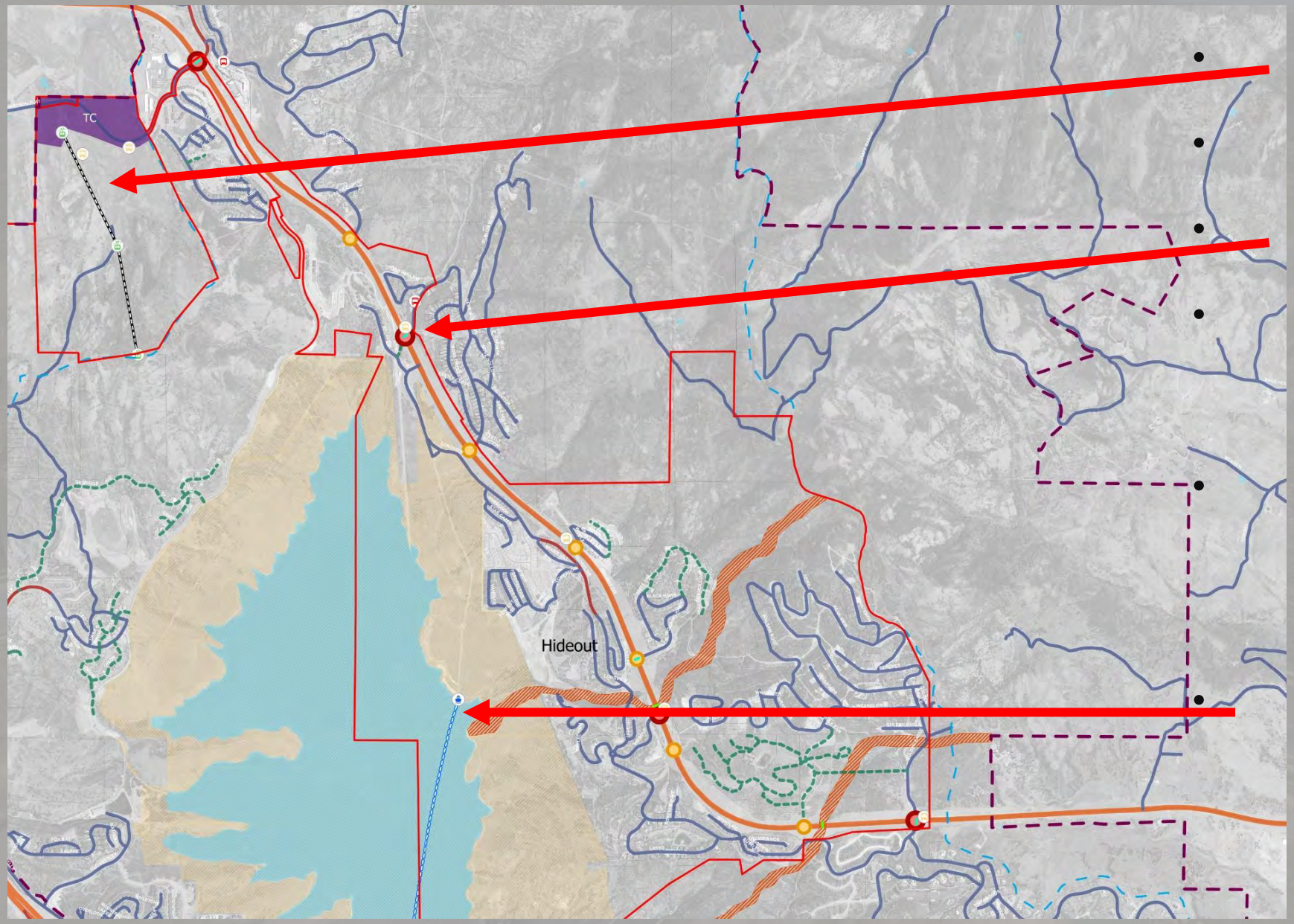
- **Transit stops**

Transportation – Main Ideas



- **Traffic signals**

Transportation – Main Ideas



- **Lifts**
- **Transit stops**
- **Ross Creek intersection**
- **Vertical separation pedestrian crossing – asking UDOT for these**
- **Stop light planning/acceleration/ deceleration lanes (UDOT agreement)**
- **Explore water taxi**

Thanks for coming & please take this short survey!

Next steps tonight…

- Review posters and provide input.

Project next steps tonight…

- Review input from workshop.
- Update maps and proposed draft plans.
- Work with Planning Commission on draft General Plan document.

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