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

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, UT will hold its regular meeting and public hearings at approximately 6:00 PM, or soon thereafter, on Thursday, March 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 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 6:00 PM

I. Welcome and Call to Order
II. Roll Call
III. Public Comment

The Public Comment period is an opportunity for individuals to make general public comment for items not listed on the agenda. Comments regarding items set for a Public Hearing will be taken during the designated hearing. (Three (3) minutes per person).

IV. Approval of Meeting Minutes

February 19, 2026 Regular Meeting and Public Hearing Minutes DRAFT

V. Public Hearings

1. 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.)
2. Review and possible Action by the Planning Commission regarding the Hideout Fire Station Conditional Use Application on Parcel 00-0021-2486 which contains 3.391 acres proposed to locate fire station, a "public services facility," in the Neighborhood Mixed Use (NMU) zoning district on SR248 just north of the KLAIM development.
3. Review and possible Action by the Planning Commission regarding the Hideout Fire Station Preliminary Subdivision - Parcel 00-0021-2486 contains 3.391 acres proposed to subdivide the Town-owned land to create two lots, one for the fire station and one for a public services building (possibly a relocated Public Works facility in the future). This property is located on SR248 just north of the KLAIM development.

VI. Work Session

1. Hideout Mountain Village - Presentation of updated site plan and conceptual renderings for the proposed annexation property located near the intersection of SR248 and Jordanelle Parkway.

2. General Plan Work Session - Input regarding the next community survey and possible discussion of the draft future land use maps.

3. Silver Meadows Annexation - short overview to ensure new Planning Commissioners have an understanding of what was approved for this annexation.

VII. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above Thursday, March 19, 2026, Hideout Planning Commission Regular Meeting and Public Hearings 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.

Maria Devereux, Town Recorder

Posted 03/17/2026

File Attachments for Item:

1. 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.)

Staff Report #2 for Deer Springs Phase 3 – Preliminary Subdivision

To: Rachel Cooper, Chair
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 March 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*
- *Updated Phase 3 – Civil Set Plans dated March 10, 2026*

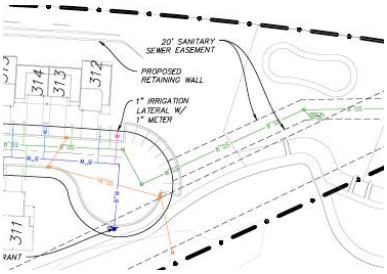
Phase 3 – Project Background

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:

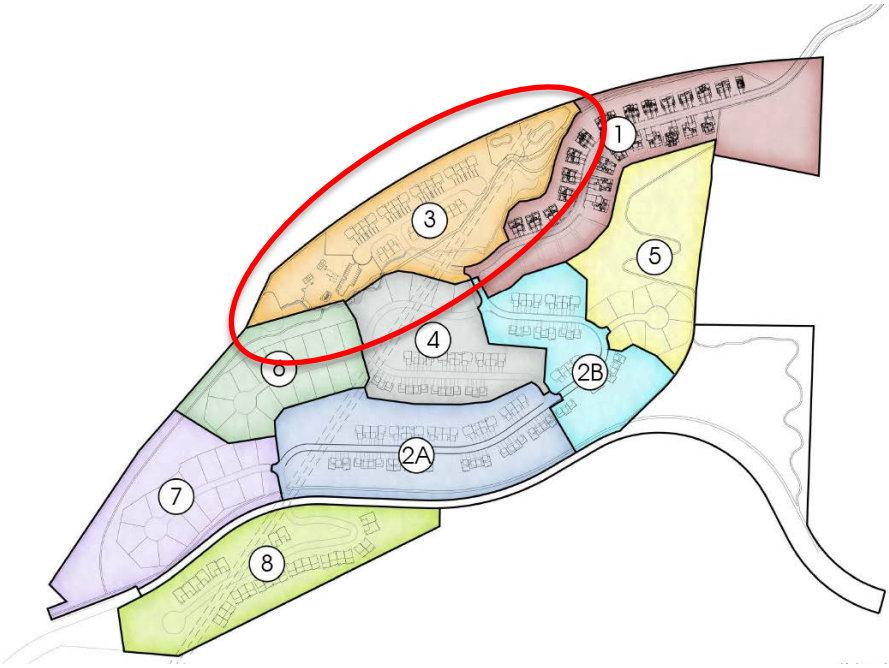
- 27 lots (all configured as four-plexes and one tri-plex)
- A park area with covered picnic areas (per MDA)
- A dog park (per MDA)
- Trails to connect to Phases 1 and 2a/2b

- Extension of Belaview Way and construction of a new right-of-way, Two-Point Circle

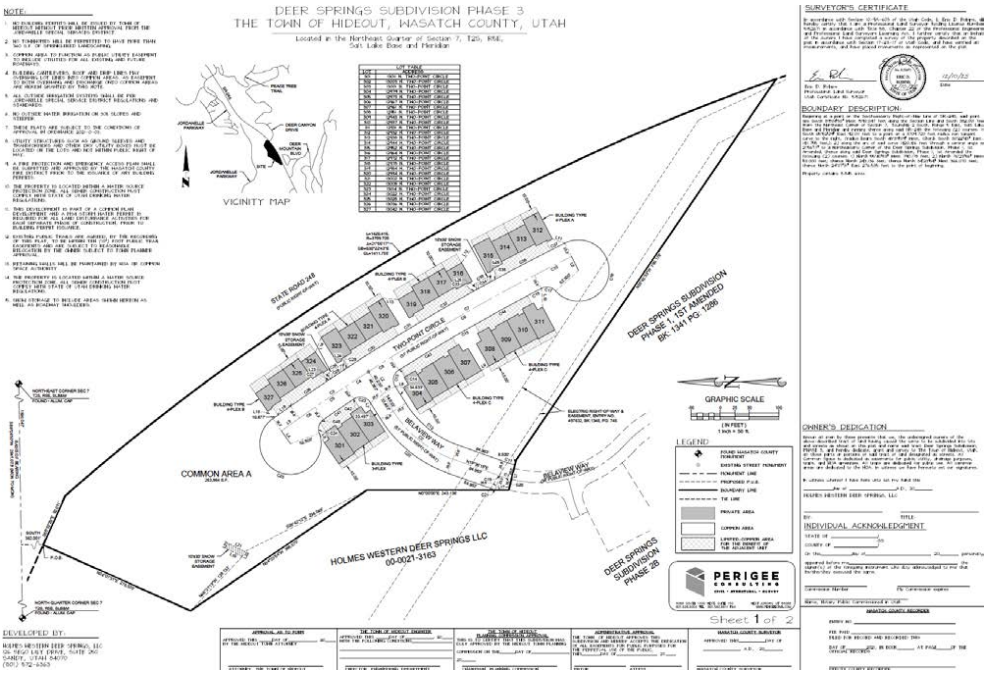


At the February 19, 2026 Planning Commission meeting, the Commissioners noted the need for parking near the proposed dog park. The Applicant added eight (8) parking spaces around the cul-de-sac.

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 5'-0" high for each wall. *In some cases, there are up to four contiguous walls that create a tiered retaining wall that is +/- 20'-0".* While this does not meet the current Hideout Municipal Code (HMC), this project has an MDA associated with it that precedes the current HPC. The Applicant must ensure these retaining walls maintain a natural appearance, either via material or required staining.

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 Applicant confirmed the area of the HOA common area proposed for park use equates to at least 3.5 acres per the MDA.

   The following list includes the amenities approved and agreed upon per the Master Development Agreement (MDA) – exact MDA language in italics and updated commitments by the Applicants are underlined:

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

        Confirmed.

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



Confirmed (the park plan has not been updated).

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.*

     Confirmed but the final site plan will be reviewed by the Town Planner. An additional/different manufacturer for the playground equipment may be approved by the Town Planner subject to equal or better quality and design.

d. *Open Space*
   - *All open spaces will be sod.*

     Confirmed.

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

     Changed. The Applicant shall explain what is proposed in lieu of the amphitheater. The Applicant is proposing a vitae course. This may require approval by the Town Council as it results in a change to the MDA.

f. *Trails*

     Confirmed. Additional landscaping/trees required along the trail.

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.*

Confirmed.

3. Street Light

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

Changed. The proposed light fixture will match those light fixtures that were approved for Phases 1 – 2a/2b.





Prior envisioned light fixture.

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 Applicant has agreed to this condition with the understanding that Building Permits may be obtained and well underway simultaneous to the people and dog parks' construction.

   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.*

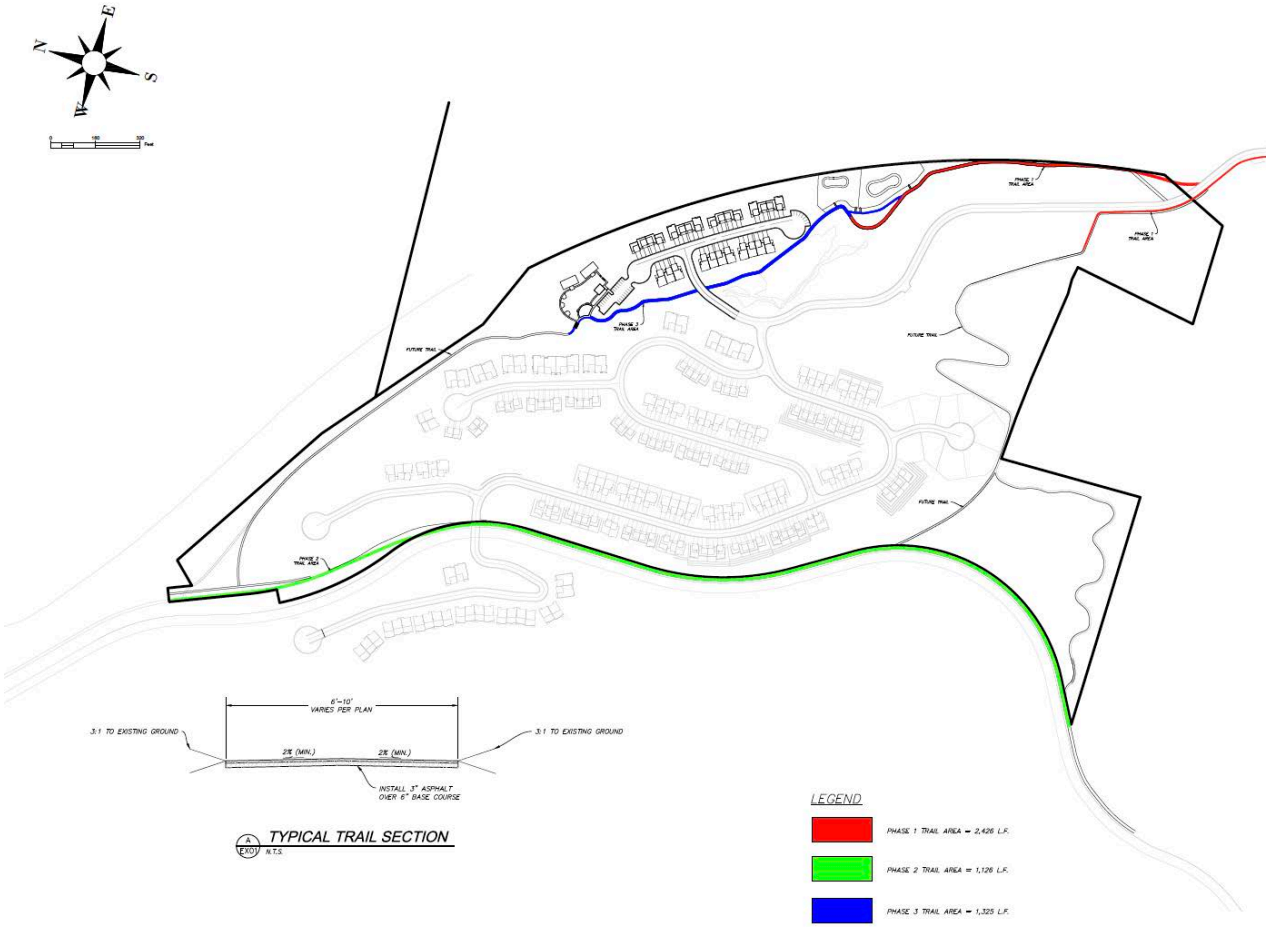
The Planning Commission and the Applicant should finalize a schedule for the completion of these prior commitments.

The Applicant agreed to coordinate with Nate Brockbank and have these constructed and finalized by Fall 2026.

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). Some additional plant materials and minimum sizes at time of planting are recommended by the Town Planner and will be coordinated with the Applicant prior to Final Subdivision.

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. The Applicant should clarify their proposal regarding this recommendation.

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. The Applicant updated the graphic to clearly illustrate the proposed trails included within Phase 3 (in blue).



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. The light fixture is illustrated in #2 above.

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. Under final review.

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. Not completed. These clarifications must be finalized prior to Final Subdivision approval.

Concerns Raised at the February 19, 2026 Public Hearing

1. Recommendation to use Bermuda Sod to reduce irrigation needs/costs. The Applicant and the Town Planner will review this new hybrid sod and determine applicability.
2. Include a plat note that indicates the parks and trails are open to the public.

3. Neighbors had a number of concerns regarding the quality of the existing landscaping, noting that much of it was dead and needed replaced and/or supplemented.
4. The issue of winter maintenance – plowing the trail from the parking lot to the dog park was requested by the Planning Commission.

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, conditionally, for the Preliminary Subdivision.

Exhibit A – Deer Springs Phase 3 Subdivision Plat

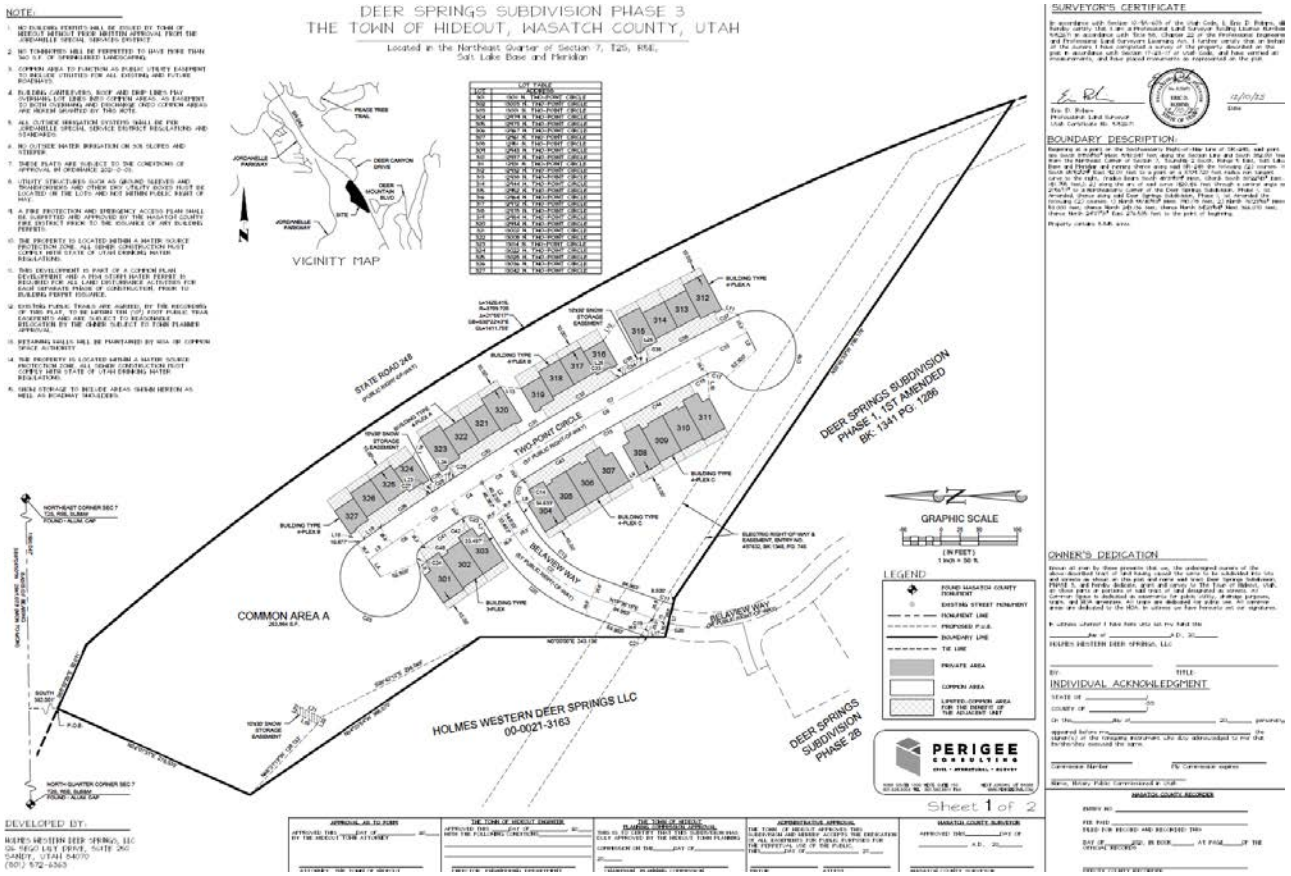


Exhibit B – Deer Springs Phase 3 Site/Construction Plan

(The pavilion has not yet been updated and the amphitheater, or replacement, has not been shown)

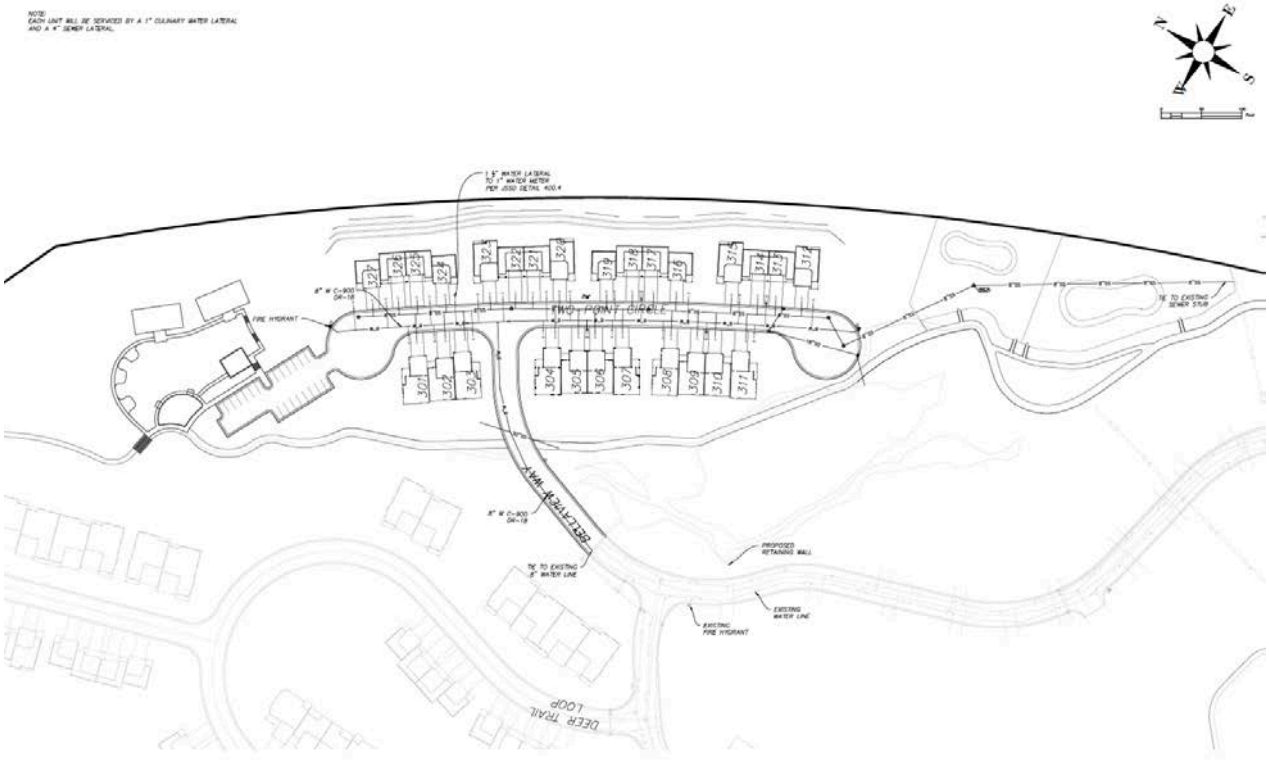


Exhibit C – Proposed Park (w/ Landscape Plan; prior submittal)

(The pavilion has not yet been updated on this site plan)



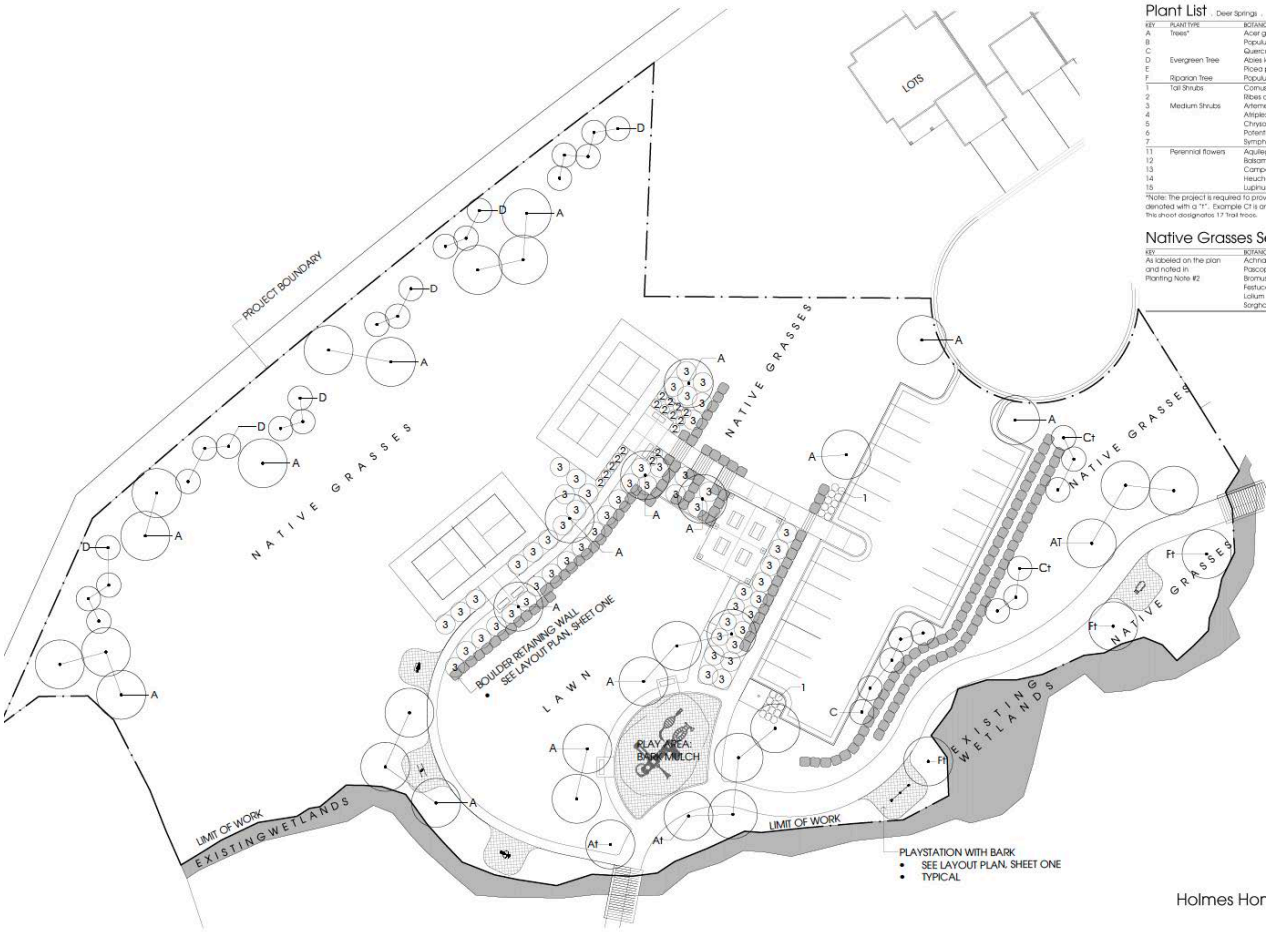
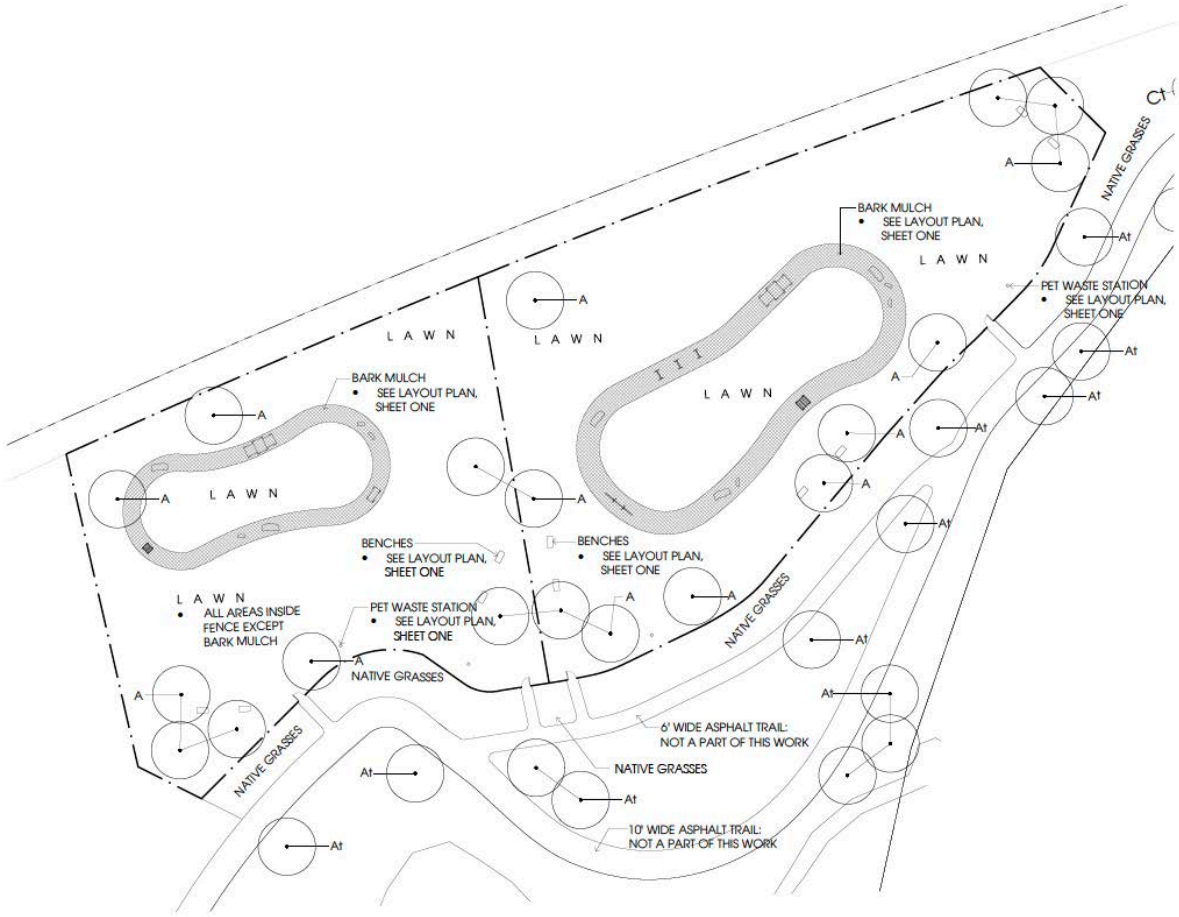


Exhibit D – Proposed Dog Park (w/Landscape Plan)



File Attachments for Item:

2. Review and possible Action by the Planning Commission regarding the Hideout Fire Station Conditional Use Application on Parcel 00-0021-2486 which contains 3.391 acres proposed to locate fire station, a “public services facility,” in the Neighborhood Mixed Use (NMU) zoning district on SR248 just north of the KLAIM development.

INTEGRATED planning & design

Staff Report for Conditional Use Permit – Proposed Fire Station

To: Rachel Cooper, Chair
Town of Hideout Planning Commission

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

Re: Proposed Conditional Use Permit (CUP) for Fire Station on SR248

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

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Submittals: *Conditional Use Application from the Wasatch County Fire Department, emailed on February 27, 2026*

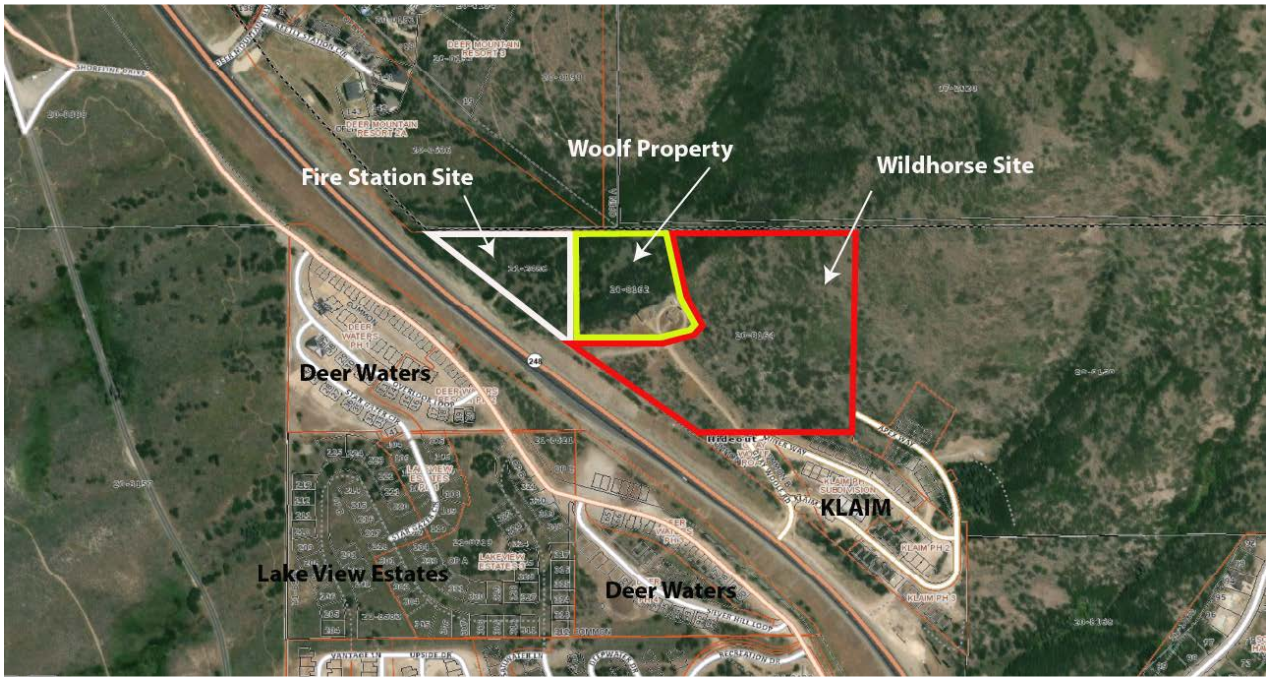
Background

The Planning Commission approved 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 required a change in zoning from Mountain (M) residential to Neighborhood Mixed Use (NMU), a zone change that was adopted by the Town Council on March 12, 2026. A fire station or other "public services facilities" are not permitted by-right uses in the NMU zoning district, but rather conditional uses that require approval by the Planning Commission.

Site Characteristics

Total Acres of Site:	+/-3.35 Acres for the total parcel (the fire station will occupy approximately 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:	Neighborhood Mixed Use (NMU
Minimum Lot Size:	0.25 acre
Setbacks:	Front (50'-0"), Rear (30'-0"), and Side yards (30'-0")

Site Location (Local Context)



Conditions for Approval

Per Section 12.26.16 of the Hideout Municipal Code (HMC), the following "general" conditions for approval must be met for any project:

1. At the specified location, is in harmony with the general intent and purpose of the General Plan; and
2. Is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood; and
3. Such use will not, under the circumstances of the particular case, be harmful to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
4. Reasonable conditions can be imposed by the Planning Commission which will mitigate proposed use's detrimental effects.

The proposed fire station meets all four of these "general" conditions of approval; in fact, the proposed fire station not only meets these conditions but significantly enhances the health, safety, and welfare of the community.

Per Section 12.26.18 of the Hideout Municipal Code (HMC), the following specific conditions may be applied to a project per the Planning Commission (the areas in italics require input/clarification from the Applicant):

1. Compliance: Conditions relating to compliance with the intent of the General Plan and characteristics of the zoning district:
    1. The placement of Conditional Uses only in specific areas of a district, e.g., along an arterial or collector street.
        - The proposed location is along the primary highway that bisects the Town and provides easy access to the entire community while having little to no impact on the local neighborhood roads.
    2. Reduced building mass, bulk, and possible reorientation of structures on the site, including orientation to Buildings on adjoining Lots.
        - The proposed building will be tucked into the hillside that slopes into the property from the rear.
    3. Physical design and compatibility with surrounding structures relative to mass, scale, style, design, and architectural detailing.
        - The building incorporates a mountain modern design with a shed roof that slopes away from the front façade to reduce mass at the rear. The site is uniquely situated along the highway, below a hillside that significantly dwarfs the site.
    4. The removal of structures incompatible with the desired characteristics of the district.
        - NA
    5. The screening of yards or other areas as protection from obnoxious land uses and activities.
        - *No outdoor storage is proposed or permitted.*
        - *The Applicant shall explain in detail the proposed equipment (transformer and generator) located behind the first retaining wall adjacent to the parking lot. The height of the mechanical equipment shall be provided and must be fully screened from the parking lot/SR248 right-of-way.*
        - *The proposed trash enclosure shall be constructed of the same masonry material as the retaining walls (w/stone veneer and/or board-form finish [stained], or split-faced CMU stained, if approved by the Town Planner) and include heavy-duty metal doors.*
    6. Landscaping in addition to that already required under the Town Standards to ensure compatibility with the intended neighboring land uses.
        - *The site will be landscaped in accordance with Town Standards and will include additional screening between the SR248 ROW and the parking lot. The submitted Landscape Plan may require supplemental materials and increased sizes of plant materials at the time of planting, to be approved by the Town Planner.*
        - *The Landscape Plan must be compliant with WUI standards (non-combustible groundcover 5'-0" around the perimeter of the building, etc.), however the landscape between the tiered walls shall be natural landscaping with bark or a natural groundcover rather than rock-scaping.*
        - *Applicant shall clarify on Sheet LP101 that the proposed seed mix on Sheet LP501 is proposed for even distribution as denoted by the areas indicated by dots on Sheet LP101.*

7. Limitations or controls on the location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
    - No fencing is proposed or approved.
    - The retaining walls located at the rear of the parking lot will have a veneer of natural stone placed over the structural wall or an approved substitute, such as board-formed concrete [stained], per approval by the Town Planner. The Top of Wall/Bottom of Wall measurements shown on Sheet C2-0 shall be clarified to show the height of the first wall, adjacent to the parking lot.
    - The Applicant shall explain the location of the proposed trash enclosure; it appears to be situated on the proposed lot/property line.
8. Limitations on impervious surfaces including parking and turnaround areas.
    - *Drive aisles meet the minimum requirements for the proposed use. The Applicant shall confirm the total usable/livable interior space, in terms of square feet, so that final parking calculations can be made.*
9. The relocation of proposed or existing structures as necessary to provide for future streets on the master street plan, adequate sight distances for general safety, ground water control, or similar problems.
    - NA
10. Provision for construction of recreational facilities if necessary to satisfy needs of the conditional use.
    - NA
11. Modification to allowed population density and intensity of land use where land capability and/or vicinity relationships make it appropriate to do so.
    - NA
12. Other improvements which serve the property in question, and which may mitigate, in part or in whole, possible adverse impacts to the district from the proposed conditional use.
    - NA

2. Safety: Conditions relating to safety for persons and property:
    1. Building elevation and grading plans which will prevent or minimize flood water damage, where property may be subject to flooding.
        - NA
    2. The relocation, covering or fencing of irrigation ditches, drainage channels, and other potentially dangerous conditions existing on or adjacent to the property.
        - The proposed drainage channels along SR248 will be maintained by the Wasatch Fire Department as part of the construction process.
    3. Increased setback distances from lot lines to ensure compatibility with the intended characteristics of the district as outlined in this title, or where the lot abuts an arterial or collector street.
        - *The Site Plan referenced on Sheet AS102 must be updated to clearly depict the front (50'-0"), rear (30'-0"), and side yard (30'-0") setbacks for the proposed structure.*
    4. Appropriate design, construction and location of structures, buildings and facilities in relation to an earthquake fault which may exist on the property, and limitations

and/or restrictions to use and/or location of use due to special site conditions, including, but not limited to, geologically hazardous areas, floodplains, fault zones, and landslide areas other than may be required by the sensitive lands regulations.

- No special site conditions exist with the exception of the steep slope toward the rear of the property where the Applicant proposes to build the building into the slope.

5. Limitations and control of the number, location, color, size, height, lighting and landscaping of signs and structures in relation to the creation of traffic hazards.
    - No freestanding signage is proposed, only a sign on the building. There will be some street signage located along SR248 to allow/indicate the ingress/egress of the EMS vehicles.
6. Plans for the location, arrangement and dimensions of truck loading and unloading facilities.
    - The site has been designed to accommodate large fire truck ingress/egress.
7. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.
    - Curb and gutter are proposed and must meet the HMC and the Standards and Drawing Manual referenced in the HMC; no sidewalks are proposed along SR248.
8. Traffic Study showing that the Conditional Use has no impact on existing traffic patterns; or a Traffic Study showing how mitigation efforts reduce or eliminate impact on existing traffic patterns.
    - The proposed use will not significantly increase traffic along SR248 since the proposed use is for emergency response vehicles.

3. Health and Sanitation: Conditions relating to health and sanitation:
    1. A guarantee of sufficient water to serve the intended land use and a water delivery system meeting standards adopted by the town.
        - The Applicant will provide proof of an adequate water supply for the proposed use.
    2. A wastewater disposal system and a solid waste disposal system meeting standards adopted by the Town Council.
        - The Applicant will meet the Town's adopted wastewater standards.
    3. Stormwater management mitigation measures in addition to the Town Standards to ensure the containment of runoff on site.
        - The Applicant will meet the Town's adopted storm water standards per the HMC.
    4. Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the district and to provide for an orderly development of land in the Town.
        - The Applicant will meet the Town's standards per the HMC and the Standards and Drawing Manual referenced in the HMC.
4. Environment: Conditions relating to environmental concerns:
    1. Limitations and/or restrictions on the use and/or location of uses in Sensitive Lands due to soils capabilities, wildlife and plant life.

- There are no Sensitive Lands within the area where the fire station is proposed.

2. Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors and noise.
    - NA
3. The planting of ground cover or other surfacing to prevent dust and erosion.
    - *The hillside and the landscape in front of the proposed structure will be landscaped with native and/or waterwise exotic plants and groundcover/native grasses*.
4. Restructuring of the land and planting of the same as directed by the Planning Commission when the conditional use involves cutting and/or filling the land, and where such land would be adversely affected if not restructured.
    - The final topography will be approved by the Town Planner and Town Engineer and, as noted previously, must not include any dramatic changes to the existing land form/pattern.

Recommendation

The Planning Commission should discuss the proposed Conditional Use and address any issues or concerns with a proposed use in the Neighborhood Mixed Use (NMU) zoning district and vote to approve the Conditional Use with the conditions above or vote to deny with reasons stipulated. A Conditional Use only requires the approval of the Planning Commission; Town Council does not vote on this application.

Exhibit A
Renderings of the Proposed Fire Station



NORTH-EAST VIEW



VIEW FROM PARKING LOOT LOOKING NORTH

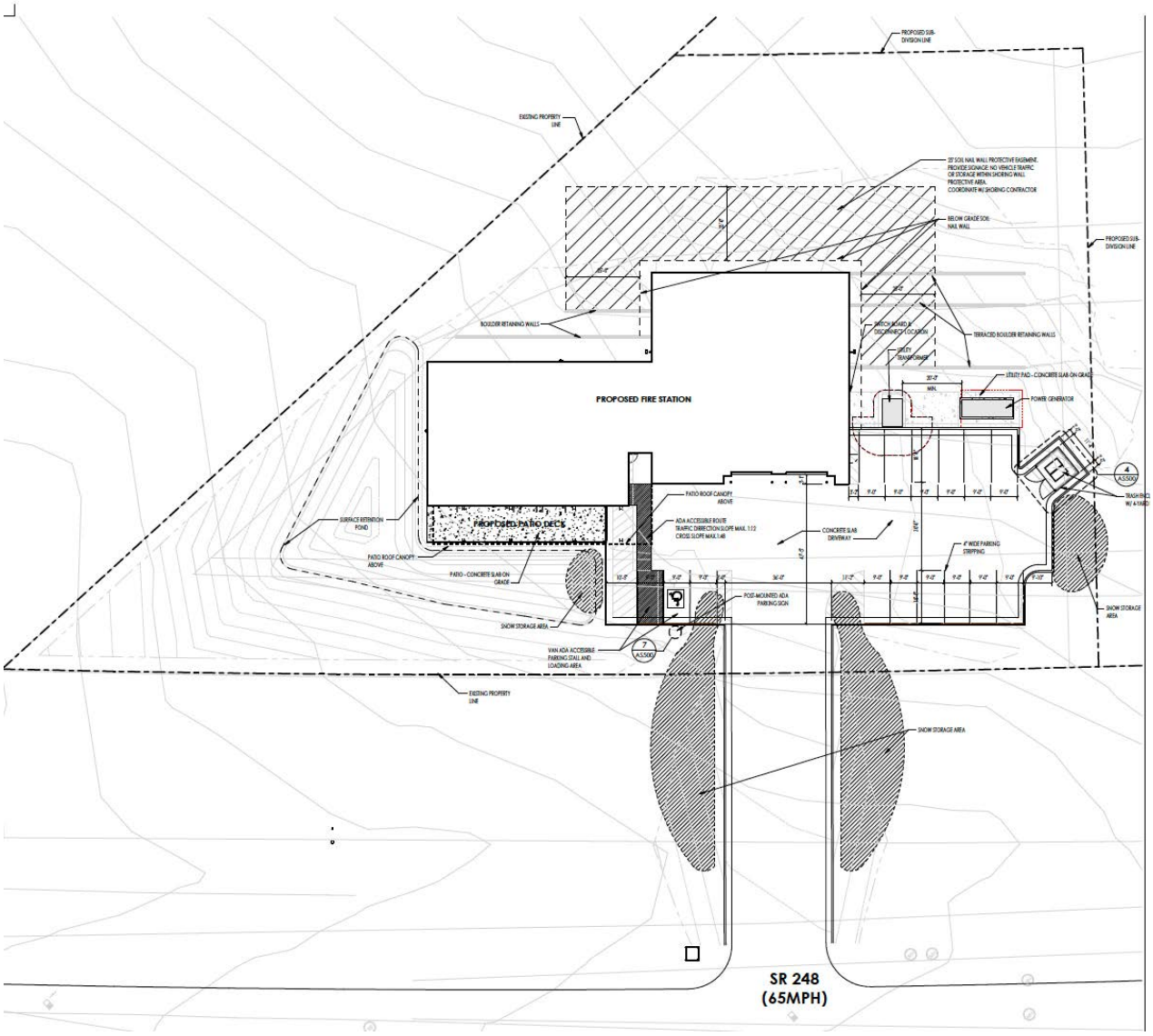


VIEW FROM SR 248 - EASTBOUND



VIEW FROM SR 248 - WESTBOUND

Exhibit B
Proposed Site Plan



File Attachments for Item:

3. Review and possible Action by the Planning Commission regarding the Hideout Fire Station Preliminary Subdivision - Parcel 00-0021-2486 contains 3.391 acres proposed to subdivide the Town-owned land to create two lots, one for the fire station and one for a public services building (possibly a relocated Public Works facility in the future). This property is located on SR248 just north of the KLAIM development.

INTEGRATED planning & design

Staff Report for Preliminary Subdivision – Proposed Fire Station

To: Rachel Cooper, Chair
Town of Hideout Planning Commission

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

Re: Proposed Preliminary Subdivision for the Fire Station on SR248

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

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Submittals: *Preliminary Subdivision Application from the Wasatch County Fire Department, emailed on February 27, 2026*

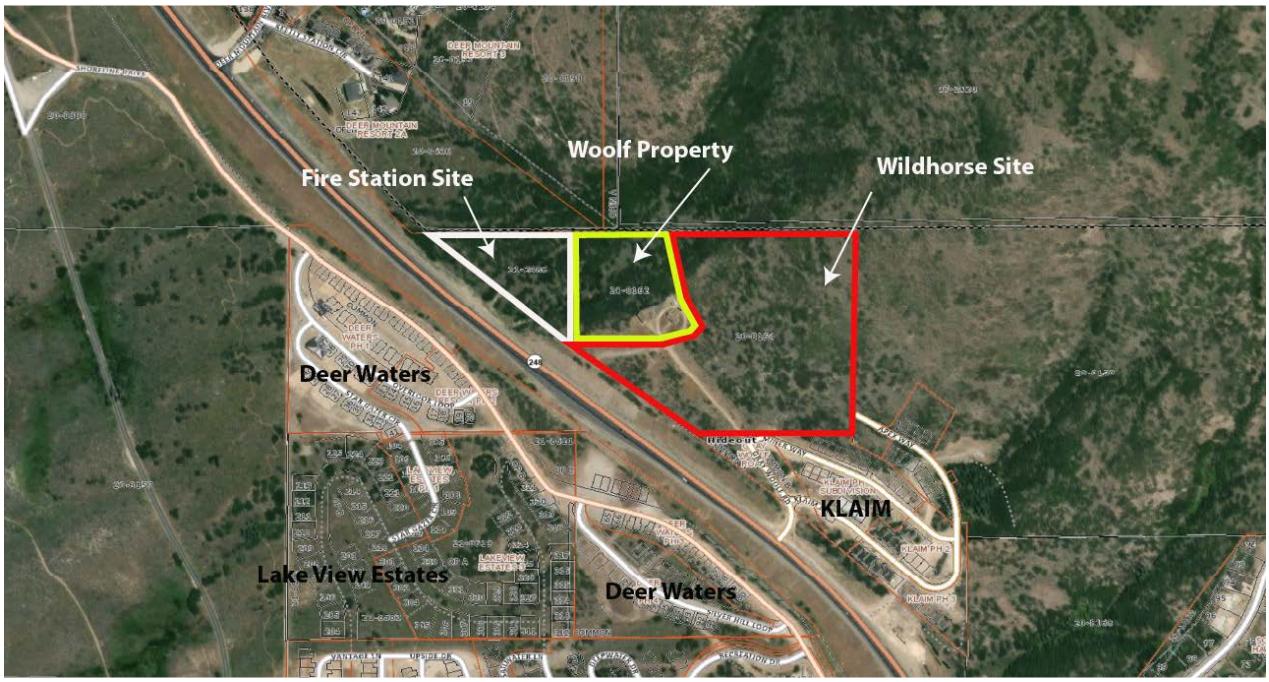
Background

The Planning Commission approved 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 required a change in zoning from Mountain (M) residential to Neighborhood Mixed Use (NMU), a zone change that was adopted by the Town Council on March 12, 2026. A fire station or other "public services facilities" are not permitted by-right uses in the NMU zoning district, but rather conditional uses that require approval by the Planning Commission. Subject to the Planning Commission's approval of the fire station as a Conditional Use, the next step in the entitlement process is the submittal and review of a Preliminary Subdivision for the site.

Site Characteristics

Total Acres of Site:	+/-3.35 Acres for the total parcel (the fire station will occupy approximately 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:	Neighborhood Mixed Use (NMU
Minimum Lot Size:	0.25 acre
Setbacks:	Front (50'-0"), Rear (30'-0"), and Side yards (30'-0")

Site Location (Local Context)



Planning Issues

The following issues are for review and consideration by the Planning Commission:

1. The Site Plan referenced on Sheet AS102 must be updated to clearly depict the front (50'-0"), rear (30'-0"), and side yard (30'-0") setbacks for the proposed structure.

2. The Applicant shall explain the location of the proposed trash enclosure; it appears to be situated on the proposed lot/property line.

3. Retaining Walls: The Top of Wall/Bottom of Wall measurements shown on Sheet C2-0 shall be clarified to show the height of the first wall, adjacent to the parking lot. No wall may be taller than 6'-0". Materials, and/or veneer, must be provided and approved by the Town Planner.

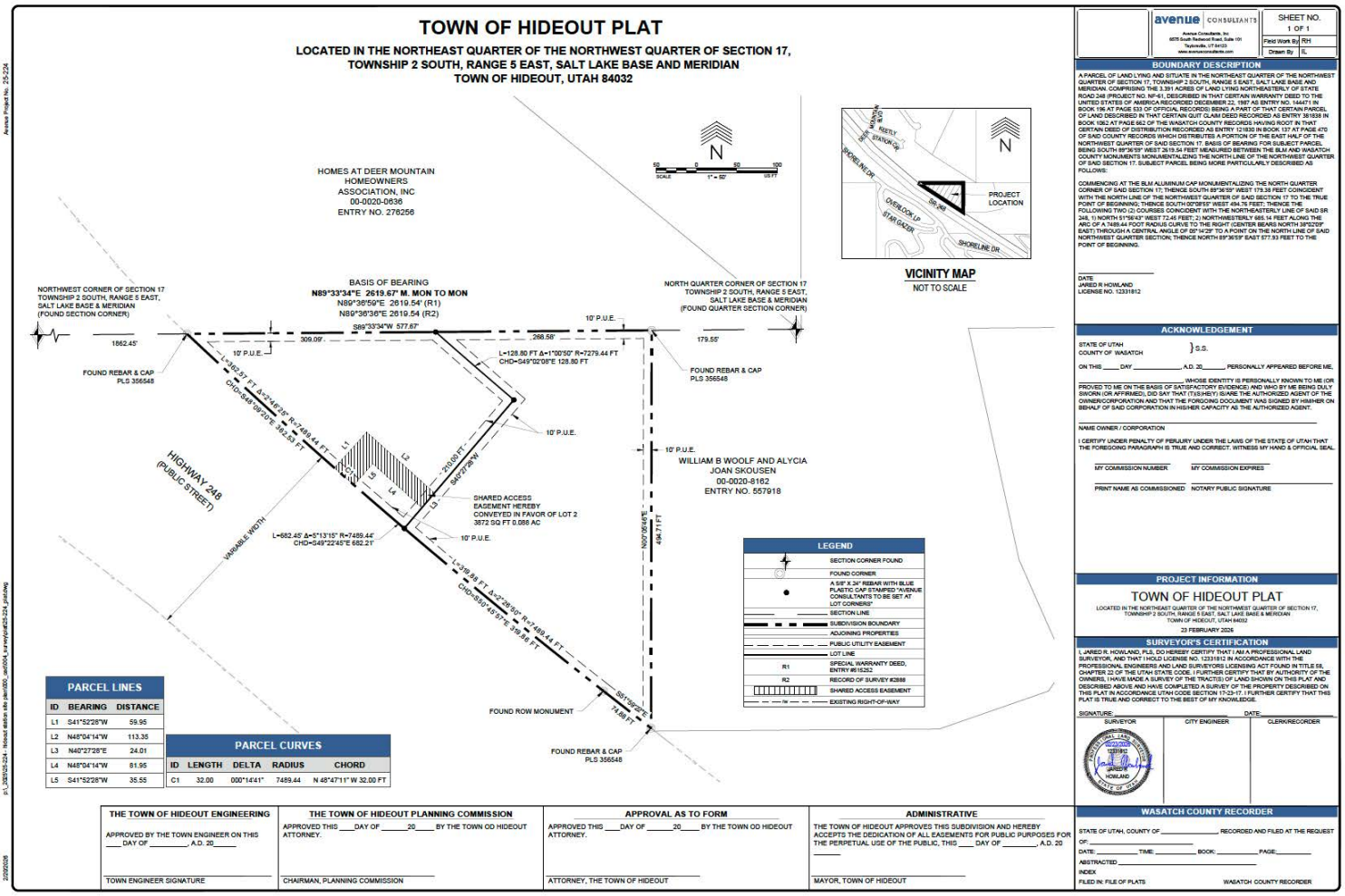
4. The Applicant shall provide an approximate calculation of cut/fill proposed for the site. Is any material proposed to be removed from (or added to) the site? Abrupt mounding or depressions are not allowed on the site; the topography must maintain a natural grade rather than sudden topographic changes. Does the proposed Site Plan consider the movement of soil across the site?

5. The Applicant shall provide a drawing indicating the required deceleration/acceleration lane configuration, with dimensions, prior to Final Subdivision approval.

Recommendation and Next Steps

The Planning Commission should discuss any issues or concerns associated with the proposed Preliminary Subdivision application, open the proposed subdivision to a public hearing, and then vote to approve with the conditions outlined in this staff report or deny with an explanation(s) for denial.

Exhibit A
Proposed Subdivision



File Attachments for Item:

1. Hideout Mountain Village - Presentation of updated site plan and conceptual renderings for the proposed annexation property located near the intersection of SR248 and Jordanelle Parkway.

Staff Report for Possible Annexation for Hideout Mountain Village – Work Session

To: Rachel Cooper, 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 March 19, 2026 Planning Commission Meeting

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

Updated Materials: Draft MDA and Concepts/Precedent Images

Project Background

The Applicant submitted an application/petition for annexation from unincorporated Wasatch County into the Town of Hideout in May 2025. Shortly after, the petition was presented to the Town Council, and they recommended the petition for consideration by the Town. In November, the Applicants presented their conceptual site plans and renderings to the Planning Commission at a work session to get feedback and direction. Since that time, the Applicants have been working to finesse their conceptual site plans and renderings, as well as working with various future tenants, etc.

The Site

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)

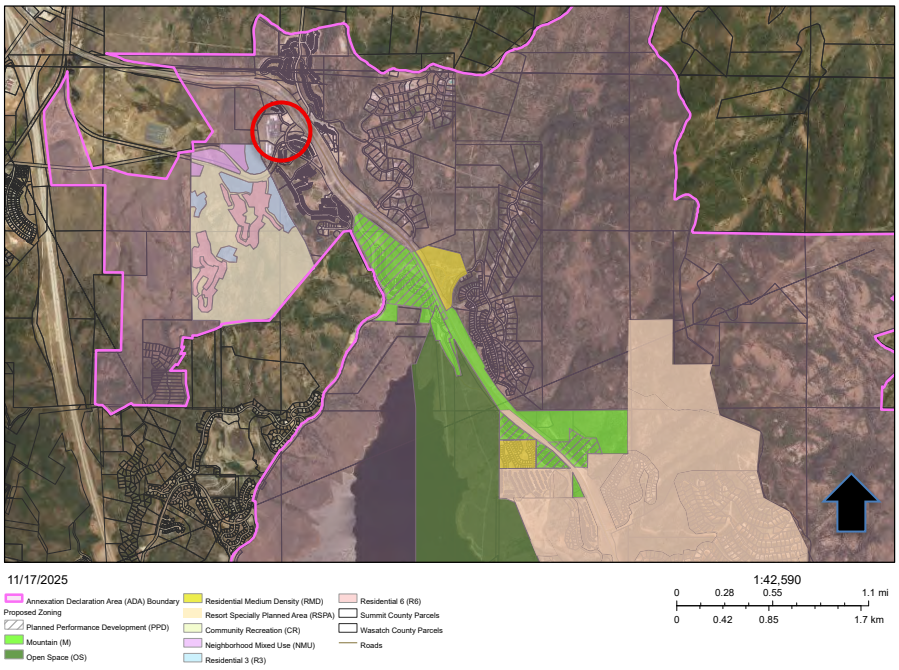
- Possible coffee shop or a small commercial development with up to three tenants
- This parcel has one water share associated with it

Project #2 – 1.90 acres (1160 Lori Lane)

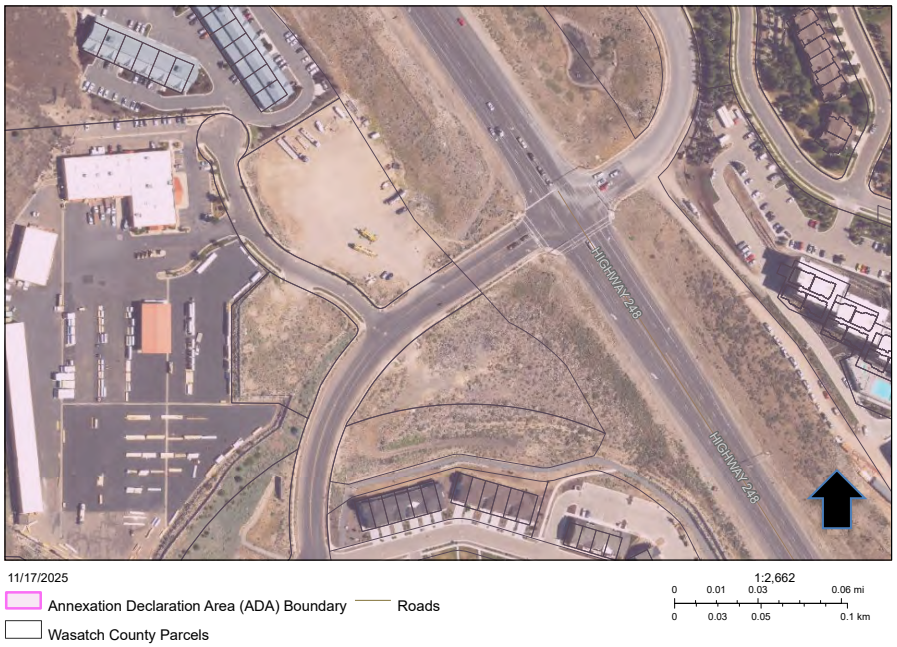
- Possible mixed-use development (ground floor commercial) and residential on the upper floors or a boutique hotel
- This parcel has seven water shares associated with it

Context – Location of the Proposed Annexation in Relation to Hideout

Town of Hideout Planning Map



Town of Hideout Planning Map



Planning Concepts – Updated to Date

The following pages provide some narrative descriptions as well as concept plans with precedent images to provide an idea of what may be built on the two sites.

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.

EXHIBITS C & D

HIDEOUT MOUNTAIN VILLAGE

Master Concept Plans

Exhibits C and D outline preliminary visions for Hideout Mountain Village:

Site-Specific Plans: Exhibits C-1 and D-3 show concept plans applied directly to the actual sites.

Conceptual Designs: All other exhibits represent general design concepts to illustrate an intended "village" look and feel for Hideout Mountain Village. Please note that formal architectural and engineering (A&E) plans have not yet been prepared. We will move into the detailed A&E phase once the annexation is realized.

Exhibit C (1141 Lori Lane):

C-1: Conceptual Drive-Through Coffee Shop, **Site Specific**

C-2: Typical "Starbucks" Site Plan **(Starbucks is interested in this site)**

C-3: Typical "Starbucks" Elevation

C-4: General Design Concept (coffee shop or similar)

Exhibit D (1160 Lori Lane):

D-1.A: Conceptual Retail/Restaurant with Second Level Office

D-1.B: Conceptual Retail/Restaurant with Second Level Office

D-2: Conceptual Retail/Restaurant with Residential Lofts

D-3.A: Conceptual 4-Story Hotel, **Site Specific**

D-3.B: Conceptual Boutique Hotel

EXHIBIT C-1

1141 Lori Lane

Conceptual Drive-Through Coffee Shop

Site Specific

WASATCH COUNTY CODE REVIEW:

1141 LORI LANE; 1.02 ACRES

MOUNTAIN ZONE:
- FRONT SETBACK = 30' FROM R.O.W. OR 60' FROM CL
- HIGHWAY SETBACK = 50' FROM R.O.W. OR 85' FROM CL
- SIDE SETBACK = 12'
- REAR SETBACK = 30'
- BUILDING HEIGHT = 35' ABOVE NATURAL GRADE

JORDANELLE BASIN OVERLAY ZONE (JBOZ):
- 20% OF LOT AREA MUST BE LANDSCAPED (45% PROVIDED)
- SEE SIGN REQUIREMENTS PER 16.15.25

PARKING:
- 9'x20' STALLS REQUIRED
- PARKING LOTS SETBACK 10' FROM PROPERTY LINE
- 1 SPACE PER 100 SQ.FT. FOR CAFES
  - 3,192 SQ.FT./100 = 32 STALLS REQ'D (32 PROVIDED)

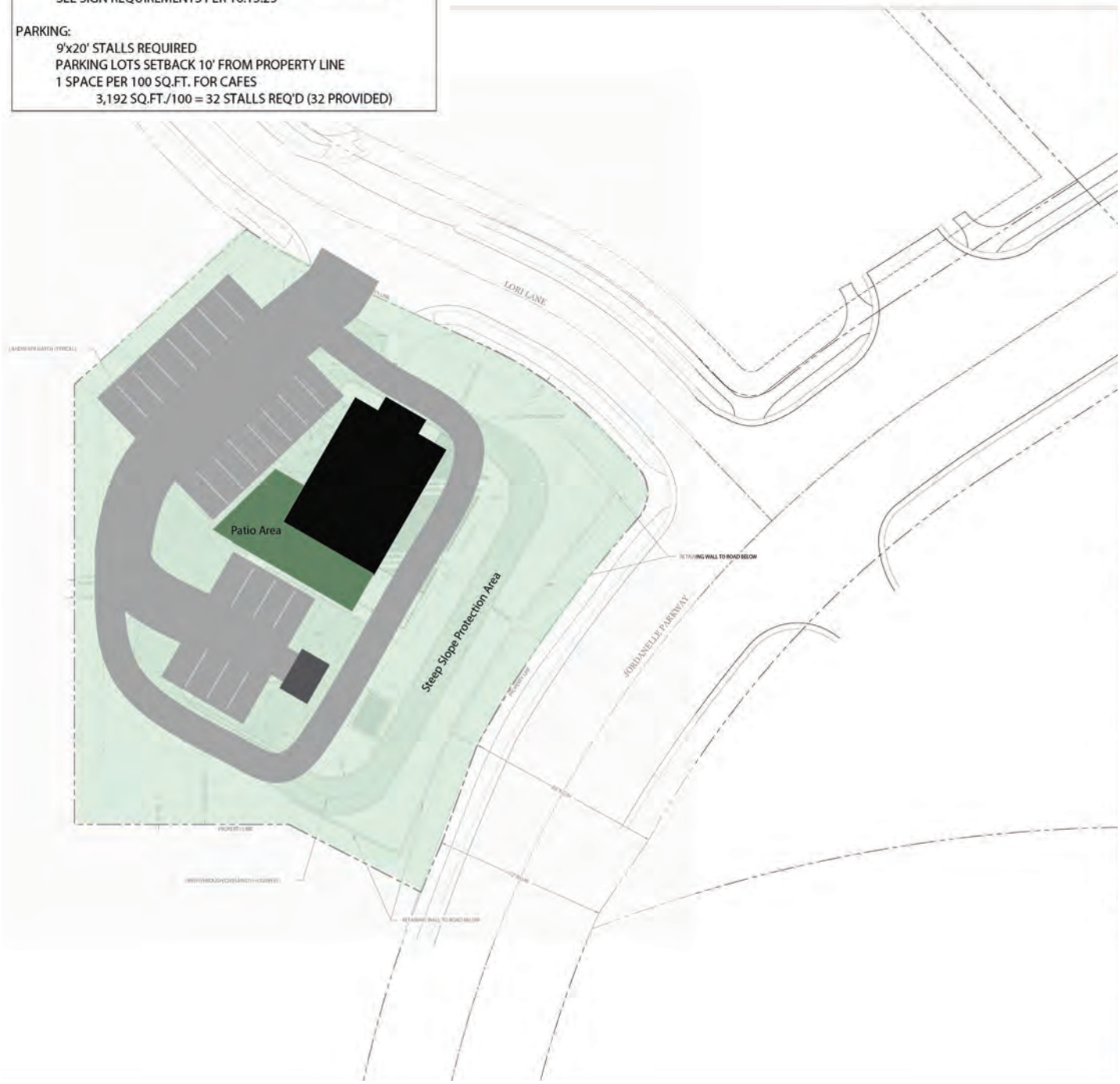


EXHIBIT C-2

1141 Lori Lane

Typical “Starbucks” Site Plan

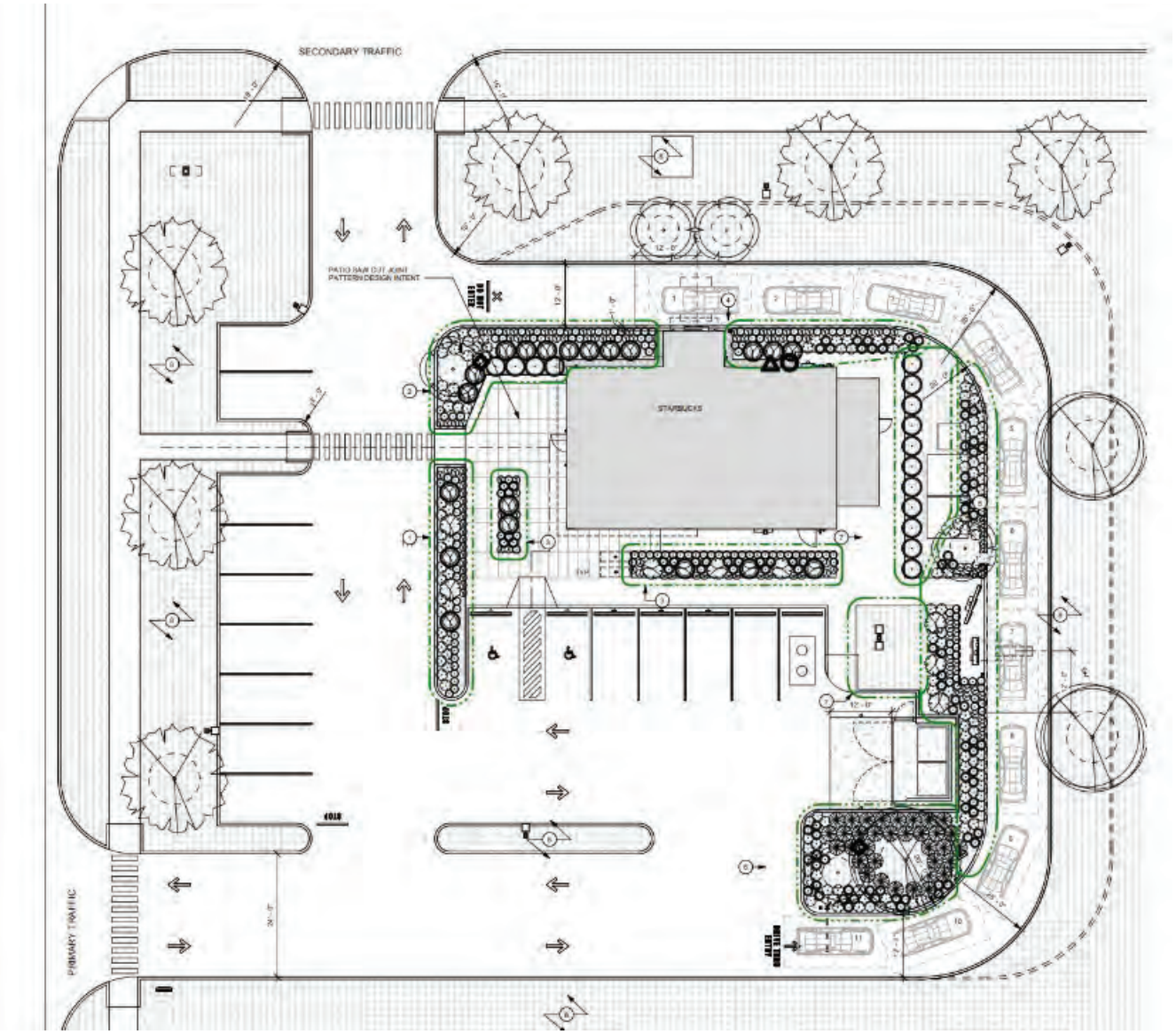


EXHIBIT C-3

1141 Lori Lane

Typical “Starbucks” Elevation

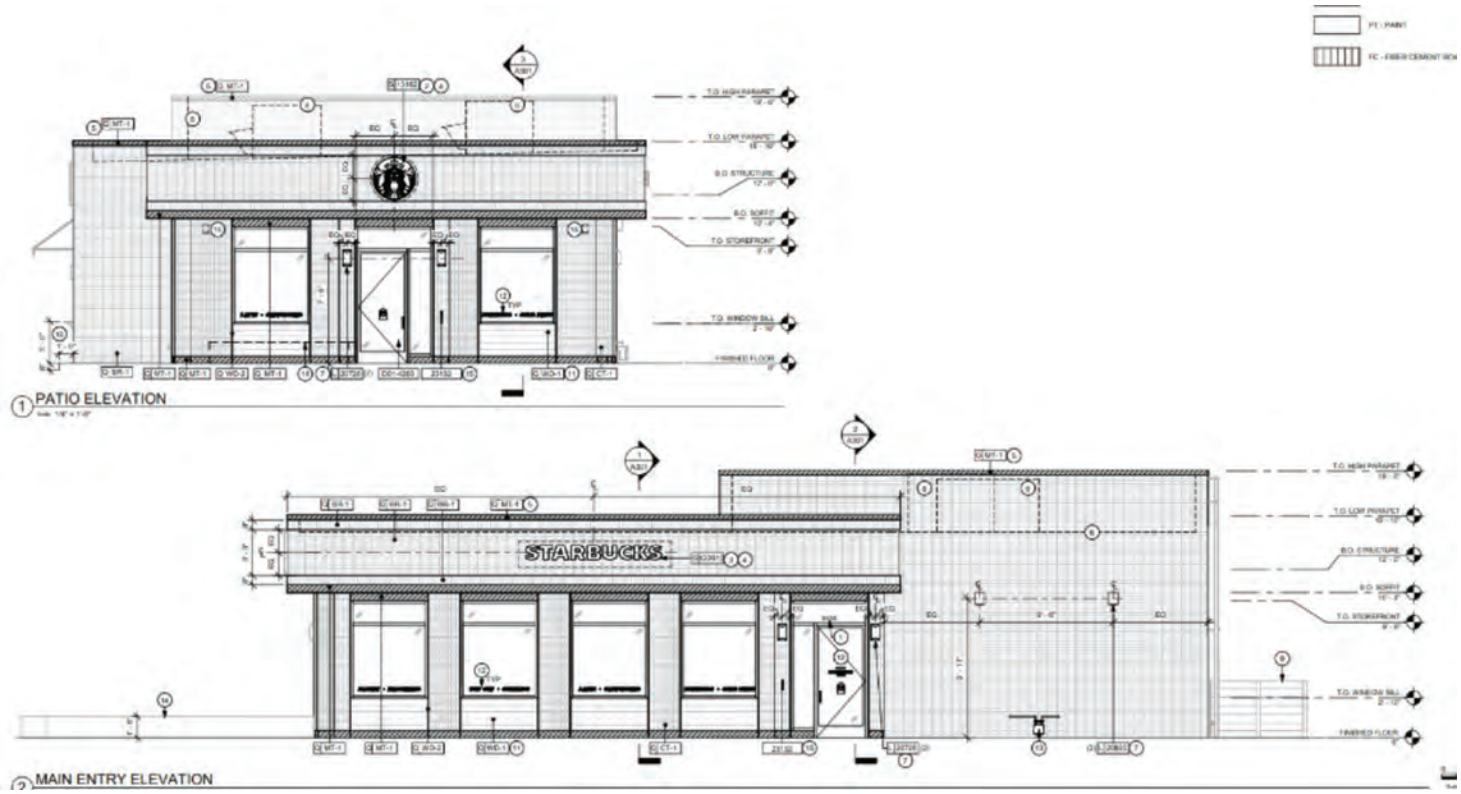


EXHIBIT C-4

1141 Lori Lane

General Design Concept (Coffee Shop or Similar)



EXHIBIT D-1 Option A

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-1 Option B

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-2

1160 Lori Lane

Conceptual Retail/Restaurant with Residential Lofts



EXHIBIT D-3 Option A

1160 Lori Lane

Conceptual 4-Story Hotel

Site Specific

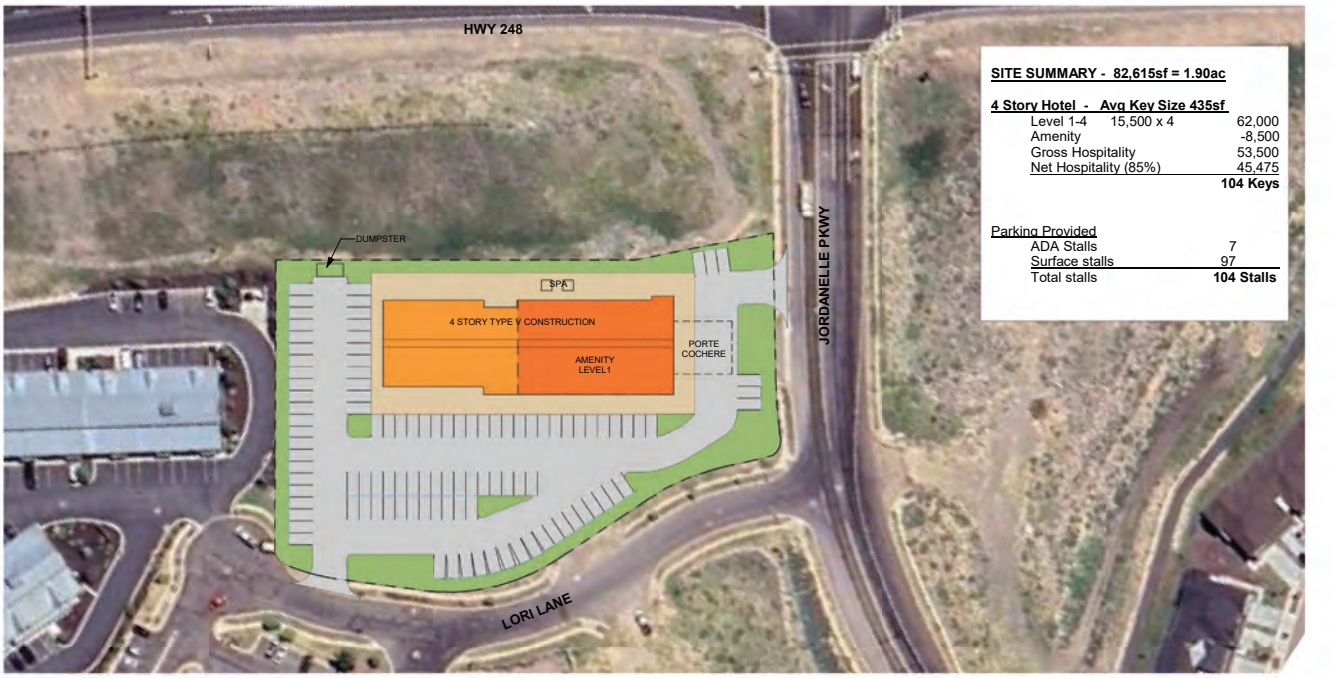


EXHIBIT D-3 Option B

1160 Lori Lane

Conceptual Boutique Hotel



File Attachments for Item:

2. General Plan Work Session - Input regarding the next community survey and possible discussion of the draft future land use maps.

Staff Report – General Plan Update

To: Rachel Cooper, Chair
Hideout Planning Commission

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

Re: Update to the 2019 Town of Hideout General Plan

Date: March 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. A follow-up online community survey was available to residents for a period of almost two months.

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

Staff asks the Planning Commissioners to review the attached draft land use maps and be prepared to discuss them, including their readability, the proposed land use designations, and the overall organization and layout.

Staff also requests your input on potential questions for the second online community survey, which is anticipated to open early next week. To encourage strong participation, we would like the survey to take no more than about ten minutes to complete. Please consider any specific questions—ideally those that can be formatted as multiple-choice—that you believe should be included in the survey.

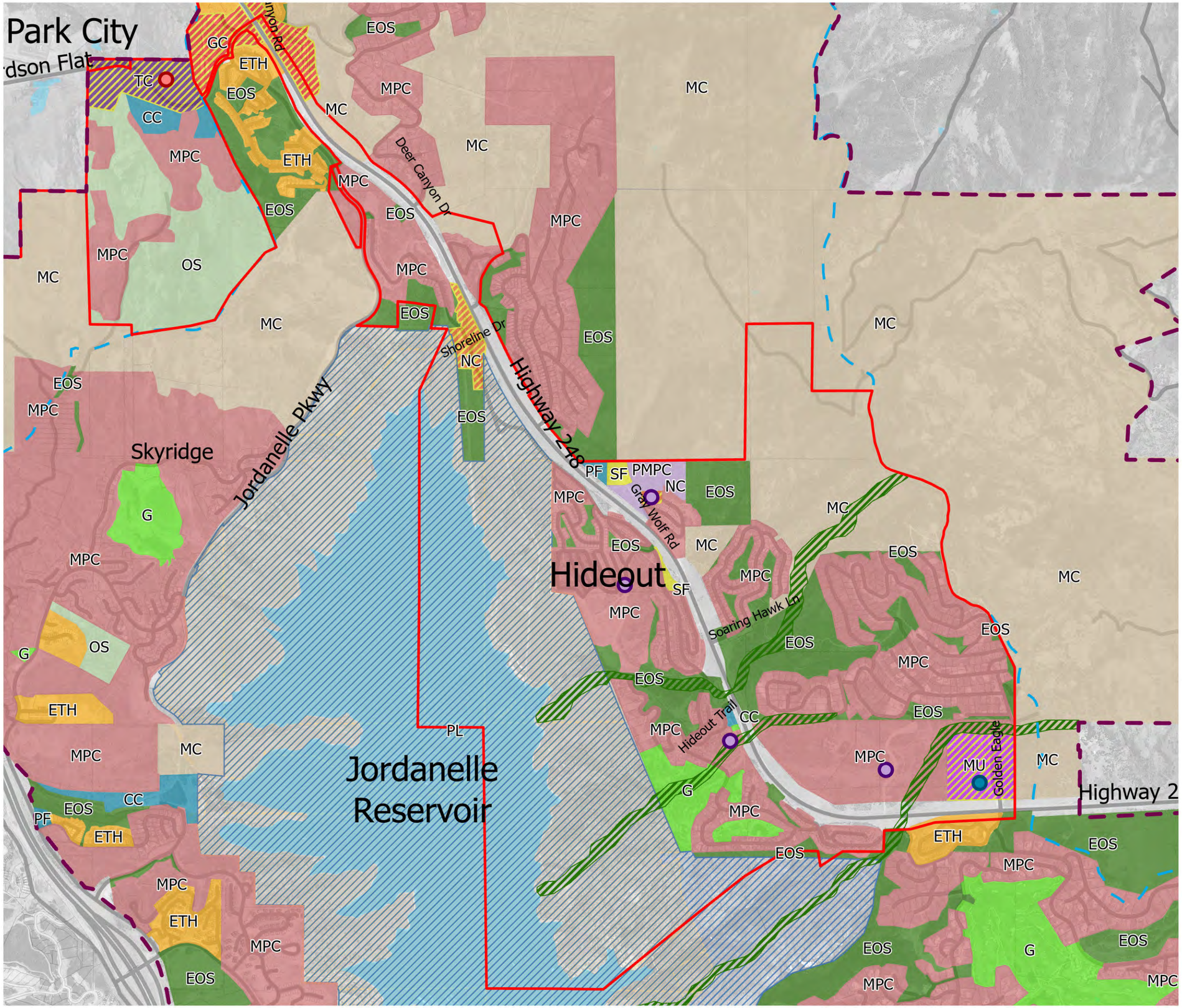
Next Steps

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.

Hideout

Future Land Use Plan

Draft



- Proposed Annexation Boundary
- City Boundaries
- Counties
- Existing Roads

Land Uses

- CC-Civic Center
- EOS-Existing Conserved Open Space
- ETH-Existing Townhome Community
- G-Golf Course
- GC-General Commercial
- MC-Mountain Conservation
- NC-Neighborhood Center
- MU-Mixed Use
- TC-Town Center
- OS-Proposed Open Space
- PF-Public Facility
- SF-Single Family Residential
- CO-Commercial Overlay
- PL-Public Lands
- MPC-Master Planned Community
- PMPC-Proposed Master Planned Community
- Lakes
- Wildlife Corridor
- Mixed-Use
- Neighborhood Center
- Town Center

Federal and State Parcels

- Federal
- Private
- State

Please Provide Feedback!

N

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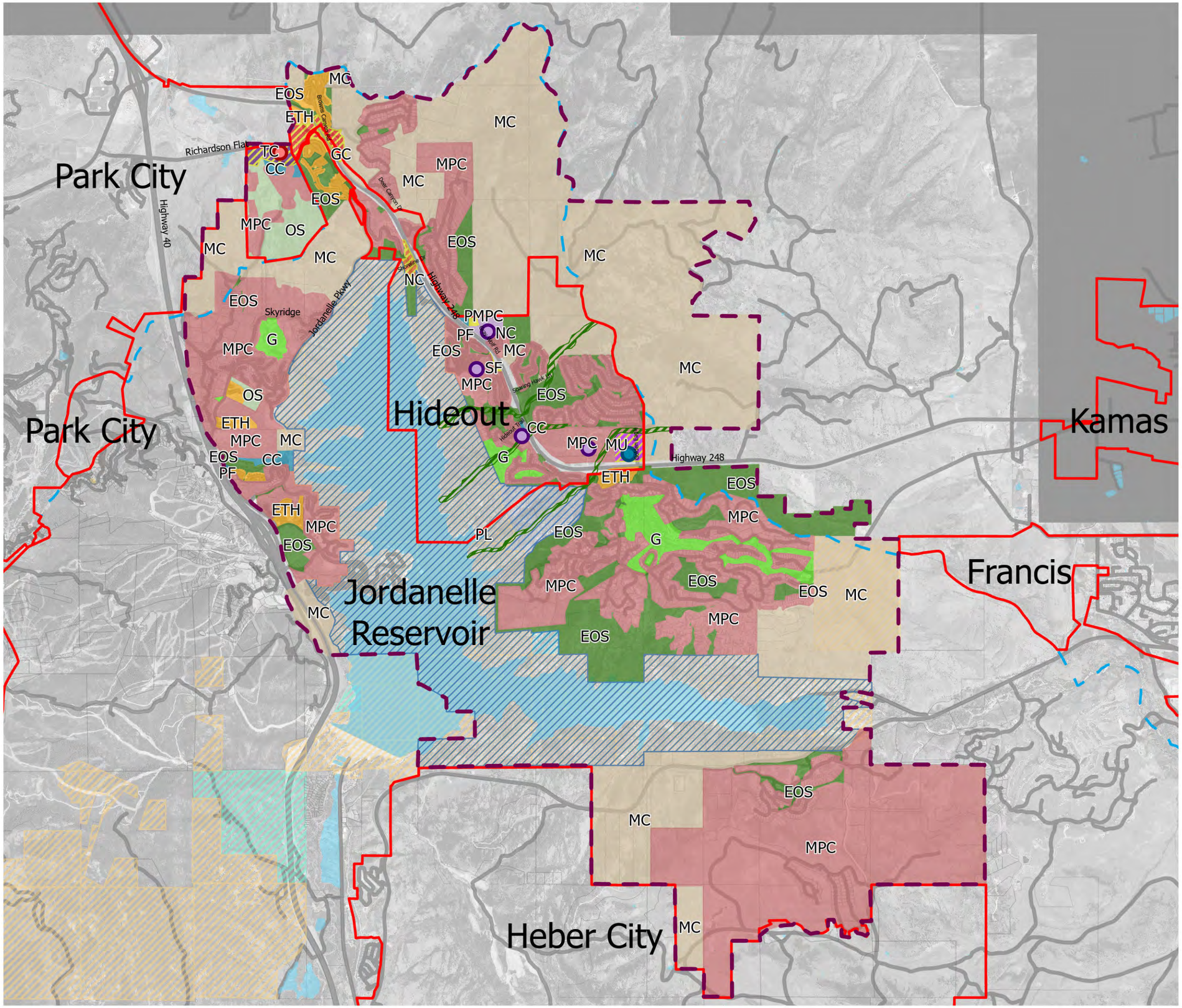
CITI DESIGN

HIDEOUT UTAH

Hideout

Future Land Use Plan

Draft



- Proposed Annexation Boundary
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Federal and State Parcels

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Please Provide Feedback!

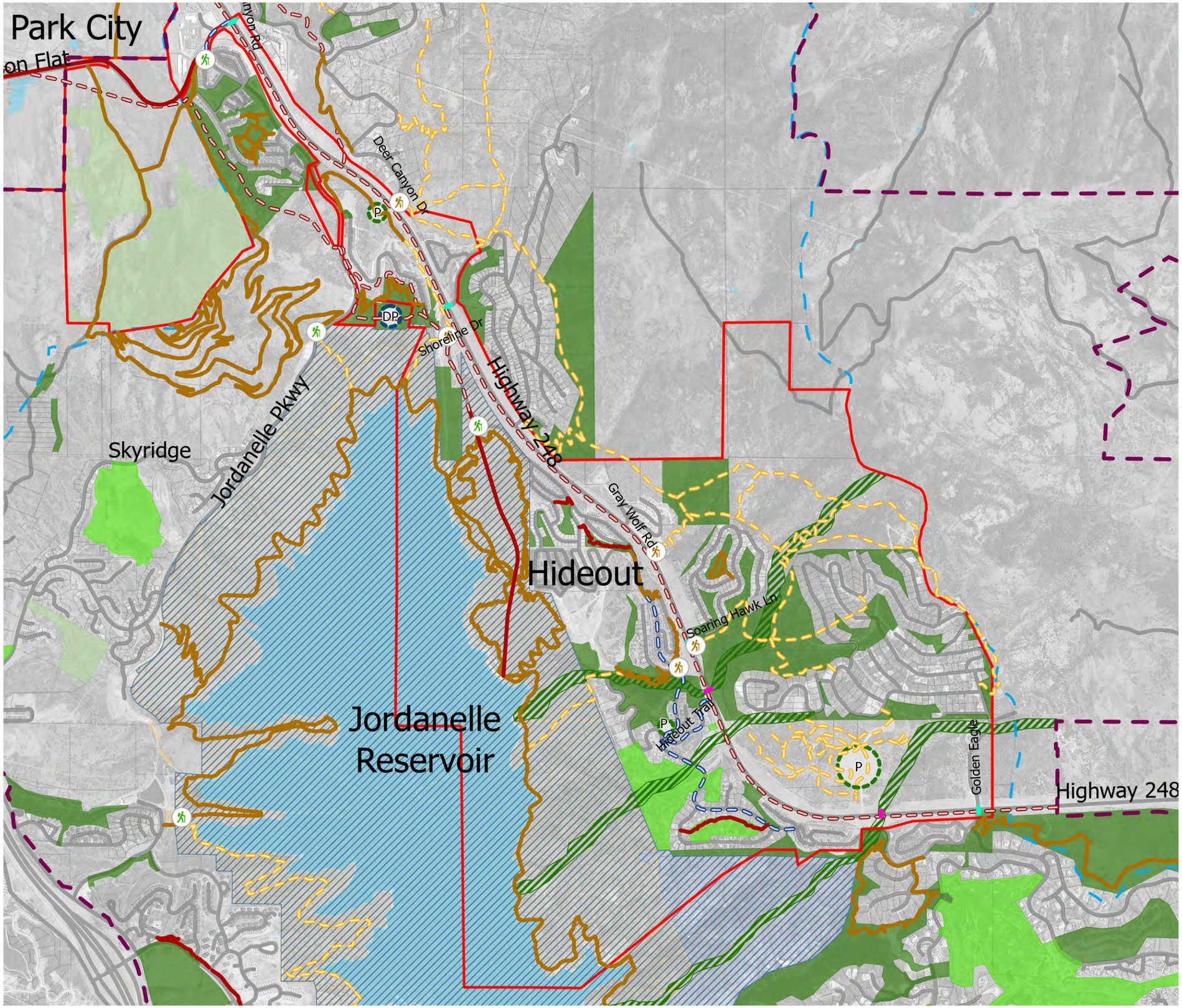
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0 0.75 1.5 3 Miles

CITI DESIGN HIDEOUT UTAH

Hideout

Active Transportation & Open Space Plan Draft



- Proposed Annexation Boundary
- City Boundaries
- Counties
- Existing Roads

Trailheads

- Existing
- Proposed

Enhanced Crossing

- Pedestrian and Bike Crossing-Vertical Seperation
- Wildlife Tunnel

Existing Trails

- Natural Surface
- Paved

Proposed Trails

- Natural Trail
- Paved Trail
- Bike Lane

Parks and Open Space

- EOS-Existing Conserved Open Space
- G-Golf Course
- OS-Proposed Open Space
- PL-Public Lands
- DP-Desired Park
- P-Planned Park
- Wildlife Corridor
- Lakes

Federal and State Parcels

- Federal
- Private
- State

Please Provide Feedback!

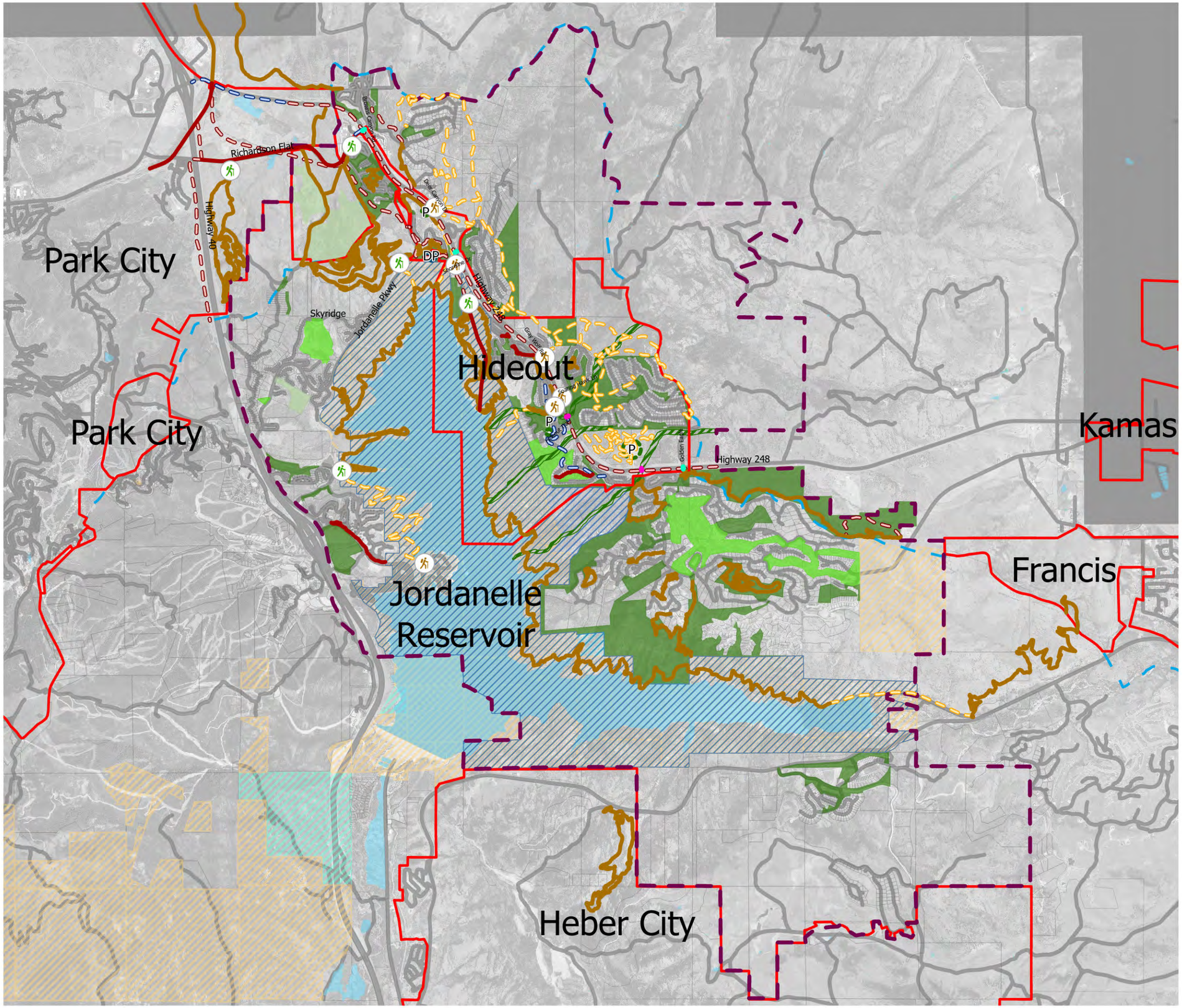
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CITI DESIGN HIDEOUT UTAH

Hideout

Active Transportation & Open Space Plan Draft



- Proposed Annexation Boundary
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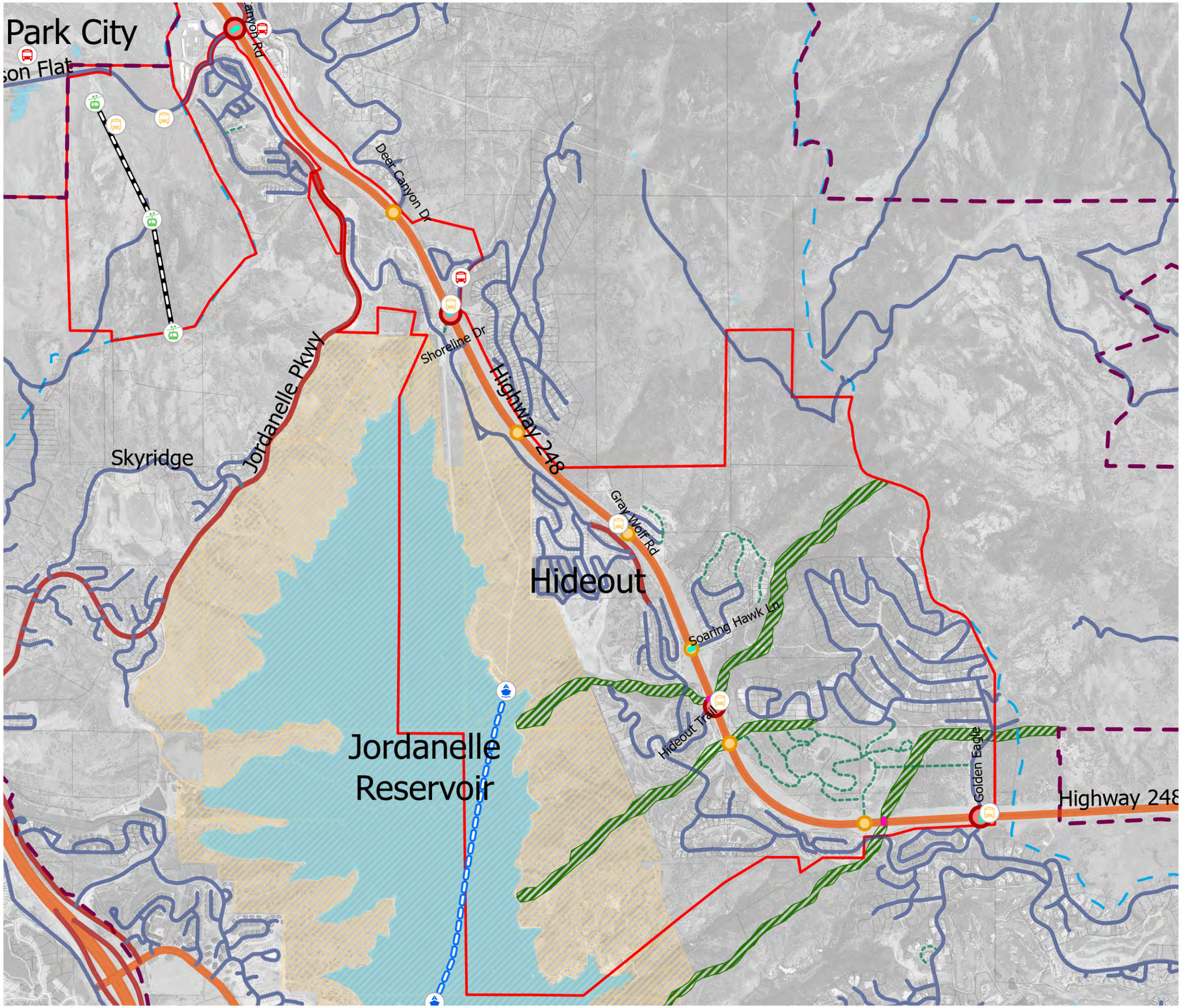
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CITI DESIGN HIDEOUT UTAH

Hideout

Transportation Plan Draft



- Proposed Annexation Boundary
- City Boundaries
- Counties

UDOT_Intersections

- Major Intersection [Light]
- Minor Intersection

Transit Stops

- Existing Bus Stop
- Proposed Bus Stop
- Proposed Dock
- Proposed Station

Roads

- Highway
- Collector
- Local
- Proposed Local

Enhanced Crossing

- Pedestrian and Bike Crossing-Vertical Seperation
- Wildlife Tunnel

Transportation

- Chairlift
- Water Taxi
- Lakes
- Wildlife Corridor

Federal and State Parcels

- Federal
- Private
- State

Please Provide Feedback!

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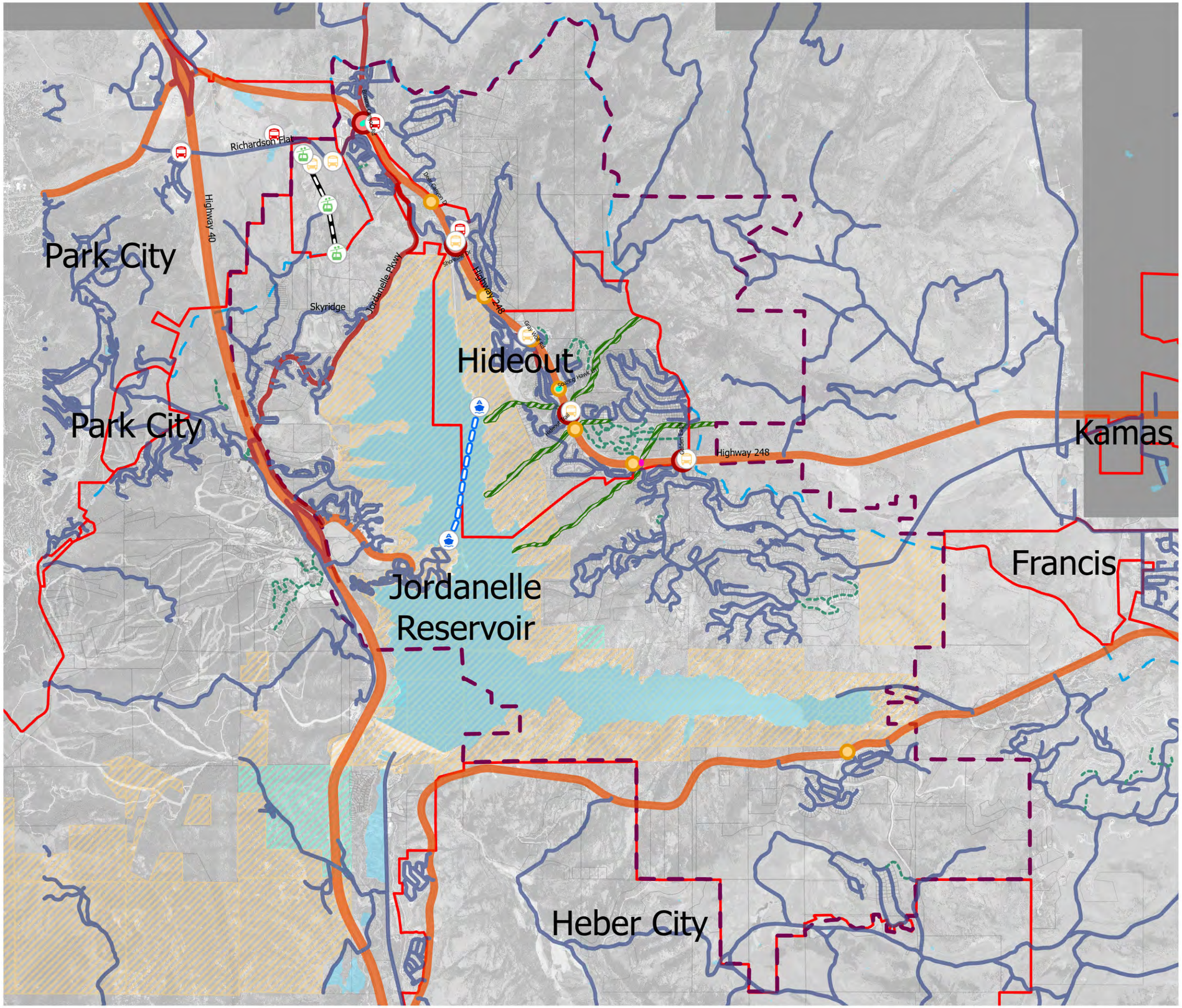
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CITI DESIGN HIDEOUT UTAH

Hideout

Transportation Plan

Draft



- Proposed Annexation Boundary
- City Boundaries
- Counties

UDOT_Intersections

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Federal and State Parcels

- Federal
- Private
- State

Please Provide Feedback!

N

0 0.75 1.5 3 Miles

CITI DESIGN

HIDEOUT UTAH

File Attachments for Item:

3. Silver Meadows Annexation - short overview to ensure new Planning Commissioners have an understanding of what was approved for this annexation.

integrated planning & design

Staff Report – Regarding the Silver Meadows Annexation

To: Rachel Cooper, Chair
Hideout Planning Commission

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

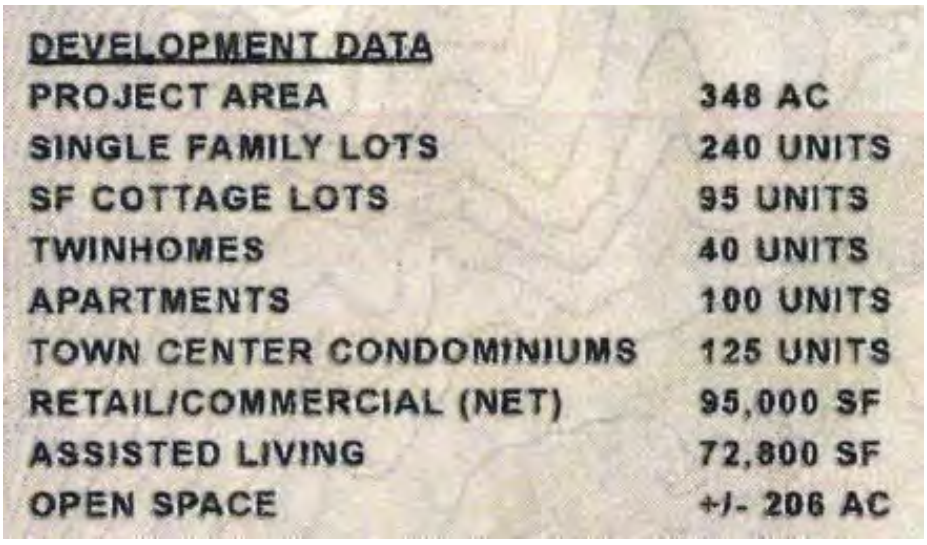
Re: Overview of the Sliver Meadows Annexation

Date: March 19, 2026 Planning Commission Meeting

Background

Chair Rachel Cooper requested a short update regarding the Silver Meadows annexation that was approved by the Town Council via an Annexation Master Development Agreement (AMDA) that was executed on October 16, 2020. The following information should provide a high-level overview of the proposed project.

The following land uses were approved for the +/ 350 acre site:



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

Housing
A minimum of 20% of the total residential units shall be affordable housing with an average AMI (Area Median Income) that is equal to or less than 80% of the area AMI.

The table below illustrates the proposed housing type and commitment to affordability in the Silver Springs development:

Type	Units	Market	Affordable	AMI
Single Family	240	240	0	
Cottage	95	55	40	100%-120%
Twin Townhome/Cottage	40	40	0	
	125	95	30	80%
Town Center Condos				
Town Center Apartments	100	50	50	50%-80%
	600	**480**	**120**	

Commercial Development

+/- 95,000 SF of retail/commercial development is approved/required as part of the AMDA.

The AMDA has a very detailed build-out schedule that ensures the proposed commercial development is built simultaneous to, and in proportion with, the residential development.

Senior/Community Center

The Senior/Community Center will be constructed by the Master Developer.

Assisted Living Facility

The Assisted Living Facility is an option that is provided to the Master Developer to build in the location identified in the Concept Site Plan.

Concept Site Plan

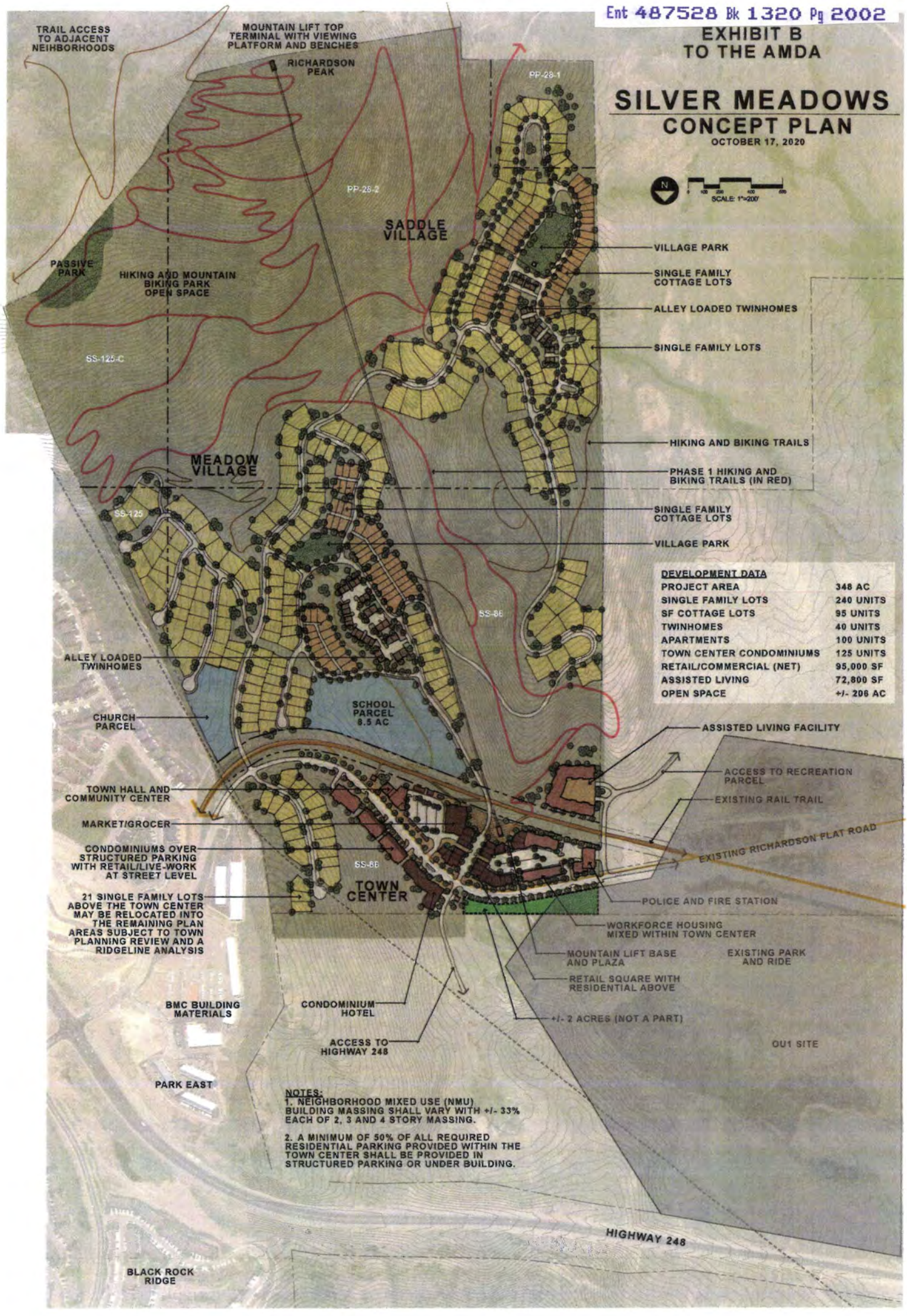
The Concept Site Plan is attached and provides a spatial overview of the full 350 acres.

Ent 487528 Bk 1320 Pg 2002

EXHIBIT B
TO THE AMDA

SILVER MEADOWS
CONCEPT PLAN
OCTOBER 17, 2020

SCALE: 1"=200'



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

NOTES:
1. NEIGHBORHOOD MIXED USE (NMU) BUILDING MASSING SHALL VARY WITH +/- 33% EACH OF 2, 3 AND 4 STORY MASSING.

2. A MINIMUM OF 50% OF ALL REQUIRED RESIDENTIAL PARKING PROVIDED WITHIN THE TOWN CENTER SHALL BE PROVIDED IN STRUCTURED PARKING OR UNDER BUILDING.