HIDEOUT, UTAH
PLANNING COMMISSION
SPECIAL MEETING AND PUBLIC HEARING
April 08, 2026
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Hideout Planning Commission will hold a Special Meeting for a Public Hearing at 6:00 PM, or soon thereafter, on Wednesday, April 8, 2026, in the Town of Hideout Council 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 | **Meeting ID:** 435 659 4739

6:00 PM

I. Welcome and Call to Order

II. Roll Call

III. Public Hearing

1. Public Hearing - The Planning Commission may take action following Public Comment and upon conclusion of the public hearing.

   Review and Consideration of a Recommendation to the Town Council to amend the Official Town of Hideout Municipal Code to allow the Planning Commission to reduce the required minimum setbacks in the Neighborhood Mixed Use (NMU) to accommodate public safety facilities.

IV. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above Wednesday, April 8, 2026, Hideout Planning Commission Special Meeting and Public Hearing 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

INTEGRATED planning & design

Staff Report for Recommended Revisions to the NMU Zoning District

To: Rachel Cooper, Chair
Town of Hideout Planning Commission

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

Re: Proposed Revisions to Setback Language in the NMU Zoning District

Date: Prepared for the April 8, 2026 Special Planning Commission Meeting

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Submittals: *Pending Revisions to the Setback Section in NMU District for Public Safety Buildings*

Background

The Town Council and the Planning Commission have been working with the Wasatch Fire Department over the course of the past year to secure a location within the community for the construction of a new fire station. The land that the Town has opted to lease to Wasatch Fire Department is an oddly shaped (triangular) parcel along SR248. Given the property's unique shape, and the Town's desire to quickly accommodate a new fire station, staff recommends the Planning Commission and the Town Council consider some text revisions to the setback section of the Neighborhood Mixed-Use (NMU) zoning ordinance to allow for setback reductions for public safety buildings.

Proposed Zoning Ordinance Revisions

The Neighborhood Mixed Use (NMU) zoning designation has setbacks as follows:

Setbacks	
Minimum Front Setback from right of way	0'
Maximum Front Setback from right of way	10'

Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	30'
Minimum Side Setback	30'

The following text is recommended for inclusion in the Neighborhood Mixed-Use (NMU) zoning district section:

The Planning Commission may approve a reduction in the otherwise applicable setback requirements for a public safety facility, including a fire station, police facility, emergency medical services facility, or other government-owned or government-operated public service building or facility, when the Planning Commission finds, based on substantial evidence in the record, that:

(1) the setback reduction is reasonably necessary to accommodate the location, construction, or operation of the facility and to allow the facility to perform its intended public safety function;

(2) the setback reduction is the minimum reasonably necessary to address the operational needs of the facility or the physical constraints of the site;

(3) the facility, as designed and conditioned, will not create unreasonable adverse impacts on adjacent property, to the extent such impacts can be mitigated through reasonable conditions; and

(4) the setback reduction serves the public health, safety, and welfare.

Recommendation and Next Steps

The Planning Commission should discuss any issues or concerns with the proposed revisions to the text regarding setbacks in the Neighborhood Mixed Use (NMU) zoning district and consider forwarding a favorable recommendation to the Town Council.