HIDEOUT, UTAH
PLANNING COMMISSION REGULAR MEETING
May 21, 2026
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Hideout Planning Commission will hold a Regular Meeting at 6:00 PM, or soon thereafter, on Thursday, May 21, 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

Regular Meeting
6:00 PM

I. Call to Order

II. Roll Call

III. Public Comment

1. 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. Agenda Items

1. Fire Station - Planning Commission consideration for approval of reduced setbacks based on site conditions.
2. General Plan Update and Community Survey Results for Survey #2.
3. Discussion and consideration to move the Regular Planning Commission Meeting in June to another date.

V. Approval of Meeting Minutes

1. Approval of the February 19, 2026 Planning Commission Meeting Minutes.
2. Approval of the March 19, 2026 Planning Commission Meeting Minutes.

VI. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above Thursday, May 21, 2026, Hideout Planning Commission Regular Meeting 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 5.19.2026

File Attachments for Item:

1. Fire Station - Planning Commission consideration for approval of reduced setbacks based on site conditions.

INTEGRATED planning & design

Staff Report – Fire Station Setback Confirmation

To: Rachel Cooper, Chair
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 May 21, 2026 Planning Commission Meeting

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Submittals: *Updated Site Plan with Setbacks Clearly Illustrated (April 1, 2026)*

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. Over the course of the past few months, the Planning Commission and the Town Council have approved the new zoning designation (Neighborhood Mixed Use, NMU) for the site, as well as approved a Conditional Use Permit (CUP), and a subdivision plat.

The land that the Town leased to Wasatch Fire Department is an oddly shaped (triangular) parcel along SR248. Given the property's unique shape, staff recommended 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. These text revisions were adopted by the Town Council on April 9, 2026.

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 was approved in April 2026 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.*

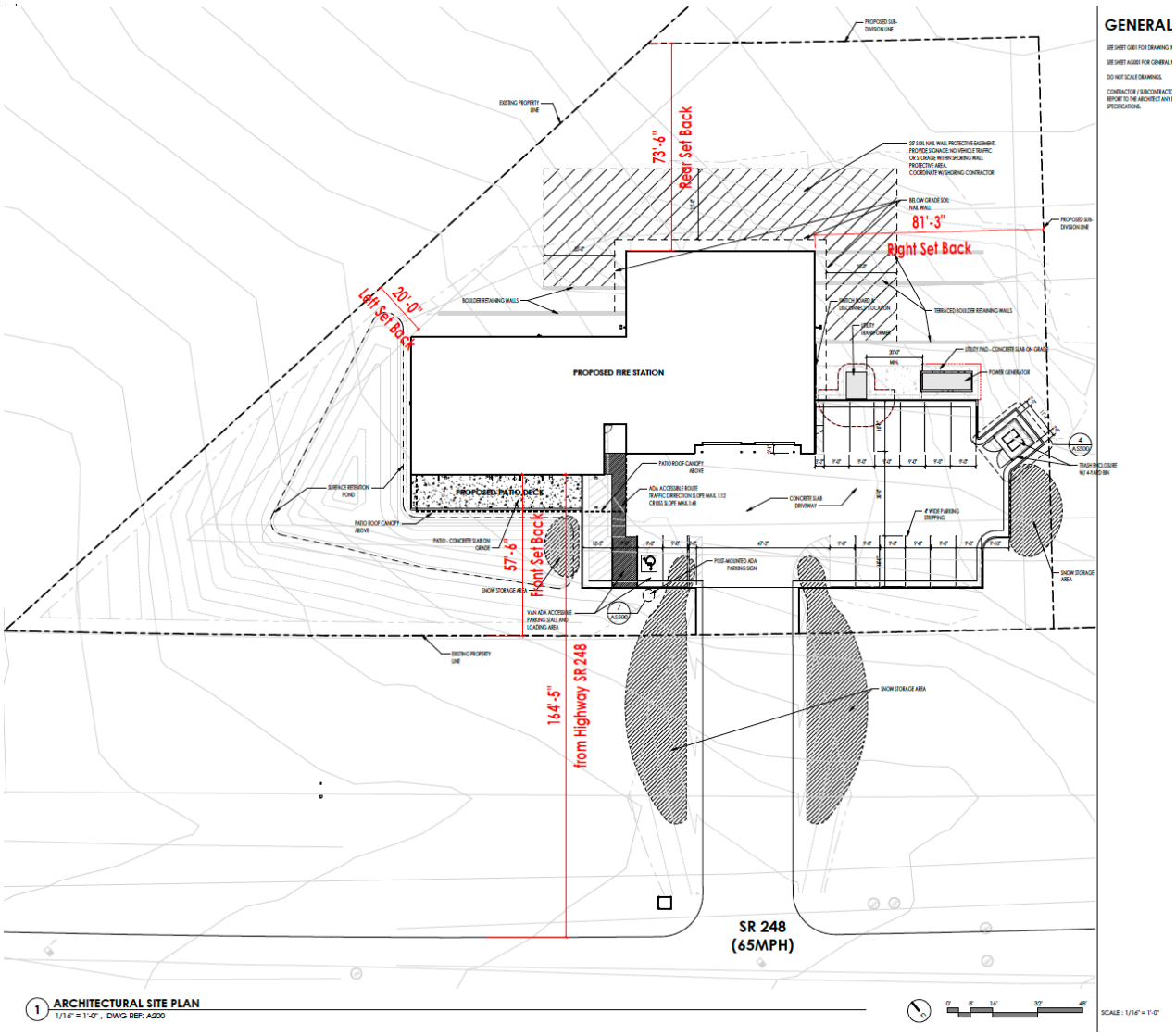
Proposed Fire Station Site Plan

The fire station submitted the following revised site plan (following page) clearly illustrating the setbacks. The north side of the property has a 20'-0" setback where 30'-0" is required. Additionally, the trash enclosure, an accessory structure, is situated a few feet from the side property line, and well within the 20'-0" side yard setback. The setback reductions require approval from the Planning Commission based on a review of the conditions outlined above for the NMU.

The Applicant proposes a soil nail wall easement that extends 25'-0" behind the rear wall of the building. On this north side, this encroaches into the side yard setback of 30'-0" and should be reviewed as well.

Staff recommends a condition of approval to allow for some revisions to the proposed landscape plan to ensure the appropriate screening, ground cover, and plant material.

Site Plan w/ Setbacks Labeled



Recommendation and Next Steps

The Planning Commission should review the applicable NMU zoning district standards, discuss any associated concerns, and consider approval of the proposed setback reductions for the new fire station. The Planning Commission may also consider whether any conditions of approval are necessary to ensure compatibility with surrounding properties and compliance with the intent of the NMU zoning district.

File Attachments for Item:

2. General Plan Update & Community Survey Results for Survey #2

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 and Town Survey #2 Results

Date: May 21, 2026 Planning Commission Meeting

Background
Two Community Open Houses were held on September 25, 2025, and February 10, 2026, to gather public input and present draft materials related to the General Plan update. At the meetings held on March 19, 2026 and April 16, 2026, the Planning Commission finalized questions for a second community survey.

The survey was available on the Town's website from April 20 through May 15, 2026, and received responses from 85 participants.

Some Key Takeaways

- **Residents generally support investments that improve connectivity and mobility, particularly if they are convenient and practical.**
  Survey responses suggest strong interest in improving transportation options, including bus service enhancements and safer pedestrian/bicycle connections across SR248. Convenience, reduced travel times, and ease of access appear to be critical factors influencing whether residents would use alternative transportation options.

- **There is a strong community emphasis on preserving open space and maintaining community character as growth occurs.**
  When asked about concerns related to future growth, respondents overwhelmingly identified traffic, water availability, and especially the preservation of open space and viewsheds as major concerns. Responses also suggest that residents generally view annexation more favorably when tied to open space preservation or meaningful community benefits rather than solely financial reasons.

- **Residents highly value recreation, trails, and outdoor amenities as core components of the community's identity and quality of life.**
  Survey responses indicate strong use of the Town's trail system and significant interest in

future recreational amenities, including parks, pickleball courts, gathering spaces, and potential reservoir-related opportunities. This reinforces the importance of recreation and outdoor access as central community priorities.

- **Community gathering spaces and events appear to be important opportunities for strengthening social connections and year-round community life.**
  Residents expressed interest in events such as concerts, festivals, farmers markets, and other community-wide activities, suggesting continued support for investments that foster a stronger sense of community identity and social interaction.

- **Residents appear open to thoughtful long-term investments in community amenities, but cost sensitivity remains important.**

  Responses regarding recreation center memberships suggest interest in expanded community facilities, though willingness-to-pay responses indicate that affordability and long-term operational considerations will likely remain important factors as future amenities are evaluated.

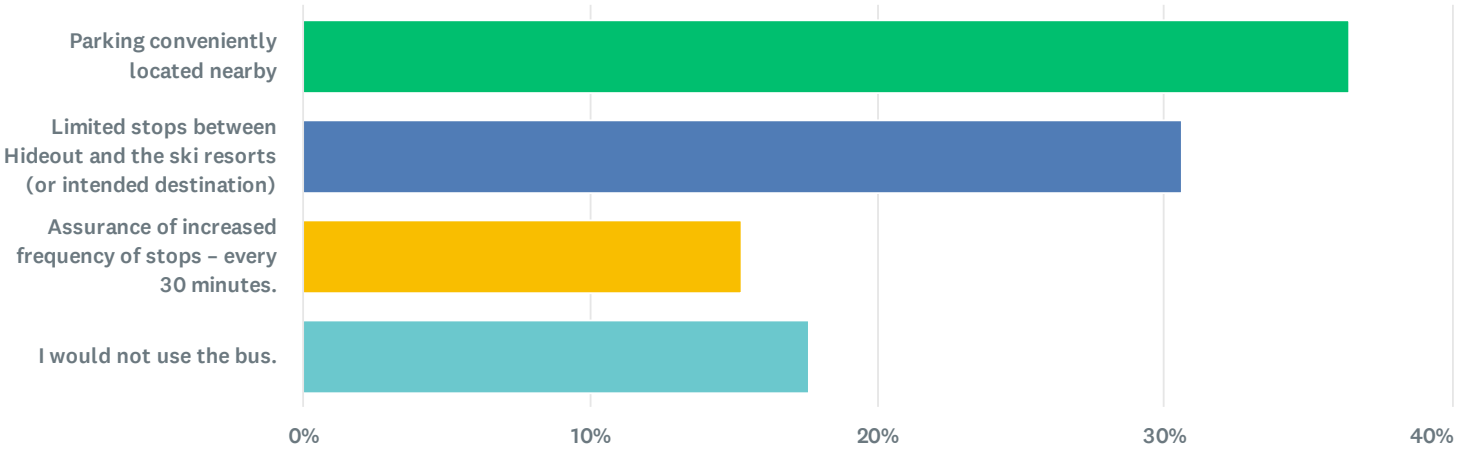
At this meeting, staff proposes reviewing the survey results and receiving an update from the planning consultants regarding project progress to date, including updated mapping, emerging themes, and potential next steps. This meeting will provide an opportunity for the Planning Commission to ask questions, provide feedback and direction, and discuss key issues as the project continues to move forward.

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

Q1

85 responses

If new bus stops were added on SR248, what be the most important criterion for you to consider using the bus?

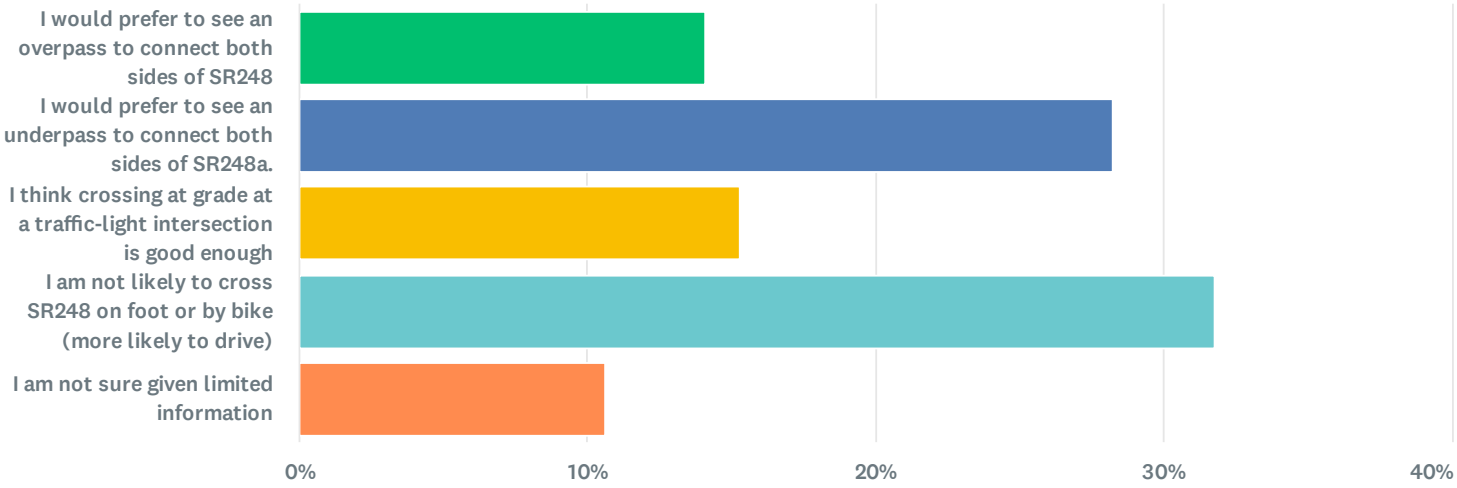


Answer Choices	Percentage	Responses
Parking conveniently located nearby	36.47%	31
Limited stops between Hideout and the ski resorts (or intended destination)	30.59%	26
Assurance of increased frequency of stops – every 30 minutes.	15.29%	13
I would not use the bus.	17.65%	15
Total		85

Q2

85 responses

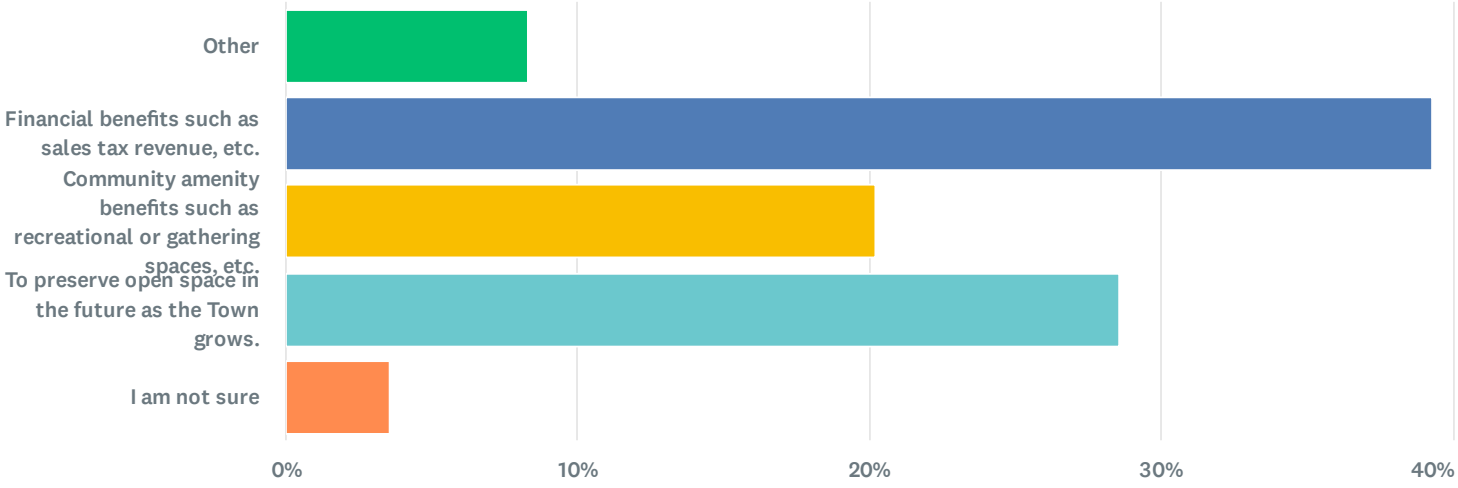
Pedestrian/bike overpass and tunnel opportunities to connect both sides of Hideout across SR248 have been discussed in the past. Assuming state and/or county financial support, which of the following best reflects your thinking on this issue:



Q3

84 responses

If the Town were to consider annexing additional land, what should be the primary reason for doing so?



RESPONSES (0) WORD CLOUD TAGS (0)

Search Responses

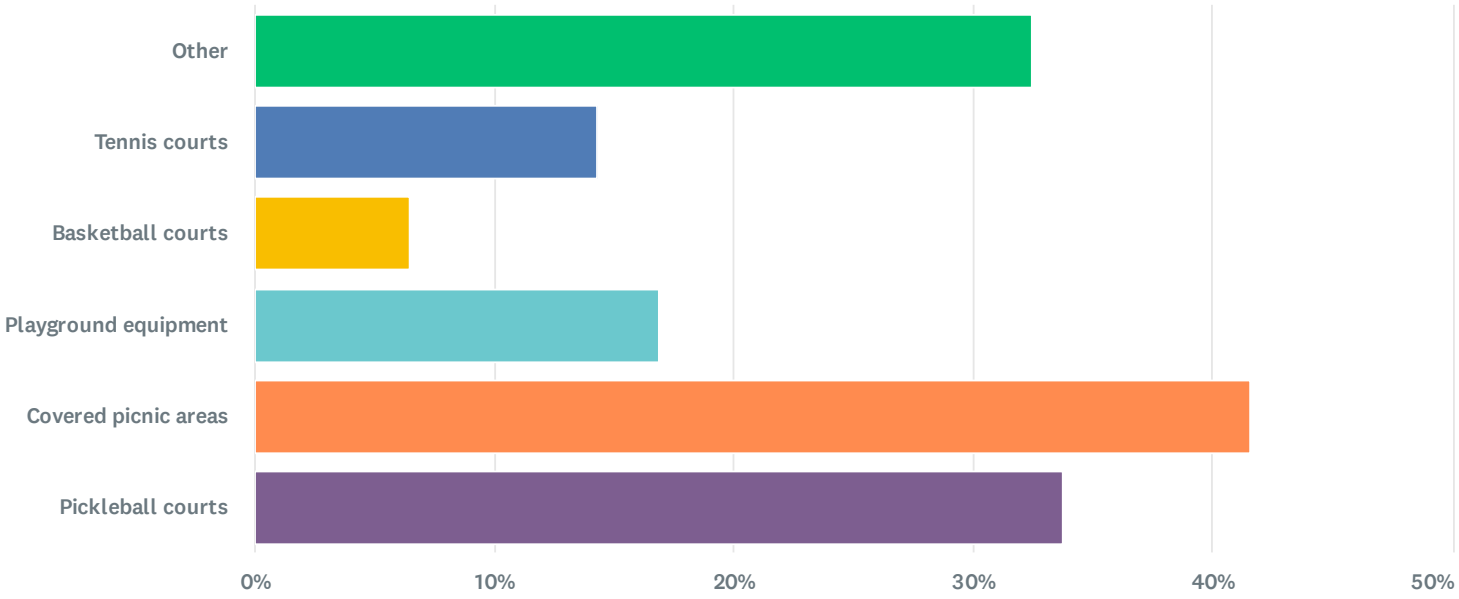
Filter: by tag by sentiment

No responses yet

Q4

77 responses

What types of amenities would you like to see in future parks?



RESPONSES (0) WORD CLOUD TAGS (0)

Search Responses

Filter: by tag

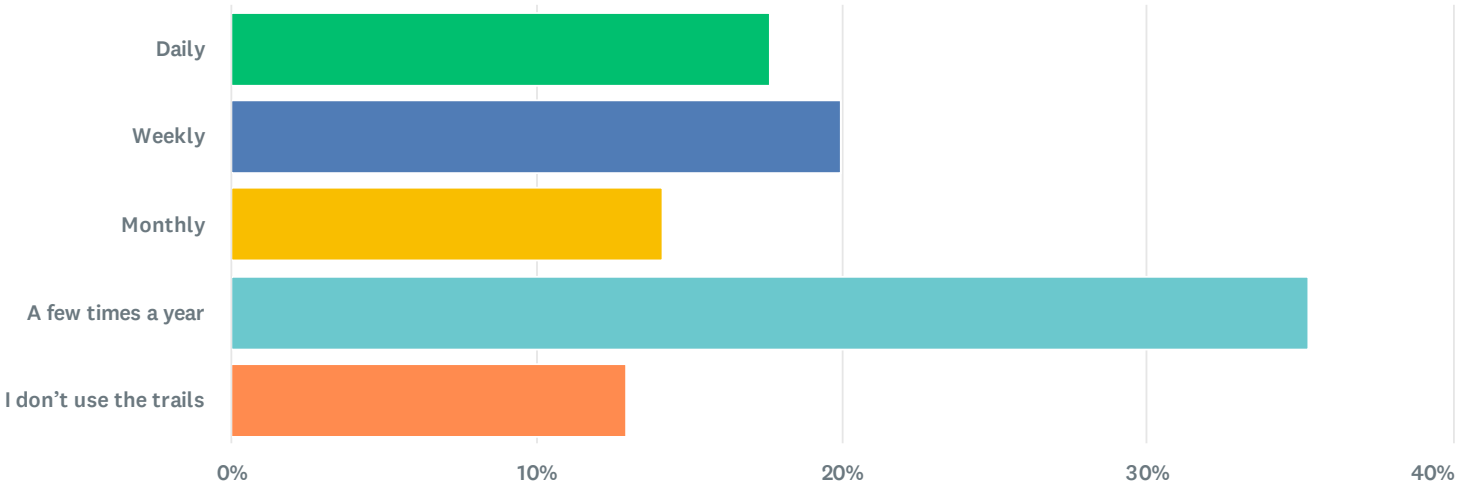
by sentiment

No responses yet

Q5

85 responses

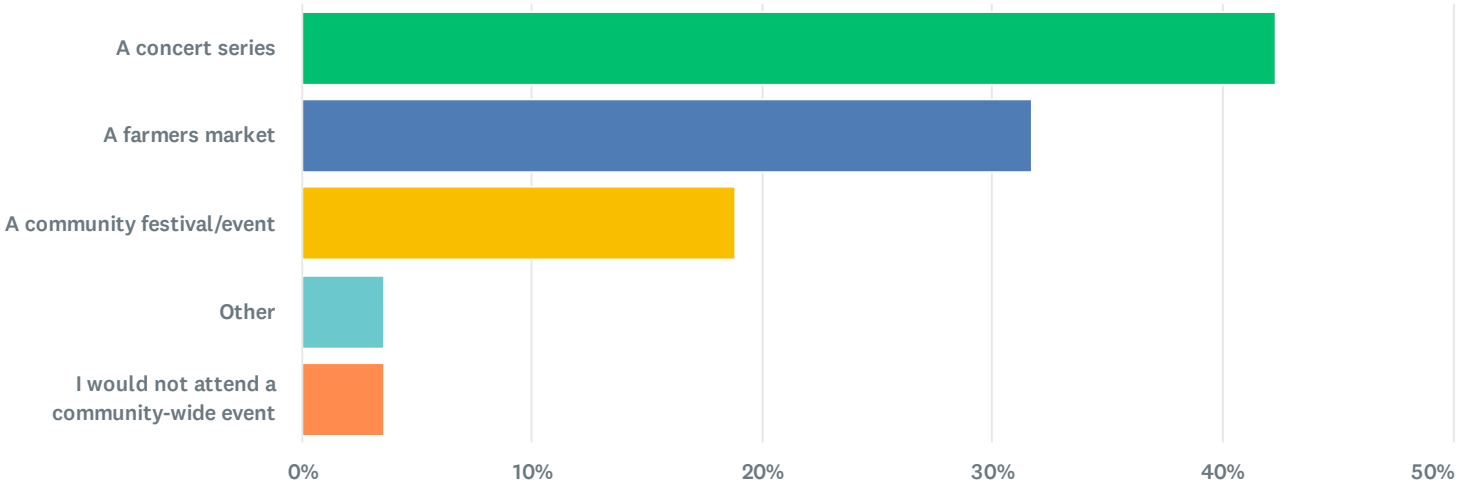
How often do you use the Town’s trail system?



Q6

85 responses

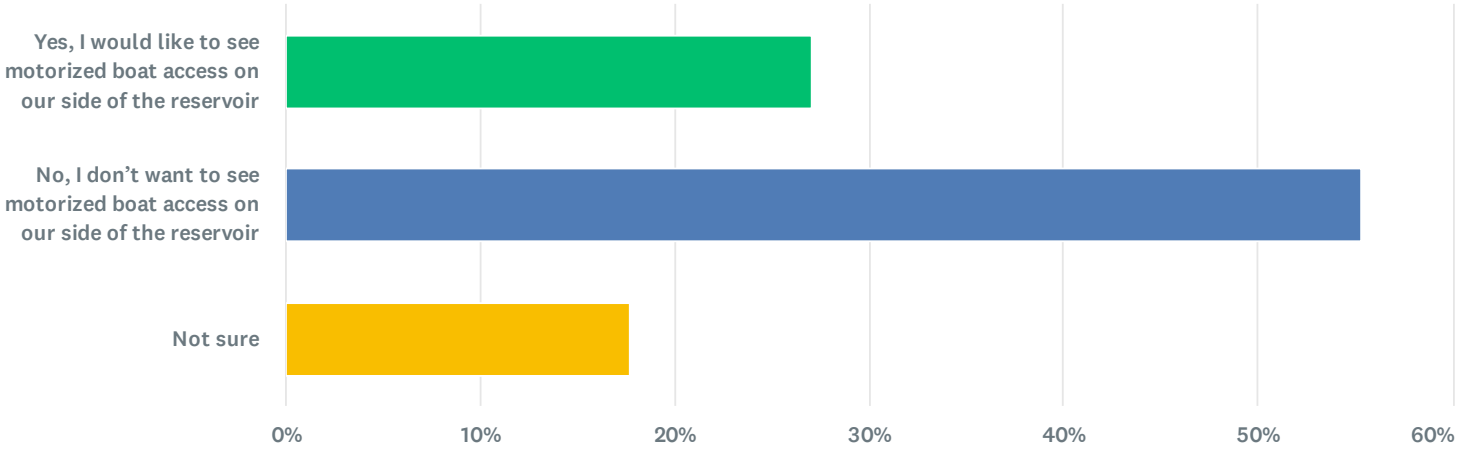
The Town generally hosts a community gathering event once or twice during the summer months. Which of the following would you be most likely to attend?



Q7

85 responses

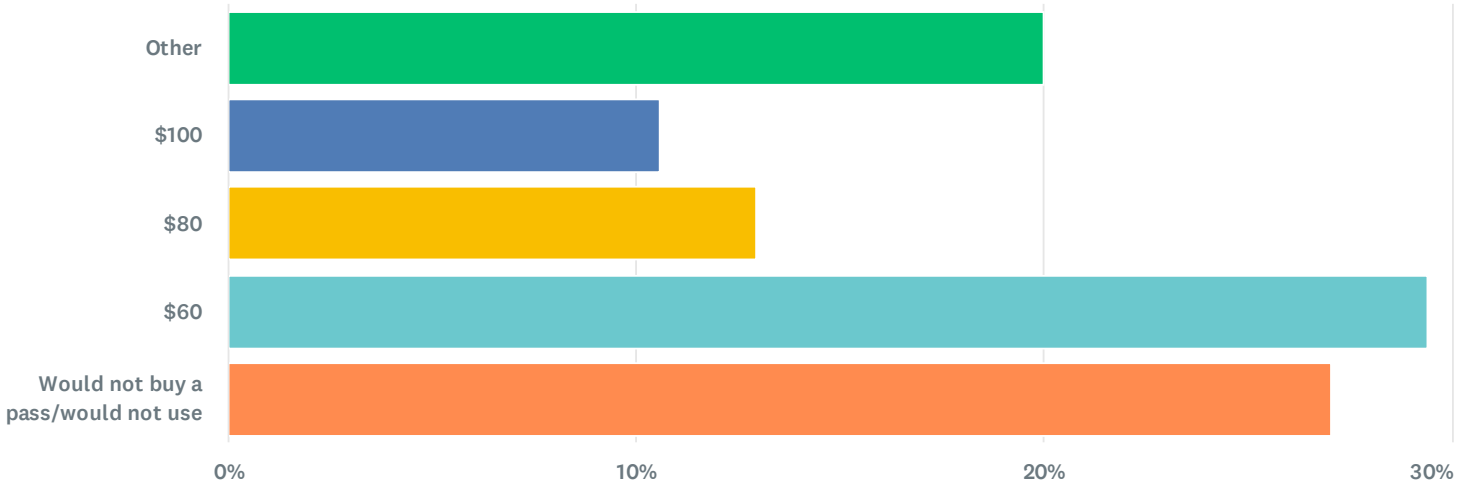
Should the Town more directly coordinate with the State Park to look into shared opportunities on the Jordanelle Reservoir (e.g., motorized boat access, a water taxi across the lake, etc.)?



Q8

85 responses

How much would you be willing to pay for a monthly pass for the use of a community-wide recreation center (e.g., outdoor pool, gym, hot tub, etc.)



RESPONSES (0) WORD CLOUD TAGS (0)

Search Responses

Filter: by tag

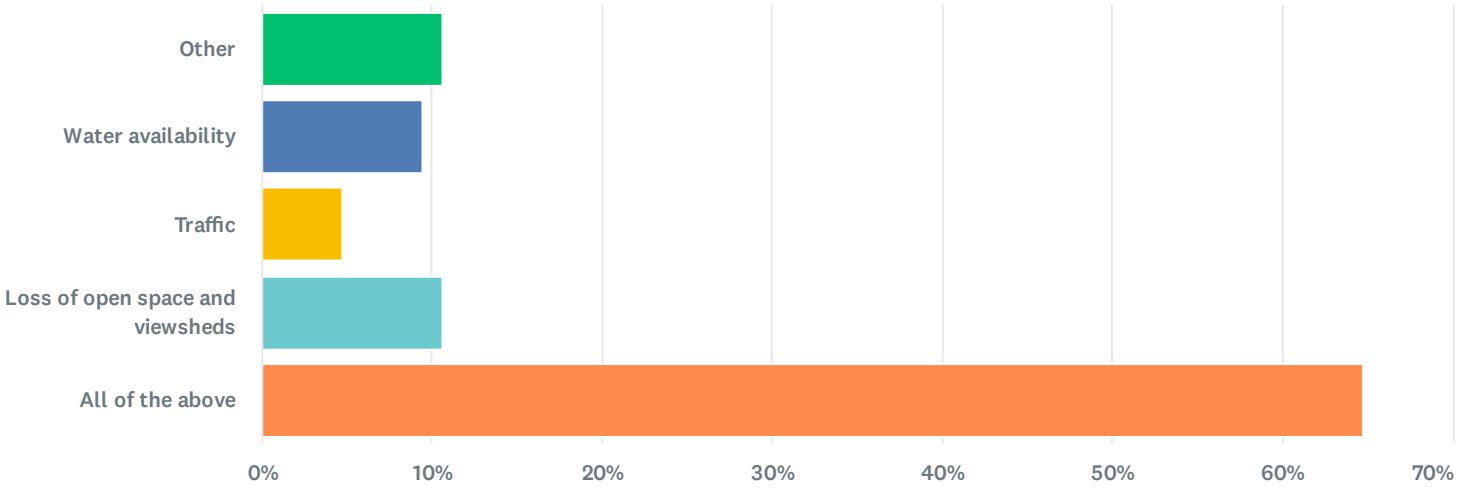
by sentiment

No responses yet

Q9

85 responses

What is your biggest concern when you think about future growth in Hideout?



RESPONSES (0) WORD CLOUD TAGS (0)

Search Responses

Filter: by tag

by sentiment

No responses yet

Q10 Do you have any final issues or concerns to share?

Answered: 42 Skipped: 43

Q10 Do you have any final issues or concerns to share?

Answered: 42 Skipped: 43

#	RESPONSES	DATE
1	We need the HOA to manage the weeds in our community spaces better! Residents are required to do weed abatement and yet they are all over our community spaces, which spreads.	5/15/2026 6:38 PM
2	Need for dog park and more trails in deer waters area	5/14/2026 9:43 AM
3	It is heartbreaking to witness the dense over development with disregard to wildlife and nature, that we all came here to enjoy . We do not want to see PC transforming into SLC. Please build wildlife bridges and / or underpass for wildlife; it is heartbreaking to see so many animals dead on the roads. No to mention the risk of human injuries as well. KEEP SOME NATURE LEFT !	5/13/2026 9:46 PM
4	Since part of our taxes or HOA dues goes to the golf course, I would like to see people being able to walk on the golf course when the golf course is not open. Such as after the last golfer goes out at the end of the day or when they are closed on Monday.	5/13/2026 11:54 AM
5	Speed monitoring would be nice. We live on N Hideout Trail. Residents and contractors alike fly up and down the hill. Not safe for dogs and children	5/13/2026 10:57 AM
6	Stop signs are necessary on North Shoreline dr to protect children, pedestrians and bikers. Many cars and large construction trucks travel at high speed on this town road. It is a safety issue for the residents of Hideout. More parking pad options could be made available to the residents as well.	5/13/2026 9:56 AM
7	The building ordinances Town Council developed should be adhered to, specifically, set-backs and road widths. Wildfire risk should have been included in this survey somehow.	5/13/2026 8:27 AM
8	The entrance on the ross Creek side is a mess and embarrassing, please fix this	5/13/2026 8:21 AM
9	HOA not enforcing regulations listed in CCR's.. street parking... set backs of rock walls 10' from street, landscaping not completed within stated guidelines...	5/12/2026 1:58 PM
10	What is Hideout doing with the money it gets from MIDA every Year?	5/12/2026 12:46 PM
11	I listed a concert series under question 6, but I would also support a farmers market and other community events.	5/12/2026 10:44 AM
12	Plan design fees and Building permit fees are too high and should not be based on construction costs.	5/11/2026 2:11 PM
13	concerned about homes being built too high. should be 35 feet from street MAX, Not grade level which seems subjective.	5/5/2026 5:56 PM
14	Traffic safety along our Rt 248 corridor is of most immediate concern. Suggest both lowering speed limit to 55 mph and adding a combination pedestrian and wildlife overpass	4/26/2026 4:55 PM
15	Maintain an illegal defense fund to fight against crooked and/or unethical developers.	4/25/2026 4:59 PM
16	This wonderful town of Hideout is going to become nothing more than suburban sprawl, if the building continues and no one wants to talk seriously about the traffic, or water supplies in the future. I left a big city so I wouldn't have to sit in traffic, and have the local government nickel and dime me to provide infrastructure/services etc for the masses. The more homes that are built and this town will become unrecognizable, and the more our property values will decline. People have invested a lot of money in their homes here and now I wonder if we made a mistake buying in Hideout when we need to move on in 15-20 years and we lose money on our home. Certain levels of development can be done right, and thoughtfully, but we all know who the real winners are: the builders/developers. While the residents are stuck with paying for the infrastructure and processing the changes in the quality of life.	4/25/2026 12:23 PM
17	Needs traffic calming.	4/24/2026 7:15 PM

18	I don't think the town has enough control over the development that is occurring and will occur. There are vehicles and trash everywhere. There are trucks dumping large rocks and wood in the streets. The town has no enforcement mechanism for its ordinances. The builders face no consequences for their actions that impact the residents. And while we have started to work hard around wildfire mitigation, there are dozens of empty lots whose owners aren't being encouraged/forced to become part of the effort. Not to mention CPA not yet participating, which greatly impacts my ability to firewise my house.	4/24/2026 12:23 PM
19	We need to find a way to get revenue for the town before the development end. We also need to be more serious about enforcing "firewise" practices that we have put into our Town Code and ending "Grandfathering" of older homes.	4/24/2026 10:08 AM
20	If a community wide recreation center is established, it needs to be adequately monitored and properly maintained. Only Hideout residents should be able to access it. If nonmembers want to join their Hideout friend to play pickleball, for example, they should be charged accordingly. I recommend the facility not be used as a daycare or playground for toddlers, and a hangout spot for minor youths. We don’t need another Basin Field Rec where toddlers are running around while their parents are exercising or kids are lounging on the benches/equipment talking loudly. 75% of Hideout residents are over 15 years old. In an ideal world, it would nice to have an adults only facility but I realize this is unlikely. To have a pleasant activity area, my suggestion is anyone age 10 and under is not permitted. Those between ages 11-17 must be accompanied and supervised by his/her adult parent at all times (you will know if they’re a minor per their membership application).	4/23/2026 3:19 PM
21	1. We need a better trail system for pedestrians and dog walking throughout hideout. Walking on our narrow streets is dangerous. 2. A turn lane and a light at the entrance to Hideout by Ross Creek of of 248 3. With the new Firewise landscape regulations, each neighborhood should have a few options of landscape to choose from to create an interesting and aesthetically pleasing look for our neighborhoods- not a “cookie cutter” boring look. 4. Bus from Richardson flats direct to Deer Valley East	4/23/2026 1:06 PM
22	How long before construction starts to see amenities go up?	4/23/2026 9:28 AM
23	we need a grocery, small eateries or restaurants	4/23/2026 7:58 AM
24	The growth here and in surrounding areas is forcing many people to leave. Soon we will just be sitting in the same traffic that I left in south florida. I’m trying to find another place to move and so are many of my friends. Get me out of this growth!	4/23/2026 7:30 AM
25	Don't put anymore traffic slow down equipment on the corner of Shoreline and Overlook put it by the people who want to slow down traffic. Sidewalks on shoreline would help to solve problem when you have people constantly walking down the main arterial street through Hideout no wonder they are afraid of being hit by a vehicle.	4/23/2026 7:11 AM
26	This survey needed more thought, refinement, and purpose before being published. Unclear how useful it will actually be.	4/23/2026 7:07 AM
27	Gas station and grocery store please	4/23/2026 5:59 AM
28	Really want more trails connecting our separate develpments so we can be a connected town.	4/22/2026 10:56 PM
29	We only have a small window to affect the planning for the future of Hideout and I do hope that we will do it thoughtfully and responsibly.	4/22/2026 8:44 PM
30	We live in a beautiful area that is being overrun by previously permitted development. I hope the developers will start to consider allowing for more open space and trails. While there are a small number of well built walking/built trails in the community, they seem to be disconnected and not in areas that are appealing. It would be great if we could gain direct access to the state park trails! I am not interested in an elaborate community center and pool that will inevitably turn into a controversial use of funds.	4/22/2026 8:24 PM
31	Trails are great, but biggest concerns are water and financial stability.	4/22/2026 8:11 PM
32	Yes, over building is very much a concern. Along with retail amenities such as grocery and gas stations. Keep the business tax base in town.	4/22/2026 7:49 PM
33	In Deer Springs, we were greatly disappointed tha	4/22/2026 7:08 PM
34	We need more restaurants, grocery and retail near us.	4/22/2026 4:47 PM

35	I am concerned about the golf course losing too much money. I would like to better understand its economics.	4/22/2026 4:47 PM
36	The speeding through neighborhoods is out of control!	4/22/2026 4:44 PM
37	how do we get the HOAs to take fire risk seriously and mitigate issues	4/22/2026 4:37 PM
38	The Lasso Trail Lake. It is embarrassing. I could be an asset. Currently a liability.	4/22/2026 4:22 PM
39	This is a great initiative. As stated, my main concern is that sr248 becomes too busy, noisy and dangerous	4/22/2026 4:22 PM
40	Can we get some retail and geocery	4/22/2026 4:07 PM
41	Would love some type convenience store with gas and food.	4/22/2026 4:07 PM
42	Speeding on Belaview and Ascent should be explored.	4/22/2026 4:05 PM

File Attachments for Item:

1. Approval of the Minutes - February 19, 2026 Planning Commission Meeting

Town of Hideout
Planning Commission Meeting Minutes
February 19, 2026 – 5:00 p.m.
Hideout Town Hall and via Zoom

The Planning Commission of the Town of Hideout held its regularly scheduled meeting on February 19, 2026, at 5:00 p.m. at Hideout Town Hall, with additional participation available through Zoom. The meeting was called to order and the Commission proceeded with the business items listed on the duly noticed agenda.

Commissioners Present:
Chair Pro Tem Donna Turner
Chair, Commissioner Rachel Cooper
Commissioner Cronin
Commissioner Powell
Commissioner Airmet
Commissioner Woltering

Excused:

Commissioner Winder at beginning of the meeting.

Staff Present:
Thomas Eddington [Town Planner]
Polly Mclean [Town Attorney]
Corbin Gordon [New Town Attorney]
Maria Devereux, Town Recorder

Public Present:
Rob Terry, Office of the Property Rights Ombudsman (land use trainer)
Jerry Crylan (Wildhorse applicant representative – via Zoom)
PT [Holmes Homes/developer representative – via Zoom]
Dan [consultant, trails/landscape – via Zoom]
Monica Johnson
Kevin Lothridge
Laura Lothridge
Ross Johnson
Brian Cooper
Bill [last name not stated on record]

1. Call to Order

Chair Pro Tem Donna Turner called the regular meeting of the Hideout Planning Commission to order at 5:00 p.m. on Thursday, February 19, 2026. A quorum was present.

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Roll call was taken verbally as Commissioners joined in person and via Zoom.

2. Approval of Meeting Minutes from December 18, 2025

Staff and Commissioners discussed that several current Commissioners were not present at the December 18, 2025 meeting and had concerns about approving minutes for a meeting they did not attend. Staff explained that under accepted practice, members who were not present may rely on the recollection of those who were present in order to approve minutes, to avoid having minutes that can never be approved.

Commissioners who had attended the December 18, 2025 Planning Commission meeting stated on the record that, to the best of their recollection, the minutes were accurate.

Motion: Commissioner Airmet moved to approve the December 18, 2025 Planning Commission meeting minutes.
Second by Commissioner Woltering.
The vote on the motion was as follows:
Commissioner Turner, Yes;
Commissioner Cooper, Yes;
Commissioner Winder, Excused
Commissioner Cronin, Yes;
Commissioner Powell, Abstain
Commissioner Airmet, Yes;
Commissioner Woltering, Yes;
The motion passed unanimously.

3. Welcome Newly Appointed Planning Commissioners – JD Cronin and Dr. C. Power
   Chair Pro Tem Turner welcomed newly appointed Commissioners JD Cronin and Dr. C. (Steve) Power. Commissioner Powell briefly introduced himself and noted his medical background and recent relocation to Hideout. Commissioner Cronin summarized his financial industry experience and expressed appreciation for the opportunity to serve. Both Commissioners stated they look forward to contributing to the community.

4. Land Use Training – Rob Terry, Office of the Property Rights Ombudsman
   Rob Terry provided required land use training and explained the role of the Ombudsman's Office in supporting municipalities with education, mediation, and advisory opinions. He gave an overview of LUDMA, the purpose of the general plan, and the function of land use ordinances and zoning. He emphasized the distinction between legislative and administrative decisions and noted that Utah law requires approval of compliant applications. Terry concluded by directing Commissioners to available state training resources.

5. Annual Appointment of Planning Commission Chair and Vice Chair

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Staff explained that the Planning Commission annually appoints a Chair and Vice Chair. The Chair presides at meetings and meets monthly with the Mayor, and the Vice Chair acts in the Chair's absence.

Nominations for Chair
Commissioner Woltering (via Zoom) nominated Commissioner Chase Winder for Planning Commission Chair.
Commissioner JD Cronin nominated Commissioner Rachel Cooper for Planning Commission Chair.

Each nominee was invited to speak.

Commissioner Winder introduced himself and noted his family's long Utah roots, his experience working on land use issues for Congressman Jim Matheson, and his work with Utah's Governor and legislative leaders. He also referenced his background in commercial and development real estate and his prior service on the Planning Commission. He expressed enthusiasm for continuing to help guide Hideout's growth.

Commissioner Cooper introduced herself and noted she has served on the Planning Commission for about five years, including two years as an alternate and three years as a voting member. She stated that she is retired and able to dedicate significant time to the Commission, having attended the vast majority of meetings. She described her background as a real estate appraiser and agent, giving her familiarity with property valuation, local markets, and all Hideout neighborhoods. She added that the Chair must be closely involved in the general plan update and regular meetings with the Mayor, and she has the time and commitment to fulfill those responsibilities.

Motion: Commissioner Turner moved to appoint Commissioner Winder as Planning Commission Chair.
Second by Commissioner Woltering.
The vote on the motion was as follows (roll call taken):
Commissioner Cronin, Yes;
Commissioner Winder, Yes;
Commissioner Airmet, No;
Commissioner Cooper, No;
Commissioner Turner, No;
Commissioner Powell, No;
Commissioner Woltering, Yes
The motion failed 4 to 3.

Motion: Commissioner Turner moved to appoint Commissioner Rachel Cooper as Planning Commission Chair.
Second by Commissioner Winder.
The vote on the motion was as follows (roll call taken):
Commissioner Cronin, No;
Commissioner Winder, No;

DRAFT

Commissioner Airmet, Yes;
Commissioner Cooper, Yes;
Commissioner Turner, Yes;
Commissioner Powell, Yes;
Commissioner Woltering, Yes.
The motion passed 5 to 2.

Commissioner Rachel Cooper was appointed as the new Planning Commission Chair. Chair Pro Tem Turner then turned the meeting over to Chair Cooper.

Nominations for Vice Chair
Commissioner Winder nominated Commissioner Cat Woltering for Vice Chair.

Commissioner Woltering indicated that she was willing to serve as Vice Chair.

Motion: Commissioner Turner moved to appoint Commissioner Winder as Planning Commission Vice Chair.
Second by Commissioner Cronin.
The vote on the motion was as follows:
Commissioner Cronin, No;
Commissioner Winder, Yes;
Commissioner Airmet, Yes;
Commissioner Cooper, No;
Commissioner Turner, No;
Commissioner Powell, No;
Commissioner Woltering, No.
The motion failed 5 to 2.

Motion: Commissioner Turner moved to appoint Commissioner Woltering as Planning Commission Vice Chair.
Second by Commissioner Cronin.
The vote on the motion was as follows:
Commissioner Cronin, Yes;
Commissioner Winder, No;
Commissioner Airmet, No;
Commissioner Cooper, Yes;
Commissioner Turner, Yes;
Commissioner Powell, Yes;
Commissioner Woltering, Yes.
The motion passed 5 to 2.

Commissioner Cat Woltering was appointed as the Planning Commission Vice Chair.

6. Review and Approval of the Hideout Planning Commission Rules and Regulations

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Staff summary
Outgoing Town Attorney Polly reminded the Commission that draft Planning Commission Rules and Regulations were adopted in October and transmitted to the Town Council, which provided comments. She had incorporated Council feedback and minor edits and re-circulated the document to Commissioners earlier in the year; however, some Commissioners, including the newly elected Commissioner Steve Powell, had not yet received or fully reviewed the current version.

Chair Cooper proposed several changes and clarifications to be considered before adoption, including:
• A requirement or strong expectation that Commissioners conduct site visits to properties that are the subject of significant applications (e.g., Deer Springs Phase 3) to better understand topography and on-the-ground conditions, either individually or as a group (with attention to Open Meetings requirements).
• An added transparency provision requiring the Chair, and potentially any Commissioner, to report during Commission meetings on substantive meetings held with the Mayor, Town Council members, and developers on planning-related issues, so that all Commissioners have the same information.

Discussion
• The new Town Attorney, Corbin, introduced himself, described his municipal and land use experience, and noted the importance of adhering to ex parte communication rules.
• Commissioners discussed how to structure Chair and Commissioner "report backs" while avoiding improper ex parte contacts on pending applications. Staff noted that the draft rules already include language discouraging ex parte communications and requiring disclosure if they occur (e.g., conversations on a ski lift or at the grocery store).
• Commissioners also requested adding an annual conflict-of-interest disclosure requirement, similar to what Council members complete, to increase transparency.
• Staff confirmed that state ethics law and conflict-of-interest provisions already apply to appointed Planning Commissioners, but agreed that a formal annual disclosure and training could be added to the rules and agenda.
• Commissioner Powell noted he had not received the packet via his hideout email; staff agreed to coordinate with IT to ensure full access for all Commissioners.

Given the late redistribution of the updated rules and the desire to incorporate new ideas, several Commissioners expressed concerns about adopting the document that evening.

Motion: Commissioner Cronin made a motion to continue the review and approval of the Hideout Planning Commission Rules and Regulations to the next regular Planning Commission meeting to allow additional time for review and for staff and the Town Attorney to incorporate the suggested changes.
Second by Commissioner Turner.
The vote on the motion was as follows:

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Commissioner Airmet, Yes;
Commissioner Cooper, Yes;
Commissioner Turner, Yes;
Commissioner Winder, Yes;
Commissioner Cronin, Yes;
Commissioner Powell, Yes;
Commissioner Woltering, Yes.
The motion passed unanimously.

The item was continued to the March 19, 2026 Planning Commission meeting.

7. Public Comment (Items Not on the Agenda) Chair Cooper opened the public comment period for items not on the agenda. Monica Johnson asked whether the Planning Commission has a formal conflicts-of-interest policy and whether Commissioners certify compliance annually. Staff explained that state ethics laws apply to Commissioners and that required annual trainings include conflict-of-interest provisions. Commissioners expressed support for adding a formal annual disclosure process. No additional public comments were offered, and the public comment period was closed.

8. Public Hearing – Review and Possible Action Regarding Wild Horse Preliminary Subdivision Town Planner Thomas presented the staff report, noting that the Wild Horse project received a Planning Commission recommendation in September 2025 and a Council-approved rezone and MDA in November 2025. He explained that the preliminary subdivision matches the approved concept plan and MDA, includes required emergency access, stormwater facilities, and retaining walls, and will require minor technical corrections before final plat. Staff also identified several items to be addressed at final plat, including clarifying easements, snow storage locations, and signage limitations.

Applicant representative Jerry Crylan appeared via Zoom and confirmed that the subdivision layout follows the approved MDA, that five villa lots will access Gray Wolf Road as approved by the Council, and that the HOA will maintain internal roads and snow removal. He stated that snow storage will occur within park strip and utility easements and that no free-standing monument sign is proposed.

Commissioners discussed driveway safety on Gray Wolf Road, the recorded Wolf easement and its height limitations, responsibility for relocating the power line serving the Wolf residence, trail connections to the Claim development, and ensuring snow is not stored in the emergency access corridor. Staff confirmed that these items will be addressed through plat notes, coordination with the applicant, and final engineering review.

Chair Cooper opened the public hearing. Bill [last name not stated] expressed concerns about safety and access along Gray Wolf Road and emphasized the importance of honoring recorded easements. Brian Cooper suggested the Town consider a unique speed limit for traffic calming. No additional comments were offered, and the public hearing was closed.

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The Commission found that the preliminary subdivision is consistent with the Council-approved zoning and MDA, that all MDA conditions remain binding, and that remaining technical items can be resolved during final subdivision review without altering the approved design.

6. Public Hearing – Review and Possible Action Regarding Deer Springs Phase 3 Preliminary Subdivision Town Planner Thomas presented the staff report for Deer Springs Phase 3, explaining that the phase includes 27 townhomes, a public people park, a fenced dog park, internal trails, and retaining walls along SR 248 as permitted by the MDA. He noted that the park areas exceed the minimum acreage required, the pavilion will be enlarged to meet MDA specifications, and a fitness/Vita course is proposed instead of an amphitheater. Landscaping will use sod only in active areas, with native plantings elsewhere, and stormwater will drain to an existing basin. Park improvements must be completed before certificates of occupancy are issued.

The applicant, PT, appeared via Zoom and reviewed the park layout, trail connections, and HOA maintenance responsibilities. He stated that wind impacts at the pickleball courts should be limited by terrain and landscaping and that wind screening could be added if needed. He confirmed that both parks will be open to the public under the MDA.

The Commission discussed public access and HOA maintenance costs, parking near the dog park, winter access and limited trail plowing, snow storage locations, and stormwater drainage. Commissioners also raised landscaping and firewise concerns, and staff confirmed that the project must comply with the Town's WUI ordinance and will undergo further review at final plat.

Playground and Park Amenities
The Commission briefly discussed playground features, with Chair Cooper requesting that swings be added to provide a more balanced play experience. Staff noted that the MDA specifies certain playground equipment and that any changes may require Council review, but staff and the applicant agreed to evaluate adding swings or similar features. Commissioners also requested bike racks near the people park, and the applicant agreed to include them in the final landscape plan.

Entry Signs and Monumentation
Staff noted that the Deer Springs MDA requires a Town entry sign along SR 248 and that the applicant is also responsible for the eastern entry sign under the Elkhorn Springs MDA. Both are expected to be constructed in the upcoming season. A mid-project monument sign originally contemplated near Shoreline and Bellevue may be replaced with a smaller, relocatable sign that can also display Town postings.

Public Hearing
Chair Cooper opened the public hearing for Deer Springs Phase 3.
Kevin Lothridge expressed concerns about incomplete improvements in earlier phases, lack of safe pedestrian routes, and the need for stronger traffic calming. Monica Johnson raised concerns about unfinished landscaping, high HOA dues, and maintenance responsibilities for the public

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dog park. Laura Lothridge described issues with construction debris and requested stronger cleanup enforcement. Ross Johnson expressed concerns about wildfire risk and requested firewise landscaping. Brian Cooper recommended drought-tolerant sod and noted that the Town's Infrastructure and Public Safety Committee is seeking volunteers. No additional comments were offered.

Applicant Response
PT thanked residents for their input and agreed to meet on-site with concerned residents to address debris and landscaping issues, coordinate with the HOA on dog waste facilities, evaluate snow removal for safe access to park areas, and ensure Phase 3 landscaping complies with WUI standards. Staff noted that some concerns relate to HOA operations rather than subdivision approval but agreed they should be addressed with the developer and HOA.

State Law Update
Staff briefly noted that recent state legislation (SB 174) limits land use items to one required public hearing. If an item is continued, additional meetings may occur, but no further formal public hearing periods are required. Written comments may still be submitted for later meetings.

Several Commissioners expressed a desire for the applicant and staff to return with additional information and commitments regarding:
• Specific approaches to winter access (snow removal on key trail segments to the dog park and park);
• Potential additional parking for the dog park;
• Playground equipment adjustments (e.g., swings) and park amenities (e.g., bike racks);
• Clarification on landscaping type (including drought-tolerant sod or seed mix) and WUI compliance;
• Clarification on timing of park completion relative to issuance of certificates of occupancy.

Motion: Commissioner Woltering moved to continue the review and possible action regarding the Deer Springs Phase 3 preliminary subdivision to the March 19, 2026 Planning Commission meeting, to allow the applicant and staff time to address the Commission's and public's concerns and submit revised materials.
Second by Commissioner Turner.

The vote on the motion was as follows:
Commissioner Turner, Yes;
Commissioner Cooper, Yes;
Commissioner Winder, Yes;
Commissioner Cronin, Yes;
Commissioner Powell, Yes;
Commissioner Airmet, Yes;
Commissioner Woltering, Yes.

The motion passed unanimously.

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General Plan Work Session
Town Planner Thomas Eddington led a brief work session on the upcoming general plan update and discussed the Town's planned community survey. The Commission reviewed potential survey questions, the intended distribution method, and the desired timeframe for receiving results so they can be incorporated into the general plan process.

Adjournment
Motion: Commissioner Cronin moved to adjourn the meeting at 8:21 p.m.
Second by Commissioner Airmet.
The vote on the motion was as follows:
Commissioner Turner, Yes;
Commissioner Cooper, Yes;
Commissioner Winder, Yes;
Commissioner Cronin, Yes;
Commissioner Powell, Yes;
Commissioner Airmet, Yes;
Commissioner Woltering, Yes.
The motion passed unanimously.

Maria Devereux, Town Recorder

Minutes approved:

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