HIDEOUT, UTAH PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARINGS
April 17, 2025
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting and Public Hearings electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, April 17, 2025.

All public meetings are available via ZOOM conference call and YouTube Live.
Interested parties may join by dialing in as follows:

Zoom Meeting URL: https://zoom.us/j/4356594739
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/

Regular Meeting and Public Hearings
6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Meeting Minutes

1. March 4, 2025 Planning Commission Minutes DRAFT

IV. Public Hearings

1. Discussion and possible recommendation to the Hideout Town Council regarding a preliminary plat and Master Development Agreement for parcel 00-0020-8164 (The Wildhorse Development). This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.

2. Discussion and possible recommendation to the Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision.

3. Discussion and possible recommendation to the Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP). ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

4. Discussion and possible recommendation to the Hideout Town Council regarding a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals. ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

5. Consideration and possible recommendation to the Hideout Town Council for a proposed amendment to the Engineering Design Standards Manual. The proposed updates would include the following:

a. **Stormwater Drainage Policy Update**

"4. Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."

b. **Private Utility System Standards**

"Private systems shall be designed the same as public systems. Systems that serve private development shall be privately-owned-and-maintained."

c. **Construction Notes Section (New Section 1.5)**

Addition of standard construction requirements for job site responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

V. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.