HIDEOUT, UTAH PLANNING COMMISSION
RESCHEDULED REGULAR MEETING
AND PUBLIC HEARING
AMENDED AGENDA

June 26, 2025
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Rescheduled 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, June 26, 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. May 29, 2025 Planning Commission Minutes DRAFT
2. June 10, 2025 Planning Commission Work Session Minutes DRAFT

IV. Agenda Items

1. Administration of the Oath of Office to the newly appointed Alternate Planning Commissioner

V. Public Hearings

1. Discussion and possible recommendation to the Town Council of an ordinance amending the Hideout Town Standard Specifications and Drawings Manual regarding alternative standards.
2. Consideration and possible approval of a Conditional Use Permit (CUP), formerly known as a Planned Performance Development (PPD), for the Wildhorse Development to allow a Cluster Development with smaller lots in the Mountain Residential (MR) Zoning District. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
3. Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0020-8164 (Wildhorse Development) from Mountain (M) Zone to Neighborhood Mixed Use (NMU). This proposed development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
4. Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development. ***This item will be postponed to a date to be determined at the June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
5. Discussion and possible recommendation to 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 June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***
6. Discussion and possible recommendation to 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 June 26, 2025 Planning Commission meeting and will not be discussed at this meeting.***

VI. 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.