



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARINGS

August 14, 2025

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearings electronically via Zoom and in person at Hideout Town Hall, located at 10860 North Hideout Trail, Hideout Utah for the purposes and at the times as described below on Thursday, August 14, 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/>

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Regular Meeting and Public Hearings

5:00 PM

I. Call to Order

II. Roll Call

**III. 5:00 - 6:00 p.m.** Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property

IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda

V. Agenda Items

1. Discussion of updating advisory committees to the Mayor, and include working groups – *Presented by Mayor Severini*
2. Discussion and consideration of a possible appointment regarding the Planning Commission Chair vacancy and consideration of moving Alternate Planning Commissioner Chase Winder to a Regular position - *Presented by Mayor Severini*
3. Presentation of the FY24 Annual Audit - *Presented by Ben Probst: Spencer Hintzie, Gilbert & Stewart*
4. Discussion and presentation of the annual Fraud Risk report - *Spencer Hintzie, Gilbert & Stewart*
5. **PUBLIC HEARING:** Discussion and possible approval of 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 3 (R3), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP) – *Presented by Thomas Eddington, Town Planner*  
**Please note: This item will be a discussion only. No vote will be taken during this meeting.**
6. **PUBLIC HEARING:** Discussion and possible approval of 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, and variations to requirements for slopes, cut and fill, retaining wall height, and road grade – *Presented by Thomas Eddington, Town Planner*

***Please note: This item will be a discussion only. No vote will be taken during this meeting.***

7. Discussion and possible approval of specific base material allowed for public utility easement walkways to be included in the Hideout Engineering Design Specifications Manual - *Presented by Thomas Eddington, Town Planner and Gordon Miner, Town Engineer*
8. Discussion and possible adoption of Resolution 2025-R-XX, a Resolution Adopting Stage 2 Fire Restrictions Within Hideout – *Presented by Polly McLean, Town Attorney*
9. Discussion of code enforcement and collections for construction violations – *Presented by Polly McLean, Town Attorney*
10. Discussion regarding installation of signage to reinforce dog leash requirements - *Presented by Mayor Severini*
11. Discussion regarding creation of a new informative webpage on the Town of Hideout website for fire planning - *Presented by Mayor Severini*

VI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*
2. Design Review Committee - *Thomas Eddington, Town Planner*
3. Wildfire Committee - *Council Member Gunn*
4. Economic Development Committee - *Council Member Cronin*
5. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
6. Transportation Committee - *Council Member Haselton*

VII. Approval of Council Minutes

1. May 12, 2025 Town Council Closed Meeting Minutes DRAFT
2. May 12, 2025 Town Council Special Meeting Minutes DRAFT
3. June 12, 2025 Hideout Town Council Meeting Minutes DRAFT

VIII. Follow up of Items from Approved Minutes

IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

X. Meeting Adjournment

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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.

**HIDEOUT TOWN COUNCIL**

10860 N. Hideout Trail  
Hideout, UT 84036  
Phone: 435-659-4739

Posted 08/13/2025