



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARING December 14, 2023 Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Continued Public Hearing 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 Wednesday, December 14, 2023.

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 Continued Public Hearing  
6:00 PM

- I. Call to Order
- II. Roll Call
- III. Agenda Items
  1. Update of Hideout Blanket Drive for The Peace House of Park City
  2. Approval of adopting Resolution 2023-R-XX Honoring Sheri Jacobs
  3. Update regarding the fundraising efforts for Hideout Fire Station 56
  4. Discussion and possible approval to authorize the Mayor to execute an agreement with Steel Master Arch Buildings LLC for a deposit amount of \$11,292 and in an amount not to exceed \$56,460 for the temporary Fire Station at the Hideout Public Works building
  5. Discussion and possible approval to authorize the Mayor to execute an agreement with Western Electrical Alliance for an amount not to exceed \$19,802.35 for light poles
  6. Discussion and consideration of a petition to annex from Benloch Ranch
  7. Consideration of appointing Alternate Planning Commissioner Joel Pieper as a Regular Planning Commissioner to fill the remainder of the term from Jonathan Gunn whose term ends December 31, 2025
  8. Discussion and consideration to re-appoint Planning Commissioners Rachel Cooper and Donna Turner and Planning Commission Chair Tony Matyszczyk to serve on the Hideout Planning Commission for an additional four-year term beginning January 1, 2024
  9. Consideration and possible approval of adopting Resolution 2023-R-XX to update the Hideout Fee and Rate Schedule to include electrical permitting fees, update remodel fees, and make technical corrections
  10. Discussion regarding the upcoming Council Retreat to be held on January 11, 2024
  11. Discussion and possible approval of Ordinance 2023-O-XX setting the 2024 Hideout Town Council Regular Meeting Schedule
  12. Presentation and recommendation of the traffic study regarding speeds on Shoreline Drive

13. Presentation of an engineering Request for Proposal (RFP) and discussion and possible approval to authorize the Mayor to execute an agreement with the following firms on an as-needed basis in a total amount not to exceed the engineering budget in the annual budget:
  - a) Ardurra Group
  - b) Sunrise Engineering
  - c) Horrocks Engineering
  - d) Aqua Engineering

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

**V. Continued Public Hearing Items:**

1. Discuss and possibly approve an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Mountain Residential (MR), and Natural Preservation (NP)
2. Discuss and possibly approve a Master Development Agreement (MDA) for the Bloom in Hideout Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals. Additionally, allowances for **\*certain uses or conditional uses and** architecture and/or roof designs that are not currently allowed per the Town’s current zoning ordinances may be included. (*\*Amended from previously noticed*)

VI. Committee Updates

1. Design Review Committee - *Thomas Eddington*
2. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
3. Transportation Committee - *Council Member Haselton*
4. Economic Development Committee - *Council Member Severini*

VII. Approval of Council Minutes

1. June 8, 2023 Town Council Meeting Minutes DRAFT
2. June 30, 2023 Town Council Meeting Minutes DRAFT
3. November 8, 2023 Town Council Meeting Minutes DRAFT

VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

IX. 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 Town Clerk 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 12/11/2023