



HIDEOUT, UTAH PLANNING COMMISSION

RESCHEDULED REGULAR MEETING AND PUBLIC HEARINGS

August 28, 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, August 28, 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 4:00 PM

- I. Call to Order
 - II. Roll Call
 - III. Agenda Items
 1. Administration of Oath of Office to newly appointed Alternate Planning Commissioner Jonathan Gunn.
 2. Discussion and possible submittal to the Hideout Town Council of proposed Town of Hideout Planning Commission Rules and Regulations.
 - IV. Approval of Meeting Minutes
 1. July 17, 2025 Planning Commission Minutes DRAFT
 - V. Public Hearings
 1. Discussion and possible approval of an amendment to lots R-1, R-2, R-4, R-5 and R-6 of Hideout Canyon Phase 8 Reflection Ridge (parcel numbers 00-0020-8715, 00-0020-8716, 00-0020-8718, 00-0020-8719, and 00-0020-8720) to relocate the twenty foot (20') wide limited common areas for the driveways.
 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.
 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.
 4. Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development.
 5. Discussion and possible recommendation to the Hideout Town Council regarding an ordinance amendment to the Wildland Urban Interface Code to address defensible spaces.
 - VI. 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.