



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARINGS

October 09, 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, October 9, 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

6:00 PM

- I. Call to Order and Pledge of Allegiance
- II. Roll Call
- III. Public Input - Floor open for any attendee to speak on items not listed on the agenda
- IV. Agenda Items
  1. Update on the Hideout Community Reinvestment Agency - *Presented by Rob Sant, Economic Development & Redevelopment Agency Deputy Director, and Spencer Foster, Mountainland Association of Governments*
  2. Presentation of the Government Data Privacy Act (GDPA) - *Presented by Spencer Foster, Mountainland Association of Governments*
  3. Update on Hideout Fire Station 56
  4. Review of Town Code Section 1.10.060 – Council Member Briefings
  5. **Public Hearing:** 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
  6. **Public Hearing:** Discuss and possibly make a recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development
  7. **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, 00-0020-8184, and 00-0020-8185 (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*
  8. **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*

9. Discussion and update regarding installation of signage to reinforce dog leash requirements
10. Discussion and Possible Action Regarding the Date and Time of the 2025 General Election Board of Canvassers Meeting
11. Discussion of Planning Commission Rules and Regulations
12. Consideration and Possible Adoption of Ordinance 2025-O-XX, Amending Hideout Municipal Code 5.04.075 to Align Construction Hours with Section 10.04.32
13. Discussion of code enforcement and collections for construction violations
14. Discussion and possible appointment of a representative of Hideout to engage in discussions regarding the Comprehensive Emergency Management Plan (CEMP)

V. 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*

VI. Approval of Council Minutes

1. July 10, 2025 Town Council Meeting Minutes DRAFT

VII. Follow up of Items from Approved Minutes

VIII. 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

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 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 10/08/2025