

TOWN TALK

Special Edition

Town of Hideout Newsletter

Hideout Mayor Ralph Severini and Larry H. Miller Real Estate Share Update on Silver Meadows Project

First phase groundbreaking anticipated in 2026, overall project focused on bringing new amenities to Hideout and the region

Hideout Mayor Ralph Severini and the team at [Larry H. Miller Real Estate](#) are excited to share a status update and initial renderings with the community on the Silver Meadows project. As part of this update, [a new website has been launched](#) to keep the public up to date on details related to this once-in-a-generation project, anticipated to dramatically improve the quality of life for the residents of Hideout and the surrounding communities.

While additional details remain to be finalized, the project team announced the expectation is to break ground on the first phase of development in 2026.

The overall project will focus on bringing critical amenities to the region, including a grocery store and other needed retail and services, as well as new dining options. A key goal of the development is to provide these services in closer proximity to Hideout residents, saving driving from further distances and helping to prevent traffic congestion and air quality issues. The project will also include needed housing options to support the long-term economic development needs of the region.

Larry H. Miller Real Estate owns 350 acres in Hideout's Silver Meadows near US-40 and UT-248. This project is envisioned to become the commercial center of Hideout and a thriving mixed-use development. This property has been central to Hideout's long-term planning, and with a Master Development Agreement (MDA) in place, the project continues to move forward, though further planning and community dialogue will continue into 2026.

The plan contemplates a new school site, addressing regional transportation issues with new connections and system improvements, and bringing new all-season hillside amenity options and trail connections to the Jordanelle area.

"This project is exciting, as it brings incredible benefit to the residents of Hideout, as well as those who live in and visit this region of our state," said Brad Holmes, president of Larry H. Miller Real Estate. "We value the collaboration and input from the residents as well as regional partners on critical needs for the project. Our approach to master planning is centered on being great stewards and creating communities that enrich lives. We look forward to continuing this partnership in 2026 and beyond."

"I want to thank the team at Larry H. Miller Real Estate for their hard work and partnership on the Silver Meadows development. This project will help bring critical amenities including a grocery store, dining options and retail, much closer to town and will enhance the quality of life for residents across the region. It will also create a strong tax base for Hideout that supports our town's long term financial success" said Ralph Severini, Mayor of Hideout.

Hideout town leaders have emphasized that the project's success hinges on regional cooperation. "We think the final outcome of this development will be so much stronger if we can collaborate closely with our regional local government colleagues and community partners," Mayor Severini stated. "This development can help solve important regional challenges, and we are committed to finding common ground on issues such as access to services, traffic, air quality, and improved trail connectivity."

Hideout is moving forward collaboratively with the property owner to ensure this development meets the needs of the entire region. Residents will be kept updated on the project's details and timing via the project website.

Early renderings and concepts for the planned development can be found [here](#).

About the Town of Hideout

[The Town of Hideout](#), nestled in the heart of the Wasatch Mountains, is a thriving Utah community on the banks of the Jordanelle Reservoir. Established in 2008, Hideout's development has been shaped by its unique blend of natural beauty and a strong sense of community. As a sought-after destination with a stunning landscape, Hideout has consistently strived to balance growth with preservation, a high quality of life for all residents, active community engagement, and a commitment to transparent governance.

About Larry H. Miller Real Estate

Established in 1986, Larry H. Miller Real Estate is the real estate platform of the Larry H. Miller Company. We use the power of development to fulfill the Larry H. Miller Company's mission of enriching lives. Whether we're building a single-family home or a master-planned community, a commercial office tower or a mixed-use business district, we treat every real estate project as an opportunity to make a lasting positive impact. Our work isn't just transactional, it's transformational. Learn more at [lhmrre.com](#).

SILVER MEADOWS | HIDEOUT, UT

COMING 2026

An All-Season Hillside Community

Nestled in the Wasatch Mountains and near Jordanelle Reservoir, a new Larry H. Miller Real Estate community is taking shape in partnership with the Town of Hideout. Envisioned to become the commercial center of Hideout, a thriving mixed-use development that will bring new amenities, housing, and opportunities to the region and its residents.

At a Glance

- » 350-acre site near US-40 and UT-248
- » Phase one is anticipated to break ground in 2026.
- » Central to Hideout's long-term planning with a Master Development Agreement (MDA) in place.



Community Benefits



Brings critical amenities and services to the region, including a grocery store, retail, and dining.



Adds needed services closer to residents, reducing long drives and easing traffic and air quality issues.



Includes new housing to support the region's economic growth.



Contemplates plans for a school site, better transportation connections, new trails, and all-season hillside amenities.

Why It Matters

"This project is exciting, as it brings incredible benefit to the residents of Hideout, as well as those who live in and visit this region of our state," said Brad Holmes, president of Larry H. Miller Real Estate. "We value the collaboration and input from the residents as well as regional partners on critical needs for the project. Our approach to master planning is centered on being great stewards and creating communities that enrich lives. We look forward to continuing this partnership in 2026 and beyond."

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