

TOWN TALK

Town of Hideout Newsletter

Mayor's Message

Hello Hideout'ers,

Thanks to everyone who joined us on February 10th for Hideout's first State of the Town Address and our General Plan workshop. It was truly inspiring to see so many of you engaged in the future of our community. My hope is that this becomes an annual tradition, a dedicated time each year where we can discuss our collective priorities and I can update you on the important things happening in our town.



For those who weren't able to attend, the address centered on a simple guiding principle: positioning Hideout for long-term success through a balanced, win/win/win approach that benefits our residents, our businesses, and our regional partners alike. By focusing on these shared interests, we ensure that every project we take on strengthens the entire community.

To achieve this, we are focusing on four key priorities in 2026:

- **Economic Development & Fiscal Responsibility:** We are entering a defining chapter. Our goal is to increase sales tax revenue through commercial expansion—specifically projects like Silver Meadows and Wildhorse—to achieve financial independence. This shift allows us to move away from a "break-even" property tax model and create a steady stream of income to invest in the amenities you've asked for, like parks, trails, and community centers. We are also actively working to resolve outstanding legal burdens to preserve more revenue for our quality of life.
- **Public Safety, Infrastructure & Resilience:** 2026 will see the installation of a new traffic light and acceleration lane at Golden Eagle Road and the groundbreaking of our permanent fire station. Beyond construction, we are increasing Wasatch County Sheriff visibility by using Town Hall as a satellite office and launching a new webpage dedicated to wildfire preparedness resources to help you protect your homes.
- **Community Identity & Resident Satisfaction:** We are launching a brand refresh—including a refreshed logo, website, and "Class A" town entrance signs—to foster a true "Hideouter" spirit. In addition, we are adopting quality best practices to ensure we are listening to your input and remaining highly responsive to the needs of our residents.
- **Finalizing the General Plan:** We are completing the roadmap that will guide our growth for the next decade. Our current focus is on finalizing maps for pedestrian connectivity and trails, ensuring our General Plan aligns perfectly with our Transportation Plan. This ensures that as we grow, we protect our views and our environment.

I have always believed that the intellectual capital of our residents is Hideout's greatest asset. By harnessing your expertise and focusing on these four priorities, we are positioned for a bright and sustainable future. 2026 is the year for Hideout to truly define its identity, and I am honored to lead us through it.

Warm Regards,

Ralph Severini
Mayor Ralph Severini

Dine to Donate

Supporting Meals on Wheels in Wasatch County is as simple as enjoying a great meal. See more details on the flyer attached to this newsletter email. Thank you!

Nightly Rentals Reminder



Please be aware that there are only two locations in Hideout where short-term (nightly) rentals are allowed. The Klaim Subdivision townhomes and the twin homes on the east side of Belaview Drive in Deer Springs Phase 1.

The owners of units where nightly rentals are allowed must have a Hideout Business License for the current year and also comply with Wasatch County Fire and Health Department annual inspections.

Operating a nightly rental outside these approved areas is prohibited under Hideout Municipal Code. Suspected unlawful rental activity may be documented and reported to: hideoututah@hideoututah.gov.

Colcannon—A St. Patrick's Day Favorite

Colcannon is an Irish potato recipe—a mixture of creamy mashed potatoes and greens such as kale, cabbage, chard, or other leafy greens.

Ingredients

- 4 Russet potatoes (2 to 2 1/2 pounds), peeled and cut into 1 1/2-inch pieces
- Salt to taste
- 5-6 Tablespoons unsalted butter, plus more for serving
- 3 Light packed cups of chopped kale, cabbage, chard, or other leafy green
- 3 Green onions, minced (about 1/2 cup)
- 1 Cup milk or cream

Method

Put the potatoes in a medium pot and cover with cold water by at least an inch. Add 2 tablespoons of salt, and bring to a boil. Boil until the potatoes are fork tender, 15-20 minutes. Drain in a colander.

Return the pot to the stove and set over medium-high heat. Melt the butter in the pot and once it's hot, add the greens. Cook the greens for 3-4 minutes, or until they are wilted and have given off some of their water. Add the green onions and cook 1 minute more.

Pour in the milk or cream, mix well, and add the potatoes. Reduce the heat to medium. Use a potato masher to mash the potatoes, mixing them up with the greens. Add salt to taste.



To serve, make a depression in the middle of the mashed potatoes and put a knob of butter in it. To eat it, you dip a forkful of the potatoes in the melted butter.

In this issue:

- Mayor's Message
- Wildfire Committee; webpage
- Dine to Donate
- Irish Recipe & Blessing
- Coming Up—
- Nightly Rentals
- Preparedness Fair
- General Plan Recap



The Hideout Wildfire Webpage—& Committee

According to the current Wildland Urban Interface (WUI), Hideout is at high-risk for wildfires. But there are proven strategies to reduce our exposure to the threat of wildfire, and the Town of Hideout and Hideout's Wildfire Committee are helping residents and property owners mitigate these risks for our families, our properties, and our community.

To support these efforts, the Town passed **Ordinance 25-O-11** in late 2025, which establishes critical safety standards for combustible plants and groundcover within 5 to 10 feet of structures to help maintain home insurability and community safety.

The Wildfire Committee has also just created a new webpage resource—please visit:

<https://hideoututah.gov/wildfire>

This webpage is dedicated to providing current information on managing the risks of wildfire in Hideout.

In addition to the webpage, over the next year the Wildfire Committee plans to:

- Provide a list of contractors to contact for hazardous fuels reductions (tree removal, wood chipping, home hazard mitigation).
- Provide an emergency planning and evacuation flyer .
- Work with surrounding communities to install early-detection wildfire cameras and smoke sensors.
- Apply to become a **Firewise Community**.
- Follow-up on our successful Wildfire Symposium with ongoing community education programs.
- Create a Community Wildfire Preparedness Plan (CWPP).

Please email wildfire@hideoututah.gov with questions or if you're interested in joining our Committee's effort.

Hideout Wildfire Committee

Members include: Ralph Severini, Lauren Major, Joshua Klein, Kevin Lothridge, Steve Allen, Jonathan Gunn, Jason Sucher, Amber Wells, Jeremy Hales, Glen Gabler, Ross Johnson, Christian Keebler, Charles Schneider, Julie Quick, Canon Anderson, Amy Cribbs, Jenai Schroeder-Leloux, and Wasatch Fire – Chief Eric Hales, Assistant Chief Clint Neerings, Battalion Chief Troy Morgan.

Hideout Wildfire News and Mitigation "Town Hall"

On April 22nd, from 5:00 PM—7:00 PM at the Town Hall Building, the Wildfire Committee will host a "Town Hall" meeting to discuss Utah Wildfire Regulations and wildfire preparedness for individual homeowners and HOAs. The Wasatch Fire Department will speak along with members of the Wildfire Committee. Specific details will follow in our next newsletter.

Coming Up—

- March 12th, 5:00 PM
Town Council
Regular Meeting
- March 17th
St. Patrick's Day
- March 19th, 5:00 PM
Planning Commission
Regular Meeting
- April 22nd
Hideout "Town Hall" Meeting on Wildfire

Wasatch Community Self-Reliance and Emergency Preparedness Fair

Held on March 21st from 9:00 AM—1:00 PM at Wasatch High School, this Community Fair is free. See the flyer attached to this newsletter email.

May your mornings bring joy, And your evenings bring peace

May your troubles grow less, And your blessings increase

Town Council and Planning Commission Retreat Recap

On February 10, Hideout town leaders and experts gathered for a strategic retreat to tackle some of the important issues that will play an important role in Hideout's future. The retreat focused on two critical areas: transportation and wildfire preparedness.

Transportation Panel Discussion

The first was a regional panel on the topic of transportation. The discussion focused on identifying current safety challenges in Hideout while exploring various ideas and options for future infrastructure improvements. In addition to localized concerns, panelists evaluated regionally significant transportation issues to ensure that future developments align with broader safety and transit goals for the surrounding area. Panelists included representatives from UDOT, Hideout Town Council, Wasatch County, and MAG.

Wildfire Preparedness Panel Discussion

The retreat also included a wildfire panel discussion that focused on how disaster mitigation requires a shift in both technology and community mindset. With Utah's 2025 wildfire season seeing over 600 fires and \$103 million in suppression costs, experts highlighted the impact of House Bill 48, which introduces high-hazard mapping and assessment fees starting in 2026.

Chief Eric Hales from the Wasatch Fire District said, "Utah passed House Bill 48...what that looked for and what the intent was, it was to ensure that we increase the awareness of wildfire, but also reinforce the importance of the shared responsibility each and every one of us has in living and building within the Wildlands Urban Interface area. That means more emphasis on home hardening and defensible spaces." It was noted that this "home hardening" is now a physical and financial necessity—with some residents already seeing insurance premiums increase sixfold—and cited new ordinances that prohibit combustible materials within 5 feet of a foundation and trees within 10 feet of a structure.

Ultimately, the panel concluded that while the town is deploying new technology and a comprehensive county emergency management plan to help mitigate the effects of wildfires, true resilience depends on collective HOA coordination and homeowners adopting fire-resilient, drought-tolerant landscaping to lower community-wide risk scores. Residents were encouraged to sign up for the Everbridge notification system for targeted emergency alerts. Panelists included Jeremy Hales, Emergency Management for Wasatch County, Hideout Town Councilmember Jonathan Gunn, Wasatch County Fire Chief Eric Hales, and Hideout Mayor Ralph Severini.

General Plan Workshop Recap

Following the Town Council Retreat and Mayor Severini's State of the Town Address was Hideout's third General Plan workshop, where Town Planner Thomas Eddington and consultant Jake Young first presented the technical framework for Hideout's 20-year vision. Designed for an eventual build-out of approximately 7,400 residents, the plan is built on four state-required pillars: Land Use, Housing, Transportation, and Water. A major focus of this framework is the "spine trail" and two proposed pedestrian crossings (bridges or tunnels) to ensure safe passage across SR-248, ensuring the town remains connected as it grows. Residents reviewed the plans and advocated for the preservation of open spaces while supporting the arrival of local amenities, such as the markets and dining planned for the Wildhorse and Silver Meadows projects. We are currently in the third of four planning phases, with the final document expected for adoption by late summer.

Please see <https://hideoututah.gov/2026/03/11/hideout-general-plan-update-presentation/> for maps, updates, and details on the Hideout General Plan Updates.