



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING

September 19, 2024

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting and 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 Thursday, September 19, 2024.

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 and Public Hearings

6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Meeting Minutes

1. [August 15, 2024 Planning Commission Minutes DRAFT](#)
2. [September 4, 2024 Planning Commission Minutes DRAFT](#)

IV. Agenda Items

1. Discussion of potential dates for an October 2024 Planning Commission meeting.
2. [Discussion of a concept plan for a potential development Hideout Point \(parcel 00-0021-3176\).](#)

V. Public Hearings

1. [Discussion 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 development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision. *Discussion only. There will be no action taken at this meeting.*](#)
2. [Discussion and possible recommendation to Town Council regarding a final Subdivision approval for the Shoreline Phase 4 subdivision. *This item is postponed to a date to be determined at the September 19, 2024 meeting and will not be discussed during this meeting.*](#)

VI. Meeting Adjournment

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.

File Attachments for Item:

1. August 15, 2024 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout Planning Commission**
3 **Regular Meeting and Public Hearing**
4 **August 15, 2024**
5 **6:00 PM**
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8 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public
9 Hearing on August 15, 2024 at 6:00 PM in person and electronically via Zoom meeting.

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11 Regular Meeting and Public Hearing
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13 **I. Call to Order**

14 Acting Chair Rachel Cooper called the meeting to order at 6:02 PM and reminded participants that
15 this was a hybrid meeting held both electronically and in-person.
16

17 **II. Roll Call**

18 **Present:** Commissioner Rachel Cooper (Acting Chair)
19 Commissioner Joel Pieper
20 Commissioner Peter Ginsberg (alternate)
21

22 **Excused:** Chair Tony Matyszczyk
23 Commissioner Glynnis Tihansky
24 Commissioner Donna Turner
25 Commissioner Chase Winder (alternate)
26
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28 **Staff Present:** Thomas Eddington, Town Planner
29 Alicia Fairbourne, Recorder for Hideout
30 Kathleen Hopkins, Deputy Recorder for Hideout
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32 **Staff Attending Remotely:** Polly McLean, Town Attorney
33 Jan McCosh, Town Administrator
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35

36 **Public Present:** Glen Gabler, Tom Christjans, Brian Cooper, Michael Hicks, Shaun Hicks, Jon
37 Koenig, Maria Koenig, Scott Peters, Attila Poka, Peggy Poka, Joanne Raphaelson, Mark Raphaelson,
38 Brian Reeve and Jeff Turner.

39 **Public Attending Remotely:** Dale Aychman, Laura Downey, Gregg Faulconer, Mary Freeman,
40 Susan Geyer, Carol Haselton, Rick Kreysar, Matt Mathiason, Bob Nick, Deb Oliver, Grant Petersen,
41 Helen Sherman, Andrea Spaulding, Matt Stewart, Catherine Woltering and others who may not have
42 signed in using proper names in Zoom.
43

44 Acting Chair Cooper announced that the applicant for the Elk Horn Springs Development was not ready
45 to present at this time, so the Public Hearing for that matter would be continued to a Special Meeting and
46 Public Hearing scheduled for September 4, 2024.

1 **III. Approval of Meeting Minutes**

2 **1. July 18, 2024 Planning Commission Minutes DRAFT**

3 There were no comments on the July 18, 2024 draft minutes.

4 *Motion: Commissioner Ginsberg moved to approve the July 18, 2024 Planning Commission*
5 *Minutes. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper,*
6 *Commissioner Ginsberg and Commissioner Pieper. Voting No: None. Absent from Voting: Chair*
7 *Matyszczyk, Commissioner Tihansky and Commissioner Turner. The motion carried.*

8
9 **IV. Public Hearings**

10 **1. Discussion and possible recommendation to Hideout Town Council regarding a**
11 **final subdivision approval for the Shoreline Phase 4 subdivision**

12 Town Planner Thomas Eddington provided an overview of the Shoreline development, and noted
13 Phase 1 was complete (50 units) and Phases 2 and 3 were currently under construction (87 and 62
14 units, respectively). The previously approved phases included 199 of the 700 total units approved for
15 the entire development in 2016, and Phase 4 was being proposed to include 239 new units and the
16 community recreation center. He noted Phase 4 was proposed to include both single family homes
17 and multi-plex units. He referred to the Staff Report which was included in the materials circulated
18 prior to the meeting and reviewed several of the exhibits to highlight the location of this phase
19 relative to the rest of the development. Mr. Eddington introduced Mr. Glen Gabler, the Applicant,
20 who was in attendance.

21 Mr. Gabler discussed the history of the phasing plan for the development and noted the final
22 approval of Phases 2 and 3 included a change to the original plan to relocate the planned single-
23 family homes to an area closer to the Silver Sky development and build them in Phase 3 rather than
24 as originally planned as part of Phase 2. He added this change was requested by the Town staff and
25 residents, and did not impact the total number of approved units, but rather the timing of
26 construction.

27 Mr. Eddington advised the Planning Commissioners that they should confirm that the proposed
28 Phase 4 plan met the intentions of the previous changes from the preliminary plan that were
29 approved with Phases 2 and 3. Mr. Eddington discussed the proposed mix of multi-plex units which
30 included 4-, 5- and 6-unit structures, across 22, 5, and 21 buildings, respectively. He discussed the
31 planned amenities for the community center, amphitheater and trails. He noted there were drainage
32 issues that would need to be addressed before final plans could be approved, as well as other items
33 detailed in the Staff Report including final civil engineering plans, landscape plans, visitor parking
34 and open space plans.

35 Mr. Eddington stated the monotony clause language included in current Town Code did not apply to
36 this development which was approved prior to adoption; however, Mr. Gabler had indicated he
37 would work with the Town staff to provide diversity in the architecture and finishes to comply with
38 the spirit of the current code.

39 Mr. Gabler reviewed several different site maps and proposed architectural renderings of the units to
40 be constructed as well as the community center/club house. He addressed a variety of questions from
41 the Planning Commissioners regarding proposed parking spaces at the club house, maximum
42 building heights, inclusion of roof top decks, future commercial development, location of a future
43 amphitheater, trails and landscaping. In response to a question from Commissioner Joel Pieper
44 regarding the number of units for Phase 4, Mr. Gabler stated that he was vested for a total of 700
45 units, and while he was seeking approval for a maximum of 239 units in Phase 4, the actual number

1 would be driven by market demand and may be less than that figure. The commercial development
2 would be included in a future phase.

3 Mr. Gabler stated the club house would be 6,000 – 7,000 square feet and was intended for use solely
4 by Shoreline residents, however the parks and open space areas not fenced in as part of the club
5 house area would be open to the public. This would include public access to bathrooms, parks,
6 amphitheater and pickleball courts, as approved by the Homeowners Association (HOA) in the
7 future.

8 Regarding the timing of construction for this phase, Mr. Gabler stated the new infrastructure would
9 be built first to connect to the new Vantage Lane lift station before construction of homes could
10 begin. He noted the original lift station would be torn down once the Vantage Lane station was fully
11 operational and supporting all of Shoreline and the Holmes Homes developments as planned. He
12 stated all the infrastructure would be completed before building homes. He added the timing of the
13 construction of the club house was not mandated by contract, but he hoped to have it completed in
14 conjunction with sales of Phase 3 units to provide for sufficient residents to support the increased
15 HOA fees to maintain the facility.

16 In response to a suggestion from Commissioner Pieper, Mr. Gabler agreed to the creation of a
17 resident and/or HOA committee to provide more input on the detailed amenities of the club house.

18 In response to a comment from Acting Chair Cooper, Mr. Gabler noted the proposed number of
19 parking spaces at the club house would be reevaluated as the plan was refined, and he would also
20 include bike racks in the plan.

21 Mr. Gabler discussed plans for proposed housing types which would be built according to market
22 demand. He indicated there seemed to be demand for smaller units than the existing Shoreline
23 phases and expected home sizes would range from 1,500 square feet for the 6-plex units to 3,000
24 square feet for the 4-plex units. He noted approximately 50% of the total acreage would be open
25 space.

26 In response to a question from Commissioner Peter Ginsberg regarding widths of new roads, Mr.
27 Gabler stated the roads for Phase 3 and all other phases would be 29 feet wide, driveways would be a
28 minimum of 20 feet, and the layout would be staggered to provide for a less monotonous
29 appearance. He also noted additional guest parking spaces would be incorporated into the final plans
30 and would be consistent with ratios of guest parking spaces to units in Phases 2 and 3.

31 Mr. Gabler noted the topography of this phase was fairly flat, and that he would work with Town
32 staff, city engineer and Design Review Committee on details regarding civil plans, retaining walls,
33 geo-tech reports, storm water plans, outside lighting and elevations to ensure views and building
34 heights to meet Town Code.

35 Commissioner Pieper shared his concerns with the level of density and asked if the units could be
36 spread out a bit to minimize this or to build in Dead Man's Gulch. Mr. Eddington noted this gulch
37 area was quite steep and a sensitive drainage area and a wildlife corridor which would not be
38 suitable for development.

39 Discussion ensued regarding options to spread the density out over more acreage, the trade off with
40 open space, and the feasibility of building in Dead Man's Gulch. Mr. Gabler responded that the
41 development was approved for 700 total units, and he was confident that the extensive landscaping
42 would make for an attractive community.

43
44 There being no further questions from the Planning Commissioners, the Public Hearing was opened
45 at 7:16 PM.

1 Mr. Brian Cooper, Shoreline resident asked about the appearance of the rectangular grid section; Mr.
2 Gabler responded there would be more variation than this preliminary plan indicated. Mr. Cooper
3 asked if there would be sufficient compaction of soils moved during construction, to which Mr.
4 Gabler replied such testing would continue to be conducted by Epic Engineering and a geo-tech
5 engineering firm. Mr. Cooper asked if the electrical lines would be underground; Mr. Gabler
6 responded the distribution lines would be buried, although the transmission lines would continue to
7 be overhead lines to the best of his knowledge.

8 Mr. Scott Peters, Shoreline resident, asked if there would be another main access road in/out of this
9 phase; Mr. Gabler discussed the current roads including Recreation Drive which was added after the
10 initial approval per the Fire District requirements and noted it would be the primary road for this
11 phase. Mr. Peters also asked about the timing for commercial development. Mr. Gabler did not have
12 any details on the timing or type of commercial that would be developed.

13 Acting Chair Cooper asked if there could be a restaurant in the community center. Mr. Eddington
14 stated under current zoning such a business could be allowed. Mr. Gabler stated the inclusion of a
15 restaurant in the community center was not a decision he was prepared to make but would be up to
16 the HOA.

17 Mr. Tom Christjans, Shoreline resident, asked what the ratio of single units and quads- through six-
18 plexes would be, and if that was negotiable. Mr. Gabler responded the mix would be mandated by
19 demand for various sized units.

20 Mr. Peters asked how many units would be located within the purple area of the map displayed. Mr.
21 Gabler replied these figures were not yet finalized. Commissioner Ginsberg asked for confirmation
22 that the housing units would not be apartments, which Mr. Gable did confirm.

23 Ms. Peggy Poka, Shoreline resident, shared her concerns with the level of density proposed for this
24 phase. Mr. Gabler replied he had been approved for 700 units, and density would be in this phase or
25 a future phase.

26 Mr. Jon Koenig, Shoreline resident, asked for more clarification on how market demand for the
27 proposed building types would determine where the units would be built. Mr. Gabler responded he
28 could not provide a specific answer given changing market conditions, however he expected there
29 would be demand for units of less than 3,500 square feet, and the plan would be adjusted with
30 market demand during construction.

31 Acting Chair Cooper asked if the construction would begin closest to the water. Mr. Gabler
32 responded the priority would be completing the water and sewer mains along new road(s), with
33 building construction to follow. He did not expect the home construction to begin in the area closest
34 to the water.

35 Mr. Peters asked for clarification on the construction of the new sewer main, which Mr. Gabler
36 addressed. He noted the initial excavation work had already been permitted to start the work on the
37 infrastructure.

38 Mr. Attila Poka, Shoreline resident asked for clarification on the access along Recreation Drive. Mr.
39 Gabler noted the other roads throughout the development which would also tie into this Phase.

40 Ms. Catherine Woltering, Shoreline resident, asked for clarification on whether the number of units
41 approved in 2016 were approved for a total number and by phase. Mr. Eddington explained that the
42 approval in 2016 was approved as a preliminary plan, not by phase, and with pods and conceptual
43 density outlined but not defined by phase. There were no phase lines in that plan. When comparing
44 the current phasing with the 2016 preliminary plan, there were changes in the density by phase and
45 location of housing types. The total 700-unit approval remained binding, but there could be
46 negotiation with the developer on the proposed number of units presented for this phase.

1 Town Attorney Polly McLean added the 2016 original preliminary plat approval showed an overall
2 concept plan, with allocations by phase to be part of the final platting and overall plan compliance.

3 Commissioner Pieper asked what documentation there was from the Phase 3 approval process which
4 detailed the approval and changes from the original concept plan approval.

5 Acting Chair Cooper asked Mr. Gabler if he would consider obtaining approvals of two sub-phases
6 rather than requesting all of Phase 4 approval in one application. Mr. Gabler replied that was not an
7 option as he needed to commence the infrastructure construction for the entire phase. He also noted
8 the proposed 8 units per acre was not higher density than the existing phases, and there would be
9 twenty acres of undeveloped, open space.

10 Ms. Woltering asked who had the burden to provide information on a legal agreement regarding the
11 changes made since the original 2016 approval. Ms. McLean agreed to research this history from the
12 original approval and each phase in order to provide more information at the next meeting on this
13 matter. Mr. Gabler stated the Master Development Agreement (MDA) provided him the flexibility to
14 shift the units per phase, all within the maximum 700 units. Ms. McLean noted the zoning would
15 still need to be followed within each phase. Ms. Woltering noted her concerns that homeowners
16 purchased their units based on expectations from the original approved plat which now appeared
17 very different.

18 There being no further public comment, the Public Hearing was closed at 7:49 PM.

19 Mr. Eddington agreed to work on the research of plat history as discussed, as well as to follow up
20 with Mr. Gabler and the city engineer to review the proposed plan in more detail.

21 *Motion: Commissioner Ginsberg moved to continue this matter to the September 4, 2024 6:00 PM*
22 *Special Meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper,*
23 *Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair*
24 *Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.*

25
26 **2. Discussion and possible recommendation to Hideout Town Council regarding an**
27 **amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-**
28 **8182 and 00-0020-8184 (the “Elk Horn Springs” Development) from Mountain (M)**
29 **zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20),**
30 **and Natural Preservation (NP)**

31
32 **3. Discussion and possible recommendation to Hideout Town Council regarding a**
33 **Master Development Agreement (MDA) for the Elk Horn Springs Development,**
34 **which would include nightly rentals in zoning districts that do not currently allow**
35 **for nightly rentals**

36 Mr. Eddington announced that the Applicant had requested a continuation of these two items to the
37 September 4, 2024 Special Meeting.

38 As these items had been noticed as a Public Hearing, the meeting was opened for public comment at
39 7:56 PM. There were no public comments, and the Public Hearing was closed at 7:57 PM.

1 ***Motion: Commissioner Ginsberg moved to continue the two items related to the Elk Horn Springs***
2 ***Development to the September 4, 2024 6:00 PM Special Meeting. Commissioner Pieper made the***
3 ***second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg.***
4 ***Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and***
5 ***Commissioner Turner. The motion carried.***

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7 **V. Meeting Adjournment**

8 There being no further business, Acting Chair Cooper asked for a motion to adjourn.

9 ***Motion: Commissioner Ginsberg moved to adjourn the meeting. Commissioner Pieper made the***
10 ***second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg.***
11 ***Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and***
12 ***Commissioner Turner. The motion carried.***

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14 The meeting adjourned at 7:58 PM.

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20 Kathleen Hopkins
Deputy Recorder for Hideout

File Attachments for Item:

2. September 4, 2024 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout Planning Commission**
3 **Special Meeting and Public Hearing**
4 **September 4, 2024**
5 **6:00 PM**
6
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Special Meeting and Public Hearing
9 on September 4, 2024 at 6:00 PM in person and electronically via Zoom meeting.
10

11 Special Meeting and Public Hearing
12

13 **I. Call to Order**

14 Chair Tony Matyszczyk called the meeting to order at 6:02 PM and reminded participants that this
15 was a hybrid meeting held both electronically and in-person.
16

17 **II. Roll Call**

18 **Present:** Commissioner Rachel Cooper
19 Commissioner Joel Pieper
20 Commissioner Glynnis Tihansky
21

22 **Attending Remotely:** Chair Tony Matyszczyk
23 Commissioner Donna Turner (joined at 7:32 PM)
24 Commissioner Chase Winder (alternate, joined at 6:19 PM)
25

26 **Excused:** Commissioner Peter Ginsberg (alternate)
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28

29 **Staff Present:** Alicia Fairbourne, Recorder for Hideout
30 Kathleen Hopkins, Deputy Recorder for Hideout
31
32

33 **Staff Attending Remotely:** Polly McLean, Town Attorney
34 Thomas Eddington, Town Planner
35 Gordon Miner, Town Engineer
36

37 **Public Attending Remotely:** Nate Brockbank, Eric Davenport, Dan Herzog, Paul Watson and
38 others who may not have signed in using proper names in Zoom.
39

40 **III. Public Hearings (continued from August 15, 2024)**

41 **1. Discussion and possible recommendation to Hideout Town Council regarding an**
42 **amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-**
43 **8182 and 00-0020-8184 (the “Elk Horn Springs” Development) from Mountain (M)**
44 **zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and**
45 **Natural Preservation (NP)**

1 Town Planner Thomas Eddington provided an update on this project which had been introduced at
2 the Planning Commission meeting on July 18, 2024, and he referenced the new Staff Report which
3 had been included in the materials circulated prior to this meeting. Mr. Eddington discussed several
4 changes which had been incorporated into the concept plan.

5 Mr. Eddington reminded the Planning Commissioners the project was proposed for the 72-acre
6 eastern parcel of the Salzman property. The original concept plan discussed in July included 164
7 units of mixed housing types and 15,000- 20,000 square feet of commercial space. The updated plan
8 now provided for less density at 125 units, to consist of 20 Townhome units and 105 single-family
9 lots. The layout of the project was revised to locate the Townhome units near the commercial area
10 which would also include the community recreation center. He noted larger single-family lots than
11 the initial proposal, and avoidance of development on some of the steeper sloped areas than
12 previously envisioned.

13 Mr. Eddington reviewed the resulting zoning designations requested under the new plan, and noted
14 the R20 zoning had been eliminated with the removal of the townhomes outside of the NMU area
15 and the elimination of the cabin units from the plan.

16 Mr. Eddington highlighted several issues from the Staff Report, including the proposal to remove
17 approximately 32 feet of a hilltop to allow for improved views from surrounding lots. He discussed
18 the municipal code sections regarding sensitive lands and steep slope/significant grade changes
19 which would prohibit this activity unless a variance was approved.

20 Mr. Nate Brockbank, the Applicant, provided more detail on the request to grade the hilltop, which
21 he noted obstructed the views of some of the surrounding lots. Mr. Brockbank discussed the option
22 to relocate the excavated soils from that area to the 15-acre parcel to be deeded to the Town and used
23 for fill to level/grade that area as appropriate.

24 Mr. Brockbank also discussed plans for trails, and the different lot sizes for the single-family homes.
25 He stated the soils reports and traffic studies had been completed. In response to a question from
26 Chair Matyszczyk, Mr. Brockbank replied that the commercial area had not yet been designed.

27 Mr. Brockbank addressed a number of questions from the Planning Commissioners. He stated the
28 final plan would include more details on the parking spaces throughout the development, he
29 expected the roads would be turned over to the Town, and he was not proposing a fractional share
30 ownership structure for the development, although he was requesting approval for nightly rentals.
31 Town Attorney Polly McLean confirmed there were no revenues for the Town associated with
32 fractional ownership, however the Town would receive transient room taxes from nightly rentals.

33 Commissioner Glynnis Tihansky asked for more details on the home types and lot sizes, as well as
34 road connections. She stated a preference for plans which would not involve mass excavations of the
35 native vegetation, and she shared her concerns with the proposal to grade the hilltop. Commissioner
36 Joel Pieper asked if the hilltop under discussion was buildable. Mr. Brockbank stated it was,
37 however, homes built on that location would further obstruct surrounding views for other lots.
38 Commissioner Pieper asked if there were options to preserve as much of this hilltop as possible.

39 In response to a question from Commissioner Rachel Cooper regarding a phasing plan, Mr.
40 Brockbank stated the townhomes and some of the single-family homes located closest to the
41 development's entrance would be built first, as well as the road for the commercial area. He stated
42 the commercial area would not be built in the first phase. Commissioner Cooper requested a
43 restaurant or coffee shop be prioritized as a business in the commercial development.

44 Chair Matyszczyk asked if there would be any financial contribution from Mr. Brockbank in return
45 for an approval of nightly rentals. Mr. Brockbank stated that nightly rentals did not necessarily
46 increase the sales prices or property values for impacted homes.

1 Chair Matyszczyk asked for more details on the community center and asked if the fitness center and
2 other amenities would be available for a fee to the public. Mr. Brockbank noted concerns he had
3 with potential liability that a fitness center managed by a Homeowners Association (HOA) would
4 incur. Mr. Eric Davenport, attorney for the Applicant, discussed this in more detail and noted it was
5 problematic for an HOA covering 125 homeowners to take on the level of liability exposure for such
6 a facility open to non-HOA members. The Planning Commissioners suggested other ownership
7 structures that could move the ownership and management of the fitness center to another owner,
8 perhaps the Town.

9 In response to a question from Commissioner Tihansky regarding storm drain plans, Mr. Paul
10 Watson, engineer for the Applicant, discussed the preliminary plans for storm water management
11 which he would be working on to further refine with the Town Engineer.

12 Mr. Gordon Miner, Town Engineer, shared some preliminary observations and questions on the plan
13 and noted several items he would need for a more detailed review and discussion with the Applicant.

14 Commissioner Chase Winder requested the Applicant build sufficient mailboxes for all platted lots.

15 Mr. Eddington noted the Town Council would have a similar work session to discuss this concept
16 plan at its September 11, 2024 meeting, after which the Applicant would come back to the Planning
17 Commission for a final review and potential recommendation to Town Council. In the meantime, the
18 Applicant would work with Mr. Miner to review the engineering issues in more detail. Mr.
19 Brockbank asked to discuss options for smaller setback requirements to allow for some smaller lots,
20 which Mr. Eddington agreed to review.

21 Mr. Brockbank volunteered to assist with obtaining an estimate for an engineering/surveying study
22 for the SR-248 Spine Trail project which the Town's Parks, Open Space and Trails Committee was
23 evaluating. He also mentioned that he is under contract for the adjoining 40-acre parcel next to the
24 parcel currently under discussion, and he expected to include a plan for that at the next meeting on
25 this development.

26 There being no further questions from the Planning Commissioners, Mr. Brockbank and his team
27 were excused and left the meeting at 7:31 PM.

28
29 **2. Discussion and possible recommendation to Hideout Town Council regarding a**
30 **Master Development Agreement (MDA) for the Elk Horn Springs Development, which**
31 **would include nightly rentals in zoning districts that do not currently allow for nightly**
32 **rentals**

33
34 As Items 1 and 2 related to the Elk Horn Springs Development project had been noticed as Public
35 Hearings, the floor was opened for Public Comment at 7:34 PM. There was no public comment, and
36 the Public Hearing was closed at 7:35 PM.

37 **3. Discussion and possible recommendation to Hideout Town Council regarding a**
38 **final subdivision approval for the Shoreline Phase 4 subdivision**

39 Prior to the meeting, this matter was postponed to the September 19, 2024 meeting, but as it had
40 been noticed as a Public Hearing, the floor was opened for Public Comment at 7:35 PM. There was
41 no public comment, and the Public Hearing was closed at 7:36 PM.

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V. **Meeting Adjournment**

There being no further business, Chair Matyszczyk asked for a motion to adjourn.

Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper, Commissioner Tihansky, and Commissioner Turner. Voting No: None. Absent from Voting: None. The motion carried.

The meeting adjourned at 7:36 PM.

Kathleen Hopkins
Deputy Recorder for Hideout

DRAFT

File Attachments for Item:

2. Discussion of a concept plan for a potential development Hideout Point (parcel 00-0021-3176).



Staff Report for Hideout Point – Preliminary Concept Plan Review

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Hideout Point Concept Plan – Preliminary

Date: Prepared for the September 19, 2024 Planning Commission Meeting

*Submittals: Revised Preliminary Concept Master Plan, and Representative Architectural Images
(all emailed on August 14, 2024)*

Background

The Applicant appeared before the Planning Commission in April 2023 with an initial Concept Plan that included commercial, garage/warehouse space, and nightly rental cabins. The Planning Commission recommended the Applicant revise the site plan and eliminate any flex warehouse uses or character, reduce the density, and create a neighborhood center that could provide amenities for the Deer Springs neighborhood and the Hideout community.

The Applicant made those revisions and is now proposing a Concept Plan that would require an up-zoning from Mountain (M) residential to a commercial designation (likely Neighborhood Mixed Use, NMU) for the property – to allow neighborhood commercial, recreational uses, and nightly rental cabins.

The property is two (2) acres in size and is located on the south side of the Deer Springs neighborhood – near the southern entrance on Belaview Way, a few blocks north of Shoreline Drive. The site is situated across the street from single-family residential houses and townhomes that are part of Phase 1 of the Deer Springs neighborhood.

The site has steep slopes on the west side that slope down to the drainage basin that feeds the duck pond and ultimately drains into the Jordanelle Lake. This area, whether it remains residential or otherwise, must adhere to the Town's Sensitive Lands zoning requirements, which may limit current building envelopes, parking pads, and/or other land disturbances.

Site Characteristics

Total Acres of Site: 2 Acres

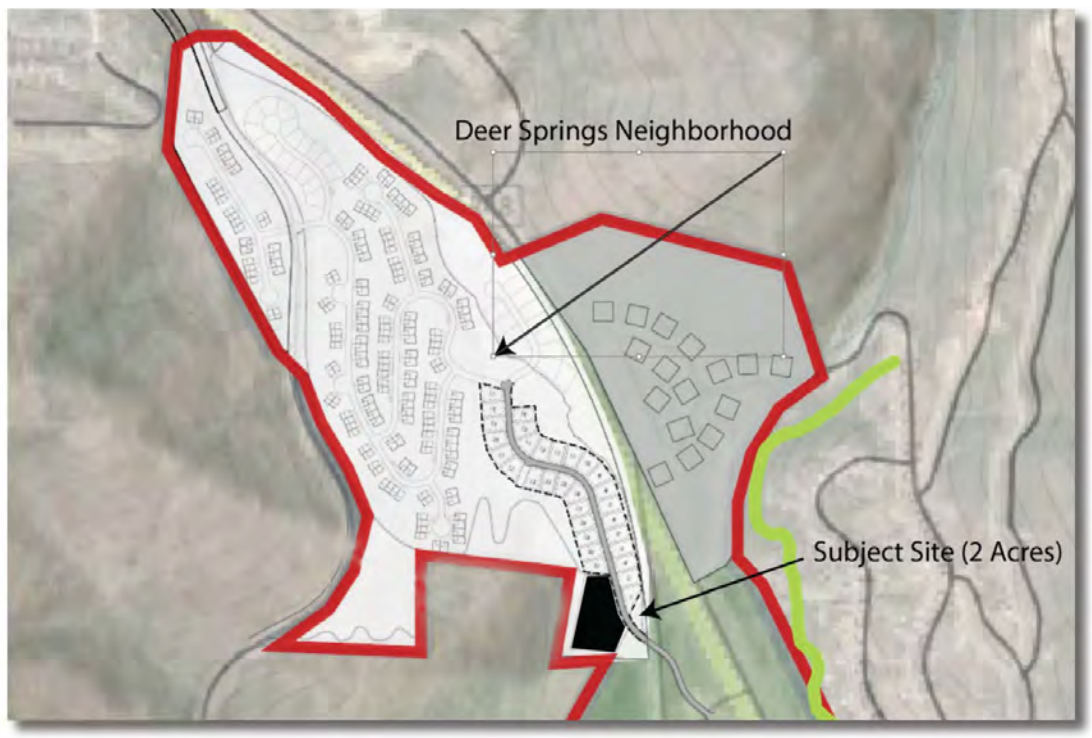
Current Zoning: Mountain (M)

Allowed Density: One (1) unit per acre or a total of two (2) residential units

Proposed Concept

Proposed Density: Six (6) units of flex neighborhood commercial/shop space
A recreational space/barn
Four (4) nightly rental cabin units

Site Location (proposed site in black)



Zoomed In Site Location Relative to the Town-Owned Land



2019 Hideout General Plan

The vision statement for the General Plan indicates:

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:

preserve outstanding views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

cultivate an inviting neighborhood atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

build a connected community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. This site, situated in an existing neighborhood and on steep slopes near a stream, must adhere to the Town's Sensitive Lands Ordinance as well as protect the steep slopes along the east side adjacent to the trail.

Planning Issues & Concerns for Discussion

Density

The proposed density (neighborhood commercial, barn/recreational building, and cabins) essentially equates to eleven units/structures on site (2 acres). Is the Planning Commission comfortable with this density in the Deer Springs neighborhood? Is additional on-site open space a necessary component?

The Applicant shall provide a detailed analysis of the total square footage of building footprints on the site, total pavement (SF), and total area of undisturbed land/open space, etc. The NMU district limits disturbed land – buildings, pavement, etc. - to a maximum of 80% of the site.

Use and Site Impacts

The proposed mix of commercial, recreational/barn space and nightly rental cabins would not only require up-zoning the property, but nightly rentals are also not currently an allowed use in the Neighborhood Mixed Use (NMU) zoning district. They are allowed as a Conditional Use. The Planning Commission must determine if the cabins, as proposed, are considered an allowed use. They are individual units - similar to small single-family units which are not allowed in the NMU.

If the Planning Commission and Town Council were comfortable with night rentals (in cabins), these "resort cabins" may be permitted via a Master Development Agreement (MDA) if all impacts and site conditions are satisfied. Nightly rentals are currently allowed throughout most of the Deer Springs neighborhood as part of an amended Master Development Agreement with the developer, Nate Brockbank.

Allowed uses within the NMU district include restaurants, fitness, wellness, meeting facilities, etc. If the Applicants are considering retail, retail is considered a conditional use in the NMU zone. This may also be possible to include in an MDA if retail is a desired use. Garage and/or storage spaces are not permitted within any Neighborhood Mixed Use designation.

It is noteworthy that hotels are a permitted use within the NMU.

The Applicant has updated the proposed warehouse and created a recreational “barn.” It is proposed for boat storage but will have the appearance of a “barn” or similar building. The Planning Commission should discuss the impacts of this scale of building directly adjacent to a neighborhood. The Applicant should be prepared to address the proposed scale (e.g., footprint, height, etc.). The Applicant shall also provide the type and number of boats to be stored in this facility. Storage facilities are not a permitted or conditional use within the NMU zoning designation. Additional, and detailed information, must be provided relative to this proposed use.

The Town is currently in the process of planning for a Neighborhood Center area on the Town-owned land on Shoreline Drive where it intersects with SR248. The right mix of uses in this location could compliment the Town’s proposed “center.”

Architectural and Design Standards

Should the Planning Commission give a thumbs up to the proposed Concept Plan, a set of Design Standards should be included in an MDA to ensure neighborhood compatibility and provide an authentic design character for the area that would complement the proposed Neighborhood Center being considered for the Town’s 10-acre parcel that lies adjacent to this 2-acre parcel.

Environmental Issues and Sensitive Lands

The site has areas with significant slope issues – some areas in excess of 20% and other areas in excess of 30%. The existing/native vegetation serves as a buffer offering erosion control and stormwater runoff filtration for runoff that drains into the creek located at the rear of this property. A final/detailed site plan shall ensure preservation of the perimeter landscaping – the native vegetation.

Access

The proposed site plan includes parking that backs out onto Belaview Way and presents safety issues. Any neighborhood commercial development would be required to have parking located in the rear with buildings fronting the road, with sidewalks installed, to ensure a pedestrian friendly setting.

Recommendation and Next Steps

The Planning Commission should review the Revised Concept plan and provide input and direction for the Applicant. The Concept Plan application is an opportunity for the Planning Commission to provide input and weigh the anticipated benefits and impacts associated with the proposed development.

Any Concept Plan that includes a subsequent up-zoning requirement must be consistent with the principles articulated in the General Plan.

The Planning Commission should review this Staff Report, assess the analysis, and relay all concerns, impacts, and direction to the Applicant.

The Applicant's next steps include detailed site plan submittals with building massing and heights indicated, a slope analysis indicating areas of 30% slopes or greater with the proposed building footprints clearly illustrated, a stormwater mitigation plan, etc.

The Town Engineer has not reviewed this application to date, but his review will be required prior to this project's next public hearing before the Planning Commission.

DEER SPRINGS



HIDEOUT PARCEL B

BELAVIEW WAY

10' PAVED TRAIL

10' PAVED TRAIL

LOT 3

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

UNIT 1

UNIT 2

UNIT 3

FLEX-COMMERCIAL

UNIT 4

UNIT 5

UNIT 6

PATIO

BARN

UNIT 1

UNIT 2

CABIN UNITS

UNIT 3

UNIT 4

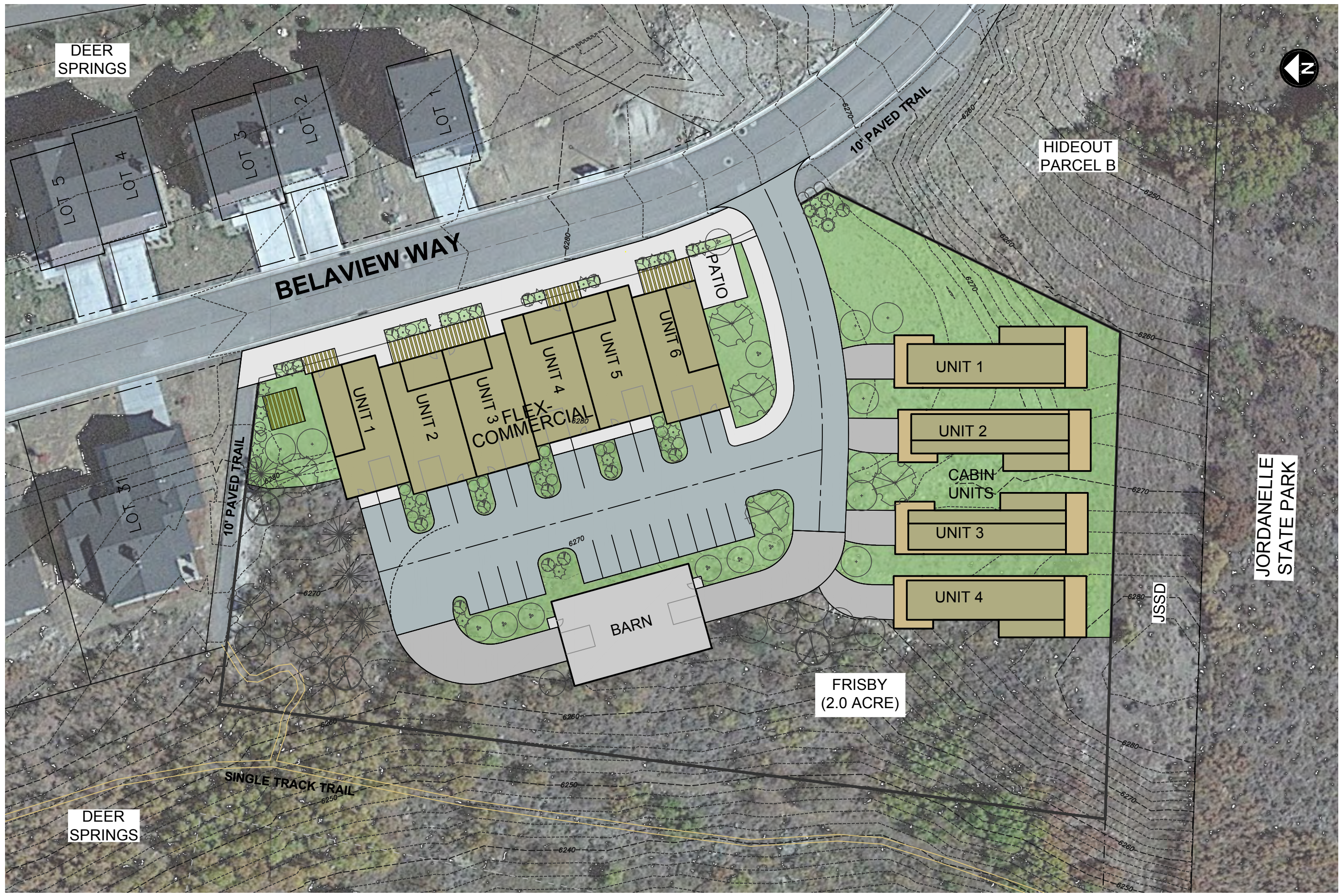
JSSD

JORDANELLE STATE PARK

FRISBY (2.0 ACRE)

SINGLE TRACK TRAIL

DEER SPRINGS

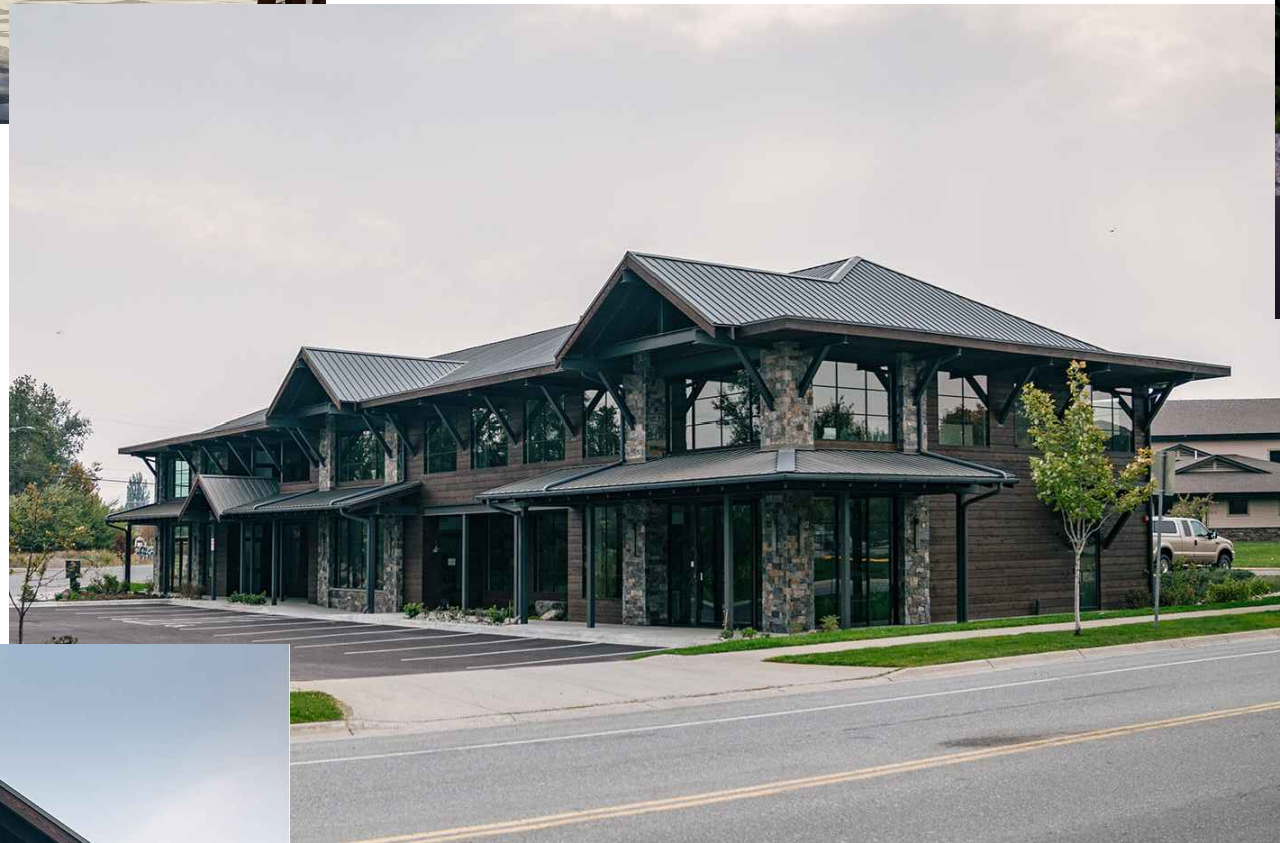




STREETSCAPE



CABINS



COMMERCIAL



STORE FRONT



BARN

File Attachments for Item:

1. Discussion 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 development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision. *Discussion only. There will be no action taken at this meeting.*



Staff Report #3 for the Wild Horse Development (Tim Schoen) – Revised Concept Plan and Initial Rezoning Request

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Wild Horse Rezoning Request – Tim Schoen’s Commercial Project Proposal

Date: Prepared for the September 19, 2024 Planning Commission Meeting

Submittals: Rezoning Application, Revised Concept Master Plan, and Elevation Set (all received via on September 6, 2024)

Background

The Applicant presented a Concept Plan on June 18, 2024 that would require an up-zoning from Mountain (M) residential to a commercial or neighborhood mixed-use designation for the property – to allow for commercial development. That Concept Plan was favorably reviewed by the Planning Commissioners at that time. Since that time, the Applicant has begun working with a new architectural team and has updated the building design while keeping the proposed uses, building layout, and parking generally the same. At this meeting, the Applicant would like to walk the Planning Commissioners through the new building design and get feedback. Beyond this update of the design changes, the Applicant has submitted an application to rezone the property, 2.54 acres, from Mountain (M) to Neighborhood Mixed Use (NMU).

This site is part of a larger property (15.19 acres) that the owner intends to develop in the near future. The remaining 12.65 acres are not proposed for any zoning changes at this point in time.

The site has steep slopes that slope down toward SR248, and on the upside proposed for residential development, that must meet the Town’s Sensitive Lands zoning requirements, which may limit current building envelopes, parking pads, and/or other land disturbances.

Site Characteristics

Total Acres of Site: 2.54 Acres

Current Zoning: Mountain (M) – single-family residential uses allowed

Allowed Density: One (1) single-family dwelling unit per acre

Proposed Concept

Proposed Uses: A restaurant with a bar/pub
Up to five (5) retail/commercial spaces – a market, coffee shop, wellness center, a kitchen, etc.

Total Square Feet: +/- 18,000 SF of commercial space

Site Location (proposed site in red)



Proposed Façade Facing SR248



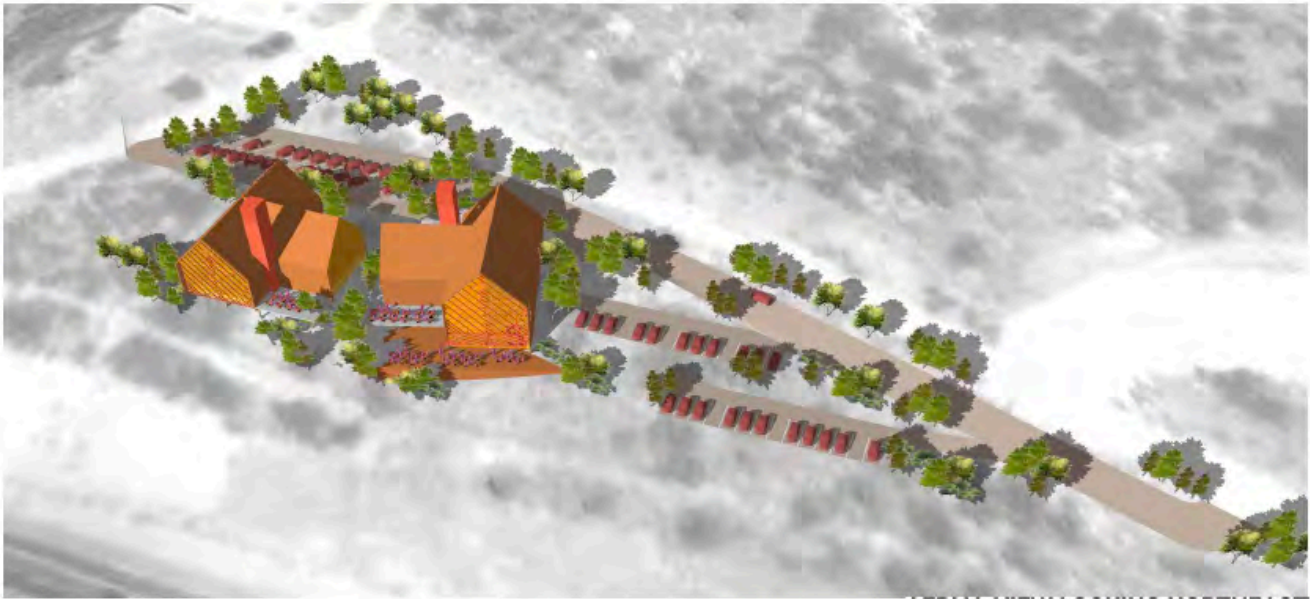
Parcel Map - Site & Proximity Location
(proposed site in red and Town-owned site in white)



Zoomed In



Concept Plan



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST

** See the Exhibit attached to this Staff Report for the complete Application and associated images submitted by the Applicant*

Planning and Zoning Issues for Discussion

Site Context

The Town owns the land (+/-7 acres) to the northwest of this site. This may ultimately be the location of a future fire station and a relocated public works building - TBD. The Town and Applicant will need to ensure appropriate buffers are in place to allow these uses to essentially exist side by side.

This property will not be impacted or accessed as part of the proposal.

Use

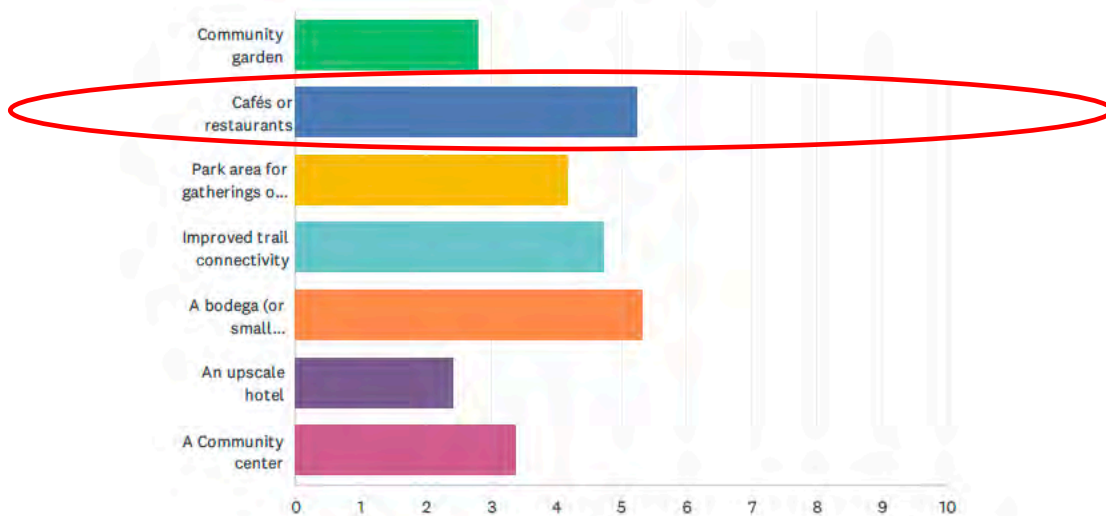
The proposed mix of commercial uses appear to address some 'third place' community destinations that the community desires. Allowed uses within the NMU district include restaurants, fitness, wellness, meeting facilities, etc. If the Applicants are considering retail, retail is considered a conditional use in the NMU zone. This could likely be included in an MDA if retail is a desired use.

The Applicants should confirm that no residential is proposed as part of the revised Concept Plan.

Hideout Resident Survey, June 2022

Q8 Town Needs. Please rank your priorities for things you believe the Town most needs from highest #1 to lowest #7:

Answered: 332 Skipped: 1



Site Impacts

Site access will have impacts on the surrounding properties (KLAIM, the Woolf property, and the Town-owned land), and environmental impacts given the slopes must be reviewed and addressed. For example, the revegetation/hydroseed on the existing soil pile at the Woolf property has not taken root to date and there continue to be erosion issues. The Applicant must submit a detailed survey specifically illustrating all areas with greater than 30% slopes. Development on land with 30% slopes or greater is not permitted without compliance with the Town's steep slope criteria (HMC 10.08.30).

The Applicants shall provide a detailed analysis of the total square footage of building footprints on the site, total pavement (SF), and total area of undisturbed land/open space, etc. The NMU district limits disturbed land – buildings, pavement, etc. - to a maximum of 80% of the site.

The setback requirement from SR248 is 5'-0" from the ROW. The Applicants should be prepared to discuss generally proposed setbacks.

Density

The proposed commercial development includes +/-18,000 of commercial development on 2.54 acres. NMU allows a maximum density of 20 ERUs per acre. Density for commercial development is calculated at 0.75 ERUs for each 2,000 SF. $18,000 / 2,000 = 9$ ERUs for the project which is within the density allowance permitted for the NMC zoning district.

Building Heights

The proposed building heights (p.6 of the plan submittal set) indicates the proposed building will exceed the building height allowed in the NMU Zoning District. The Applicant indicates a building height of 52'-0" where a maximum of 45'-0". The Applicants should be prepared to explain this change from the initially approved Concept Plan. A review of the building sections reveals a total building height (from the lower deck and not including the supporting retaining wall) of 59'-0". The Applicant should explain the proposed building heights, proposed stories, etc.

The Applicants should also be prepared to discuss, in general, the heights and extents of retaining walls proposed for this revised Concept Plan. The Town Code allows for a single 6'-0" high retaining wall or a tiered wall of a maximum of two 5'-0" walls.

Access

The proposed Concept Plan includes access points off the driveway that provide access for the Woolf property (a single-family residential structure). Currently, this driveway does not meet the Town's requirements for commercial development and/or higher-density residential development (anticipated upslope). Additionally, UDOT will need to confirm that

the KLAIM access point to SR248 is sufficiently designed to accommodate new developments in this area.

Trail access, opportunities for a partnership approach to a future underpass/overpass for SR248, etc. should be considered if the Planning Commission wishes to move forward with this Concept Plan and the Applicant ultimately moves forward with a rezoning application.

Fire Department Review and Analysis

The Applicants continue to coordinate with the Wasatch Fire Department, Clint Neering, to ensure compliance with their ingress/egress standards. At the concept level, two ingress/egress points are required for commercial development. The Applicants have an upper and lower access point.

Town Owned Land

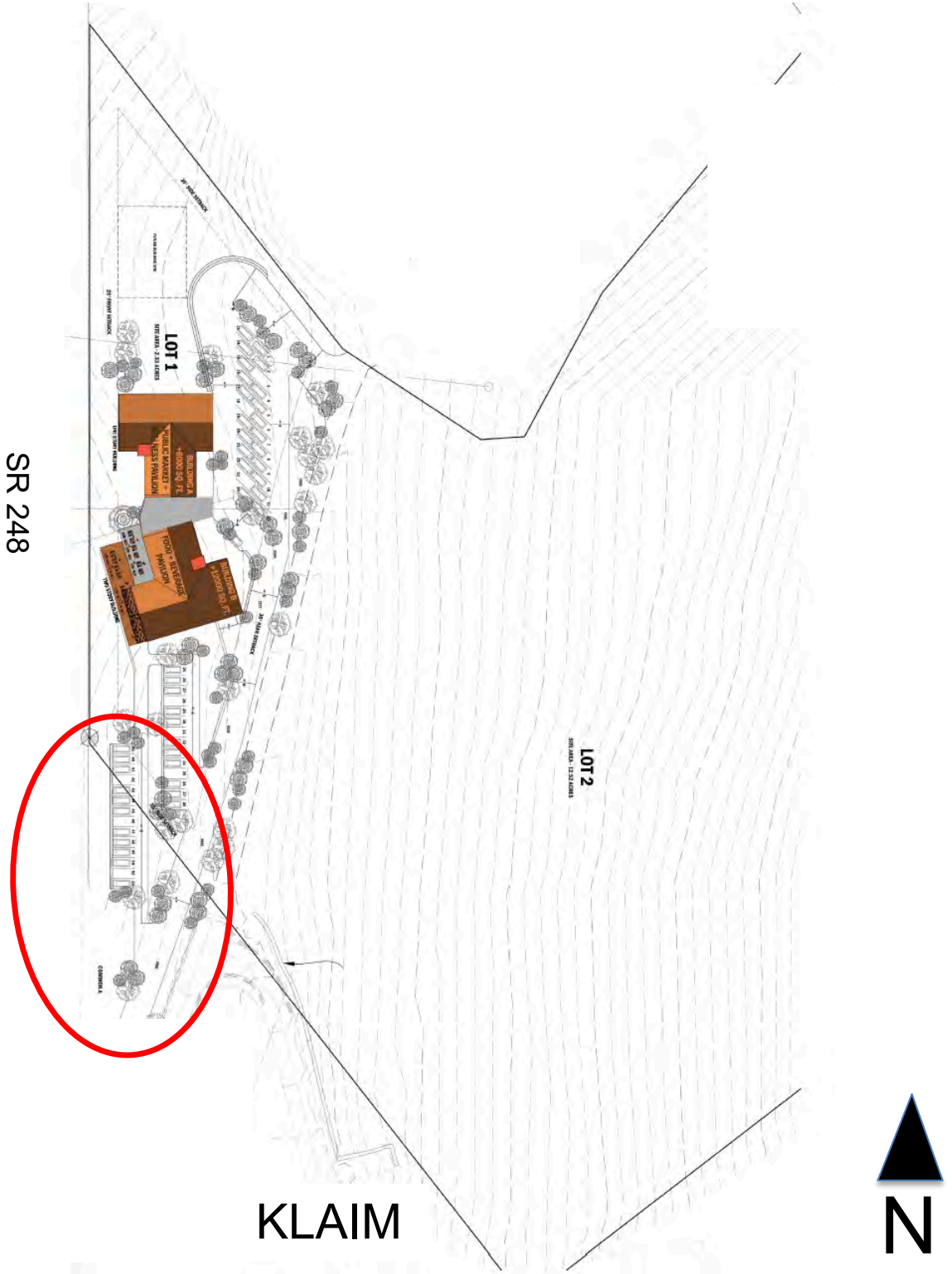
The Applicants would like to partner with the Town and utilize some of the Town owned land which the Town acquired from UDOT in conjunction with getting access from SR248 for the KLAIM project (south end of the subject property and depicted on the following page). This area contains 1.49 acres and, subject to Planning Commission recommendation and Town Council approval, would allow the project to have additional parking spaces.

A final site plan, parking plan, landscaping plan, architectural elevations with proposed materials and building heights, etc. are not yet finalized. Once that is complete, staff can assess the exact number of parking spaces required for this development. This is important because, subject to the Town Council granting an easement for the Applicant to use the Town's land for access, it will be important to ensure the minimum number of required parking spaces can be retained on the Applicant's 2.54-acre site. The Town may allow access (and perhaps parking spaces) on the Town-owned land, but the privately owned land should be able to accommodate the required number of parking spaces per the zoning ordinance.

The draft submittals indicate a total of 53 parking spaces, 40 of which are located on the 2.54-acre site. At the concept level, the proposed 18,000 square foot commercial structure requires 36 parking spaces on site. As presented conceptually, the project meets the minimum parking standards. An exact analysis of the square feet dedicated to the various uses – coffee shop, restaurant / bar & grill, wellness center, market, etc. – will provide the exact number of required parking spaces on site.

The Applicants shall confirm the proposed road will be built to Town Standards and that the HOA will assume maintenance and snow removal responsibilities.

**Town Owned Land
(located within the red circle)**



Retaining Walls

The conceptual proposal rendering of the façade facing SR248 illustrates a retaining wall below the downslope section of the proposed commercial building and parking lot. Details regarding materials and heights will be necessary to ensure compliance with the Hideout Municipal Code (HMC) maximum retaining wall height of 6'-0" for a single wall or 10'-0" for a double tiered wall (two 5'-0" walls). These requirements apply to all retaining walls on site.



Open Space, Buffers & Parks

The proposed development does not include any park or open space areas. The Applicant shall provide additional details regarding a small park location, protected open space, trails, trailhead access, etc.

Environmental Issues and Sensitive Lands

The site has areas with significant slope issues – some areas appear to be in excess of 20% and other areas in excess of 30%. The existing/native vegetation serves as a buffer offering erosion control and stormwater runoff filtration for runoff that drains into the creek located to the northwest of this property. A slope map (pre and post land disturbance) should be provided for additional review. The preservation of this habitat is essential to create a natural buffer between this project and SR248.

Architecture and Design Standards

The Town has historically required adherence to design and development standards for major projects. The Town should adopt a set of commercial or mixed-use standards, in conjunction with the Applicant's design team, that will ensure quality development for any commercial development.

Phasing

The Applicants should provide a timeline for the proposed construction of the project.

2019 Hideout General Plan

When the Planning Commission considers a rezoning request, any recommendation must be in compliance with the General Plan. The vision statement for the General Plan indicates:

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:

- preserve outstanding views**
2.1.1 To Preserve Outstanding Views,
All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.
- cultivate an inviting neighborhood atmosphere**
2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,
The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.
- build a connected community**
2.1.3 To Build a Connected Community,
Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

16

+The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment.

A detailed site plan and elevations must be provided to fully assess whether the proposed rezoning request meets the standards set forth in the General Plan but, conceptually, it appears the request to create a neighborhood mixed-use center in this location along SR248 meets the GP economic goals. In addition, the proposed design and site concept plan, appear to capture the views to the Jordanelle while preserving the viewsheds for development upslope from this site.

Recommendation and Next Steps

The Planning Commission should review the proposed revised Concept Plan and rezoning request and provide input/direction for the Applicants. Detailed submittals (site plan w/ dimensions, final parking configuration, elevations, a Master Development Agreement, etc.) will be provided and presented at the next Planning Commission meeting before a vote is requested of the Planning Commission. This is the initial public hearing to present the revised design concept and uses.

IN-PROGRESS DESIGN CONCEPTS

WILDHORSE PROVISIONS

HIDEOUT, UTAH . USA

30 AUGUST 2024





10860 N. Hideout Trail
Hideout, Utah 84036

Application #	
Zone	
Tax ID #	
Date Received	
Received By	
Reviewed By	
Date Completed	

Zoning Change Petition Form

Petition For Change (12.02.24)

Any person desiring to initiate a change in this title or the zoning map shall submit a petition to the Town Administrator explaining the request and the reasons therefore. The petition shall be accompanied by an amendment petition fee in an amount determined by the town fee schedule and listed below.

Town of Hideout Fee and Rate resolution #2024-R-01 (January 2024)

Zoning Change Petition:	Application Fee: \$3,300 + \$55/acre and + Escrow Fee: \$7,500 (with a minimum required balance of \$2,500)
Meetings Covered w/Initial Fee: Two (2) Planning Commission Meetings and One (1) Town Council Meeting	



1. Project Information

Project Name: Wildhorse PC
 Project Location: Hideout Utah
 Legal Description: Parcel # 00-0020-8164
 Tax ID: # 00-0020-8164

Owner(s) of Record:

Full Name: Grand Summit Pointe, LLC
 Address: 1215 Walnut Hill Farm Drive, Chesterfield, MO 63005
 Phone: 314.846.7419 Email Address: schoen@wildhorsepc.com

Architect / Engineer / Landscape Architect / Surveyor:

Full Name: Stantec Inc.
 Address: 224 S. Michigan Avenue, Ste. 1400, Chicago, Illinois 60604
 Phone: 312-952-6545 Email Address: tom.longhi@stantec.com

Current Zone(s)

- | | | | |
|--|---|---|---|
| <input checked="" type="checkbox"/> Mountain (M) | <input type="checkbox"/> Residential Single Family (RSF) | <input type="checkbox"/> Residential Medium Density (RMD) | <input type="checkbox"/> Residential High Density (RHD) |
| <input type="checkbox"/> Neighborhood Commercial | <input type="checkbox"/> Commercial (C) | <input type="checkbox"/> Light Industrial (LI) | <input type="checkbox"/> Community Site (CS) |
| <input type="checkbox"/> Open Space (OS) | <input type="checkbox"/> Resort Specialty Planned Area (RSPA) | <input type="checkbox"/> Resort Village Medium Density (RVMD) | <input type="checkbox"/> Resort Village High Density (RVHD) |
| <input type="checkbox"/> Planned Performance Development (PPD) | | | |

Requested Zone(s)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Mountain (M) | <input type="checkbox"/> Residential Single Family (RSF) | <input type="checkbox"/> Residential Medium Density (RMD) | <input type="checkbox"/> Residential High Density (RHD) |
| <input checked="" type="checkbox"/> Neighborhood Commercial | <input type="checkbox"/> Commercial (C) | <input type="checkbox"/> Light Industrial (LI) | <input type="checkbox"/> Community Site (CS) |
| <input type="checkbox"/> Open Space (OS) | | | |

Subdivision and Lot #, or Survey, Lot and Block #:

Parcel # 00-0020-8164

Project description: (Include number acres, number of lots and projected ERU's):

Retail development of approx. 2.54 acres and approx. 9 ERU's final total TBD



2. Zone Change Request Procedures

Requests for amendments or changes to the Zoning Ordinance or the Official Zoning Map shall be initiated with the Town Staff and Planning Commission. The amendment process shall proceed as follows:

1. A petition shall be submitted to the Town of Hideout along with required fees in amount determined by the Town’s Fee Schedule.
 - a. The petition must include a complete narrative outlining the Zoning District proposed to be changed, including:
 - i. Why the Applicant proposes the change
 - ii. Proposed Zoning District and location/boundary/graphics/mapping
 - iii. All other supporting documentation
2. Within thirty (30) days of submittal, the Town Staff will review the petition for completeness and a letter will be sent if additional information is needed.
3. When the Town Staff determines that the petition is complete and ready for Planning Commission review, Town Staff will notify the Commission’s Authority Representative and the Commission’s Authority Representative will establish a date for a public hearing providing sufficient public notice as required under Section 11.06.06.
4. A public hearing shall be held by the Planning Commission.
5. All proposed amendments shall be first reviewed by the Town Planner and submitted to the Planning Commission for its recommendation as provided in this chapter.
6. The Planning Commission shall review the petition and shall recommend adoption of proposed amendments to the Town Council only where it finds:
 - a) The proposed amendment furthers the purpose of the General Plan, or
 - b) That changed conditions make the proposed amendment necessary to fulfill the purposes of this title.
7. Once a recommendation has been made by the Planning Commission, The Town Council will establish a date for a public hearing that provides sufficient public notice as required under Section 11.06.06.
8. A public hearing shall be held by the Town Council. After the required hearing on the proposed amendment, the Town Council may adopt, modify or reject such amendment.



9. Resubmission of an application for the same amendment shall not be allowed for a period of twelve (12) months. Any such resubmission shall follow the same procedures as the original submission.



3. Applicant or Authorized Representative to Whom all Correspondence Is to Be Sent

Applicant is not the owner listed above.

Full Name: Tim Schoen

Address: 1215 Walnut Hill Farm Drive, Chesterfield, MO 63005

Phone #: 314.846.7419

Email Address: schoen@wildhorsepc.com

The checklist below must be included with your application with all items checked off to designate that they have been submitted or your application will not be processed.

4. Checklist:

- a) Fee paid
- b) Completed Zoning Change Petition Form
- c) Preliminary Engineering sketch/drawing of the proposed use; drawn to scale not smaller than one-inch equals one hundred feet (1" = 100ft) and showing the following (both hard copy and electronic)
 - i. North point, scale, date
 - ii. Area to be developed
 - iii. Adjacent property
 - iv. Proposed lot lines with lot sizes
 - v. Proposed building envelopes
 - vi. Proposed ERU's



5. Acknowledgement of Responsibility

This is to certify that I am making an application for the described action by the Town of Hideout and that I am responsible for complying with all town requirements regarding this request. This application should be processed in my name and I am a party whom the town should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until the Town Administrator or designee has reviewed the application and notified me in writing that it has been deemed complete. **I understand that any application I submit will be governed by the terms of the Town Code of the Town of Hideout** and that I am responsible to understand those provisions and ensure that the application complies with the same.

I will keep myself informed of the deadlines for submission of material and the progress of this Zoning Petition application. I understand that I will be informed of the dates set for any public hearing or public meetings. This report will be on file and available in the Town of Hideout office shown above.

I further understand that additional fees may be charged for the Town's review of the application, and that the fee for the zoning petition is non-refundable. Any additional analysis required would be processed through the town's consultants with a written estimate of time/expense/scope. This estimate will be provided to the applicant for authorization prior to any work being performed.

Signature of the Applicant:

Name of Applicant (Print): Tim Schoen

Mailing Address: 1215 Walnut Hill Farm Drive, Chesterfield, MO 63005

Phone: 314.846.7419

Email Address: schoen@wildhorsepc.com



6. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): Tim Schoen

Mailing Address: 1215 Walnut Hill Farm Drive, Chesterfield, MO 63005

Street Address/Legal Description of Subject Property:
Parcel # 00-0020-8164

Signature: _____ Date: _____

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.



6. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): Tim Schoen

Mailing Address: 1215 Walnut Hill Farm Drive, Chesterfield, MO 63005

Street Address/Legal Description of Subject Property:
Parcel # 00-0020-8164

Signature:  Date: 8/28/24

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.

Town of Hideout-Change of Zoning Application

Zoning Analysis: 9/5/2024

Existing Zoning: Mountain

Proposed Zoning: Neighborhood Commercial

N. Commercial Zoning Requirements		Proposed Plan	
Density			
Max. Unit Density (ENU's)	10	>	Proposed ENU's 9
Min. Open Space	25%	<	Proposed Open Space 50.2%
Frontage/Lot Size			
Min. Lot Size	.5 acres	<	Proposed Lot Size 2.33 acres
Min. Lot Frontage	100 ft	<	Proposed Lot Frontage 624.94 ft
Min. Lot Width	100 ft	<	Proposed Lot Width 624.94 ft
Min. Lot Depth	100 ft	<	Proposed Lot Depth approx. 200 ft
Max. Lot Coverage	70%	≥	Proposed Lot Coverage 49.8%
Setbacks			
Min. FY Setback: road edge	25 ft	=	Proposed FY Setback: road edge 25 ft
Min. Setback:Highway ROW	50 ft	<	Proposed Setback: Highway ROW 150 ft
Min. RY Setback	30 ft	=	Proposed RY Setback 30 ft
Min. SY Setback	30 ft	=	Proposed SY Setback 30 ft
Building			
Max. Building Height	45 ft	<	Proposed Building Height 52 ft
Max. Units per Building	20		N/A
Driveway/Garage			
Min. Parking (non-residential per 1000 sq ft)	2	=	Proposed Parking per 1000 sq ft 2
Min. Driveway Width	20 ft	<	Proposed Driveway Width 23 ft
Max. Driveway Width	26 ft	>	Proposed Driveway Width 23 ft
Max. Driveways per Frontage	2	=	Proposed Driveway per Frontage 2

HIDEOUT - WILDHORSE
SUBDIVISION



PRELIMINARY

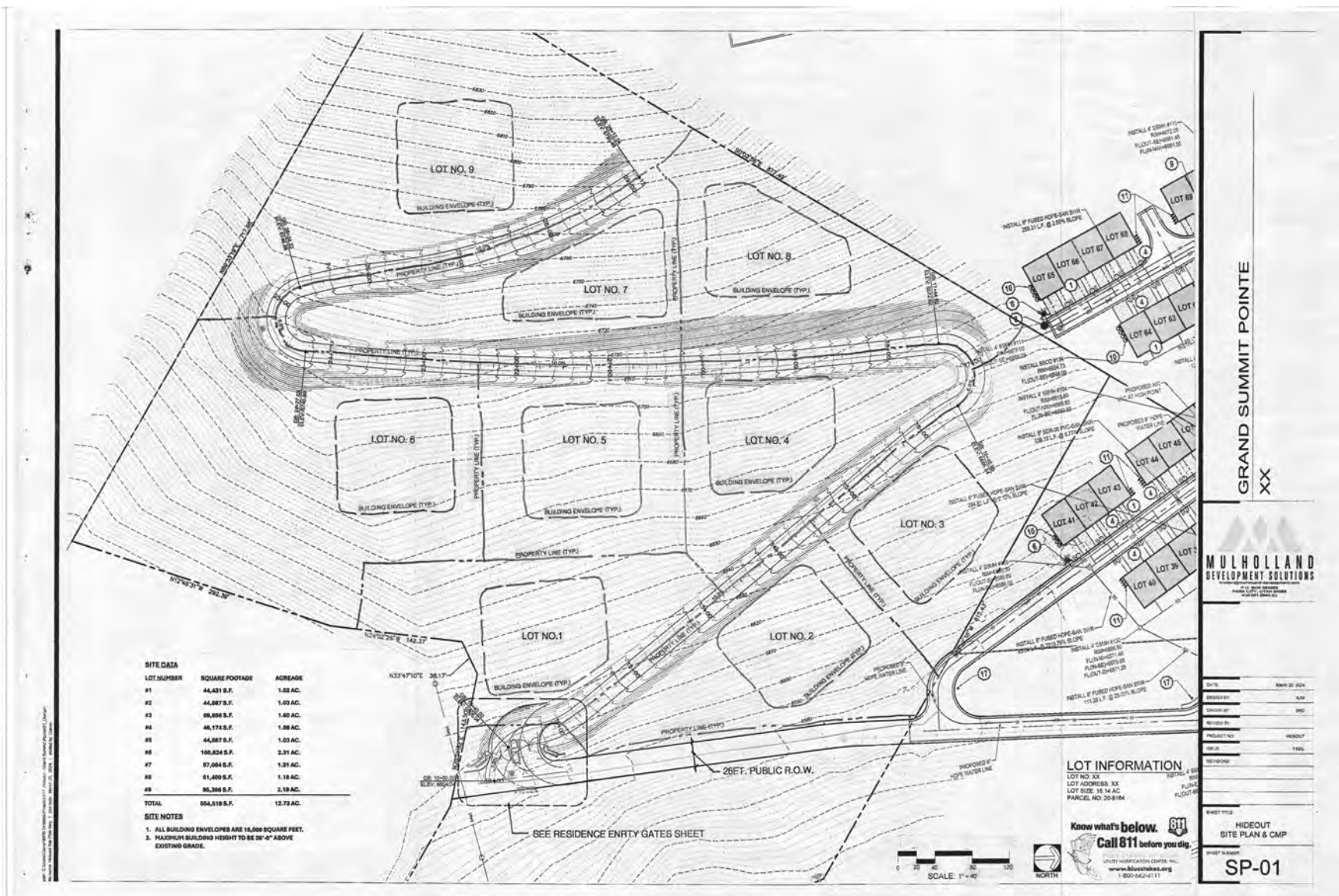
DATE:	August 30, 2024
DRAWN BY:	KJM
DRAWN BY:	BRG
REVIEW BY:	
PROJECT NO:	HIDEOUT
SCALE:	PRELIMINARY
REVISIONS:	

SHEET TITLE:	WILDHORSE SUBDIVISION
SHEET NUMBER:	EXH

SITE CIVIL/SURVEY



1487_C:\Users\kjm\OneDrive\Documents\Projects\2024\Hideout\17_Hideout_Civil_Survey\17_Hideout_Civil_Survey.dwg
 Project: 2024-08-30 10:00:00 AM
 User: kjm
 Plot Date: 8/30/24 10:00:00 AM
 Plot Scale: 1"=60'
 Plot Path: C:\Users\kjm\OneDrive\Documents\Projects\2024\Hideout\17_Hideout_Civil_Survey\17_Hideout_Civil_Survey.dwg



SITE DATA

LOT NUMBER	SQUARE FOOTAGE	ACREAGE
#1	44,431 S.F.	1.02 AC.
#2	44,887 S.F.	1.03 AC.
#3	69,898 S.F.	1.60 AC.
#4	48,174 S.F.	1.08 AC.
#5	44,887 S.F.	1.03 AC.
#6	109,824 S.F.	2.51 AC.
#7	87,084 S.F.	1.91 AC.
#8	61,480 S.F.	1.39 AC.
#9	86,388 S.F.	1.94 AC.
TOTAL	654,919 S.F.	12.73 AC.

- SITE NOTES**
1. ALL BUILDING ENVELOPES ARE 16,000 SQUARE FEET.
 2. MAXIMUM BUILDING HEIGHT TO BE 28'-0" ABOVE EXISTING GRADE.

GRAND SUMMIT POINTE
XX

MULHOLLAND DEVELOPMENT SOLUTIONS

DATE:	06/20/2024
DRAWN BY:	KJM
CHECKED BY:	WJG
DESIGNED BY:	
PROJECT NO.:	HIDEOUT
SHEET:	FINAL
REVISION:	

SHEET TITLE:
HIDEOUT SITE PLAN & CMP
SHEET NUMBER:
SP-01

LOT INFORMATION
LOT NO. XX
LOT ADDRESS: XX
LOT SIZE: 16.14 AC
PARCEL NO: 20-0164

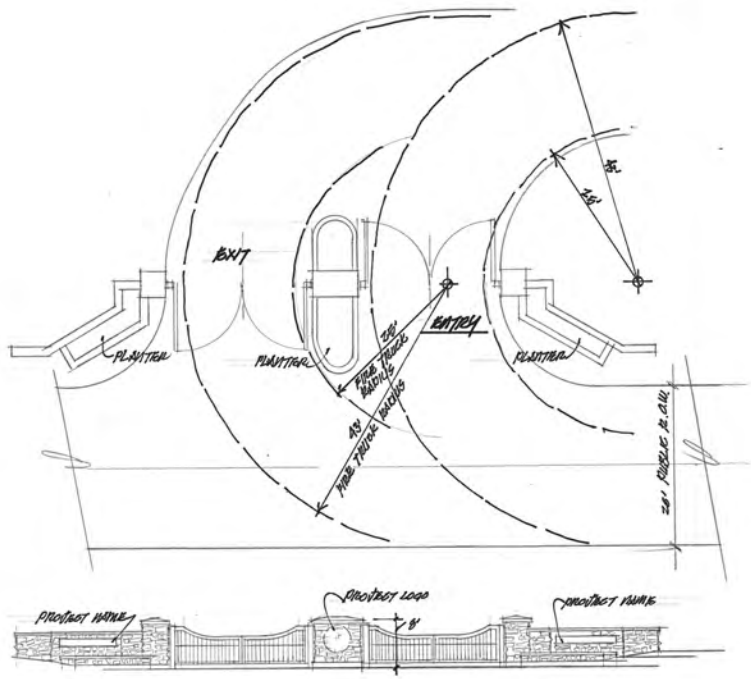
Know what's below.
Call 811 before you dig.
UTILITY NOTIFICATION CENTER, INC.
www.811online.org
1-800-662-4111



PROPOSED RESIDENTIAL PLAN AND ENTRY GATEWAY



Floor Plan

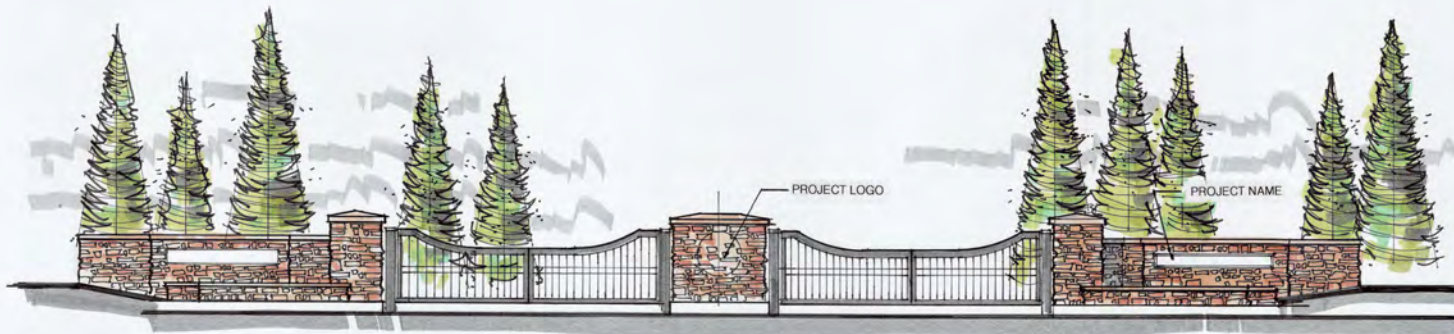


RESIDENTIAL ENTRY GATES

RESIDENCE ENTRY GATES
WILDHORSE
TOWN OF HIDEOUT, UTAH

SCALE: 1/8" = 1'-0" DATE: 6/20/2024 NORTH

PROPOSED RESIDENTIAL PLAN AND ENTRY GATEWAY



RESIDENCE ENTRY GATES

OTTO
WALKER
architects
1200 Sherman St., Suite C, P.O. Box 8070, Park City, Utah 84302 (435) 845 4373

Floor Plan

RESIDENCE ENTRY GATES

WILDHORSE

TOWN OF HIDEOUT, UTAH



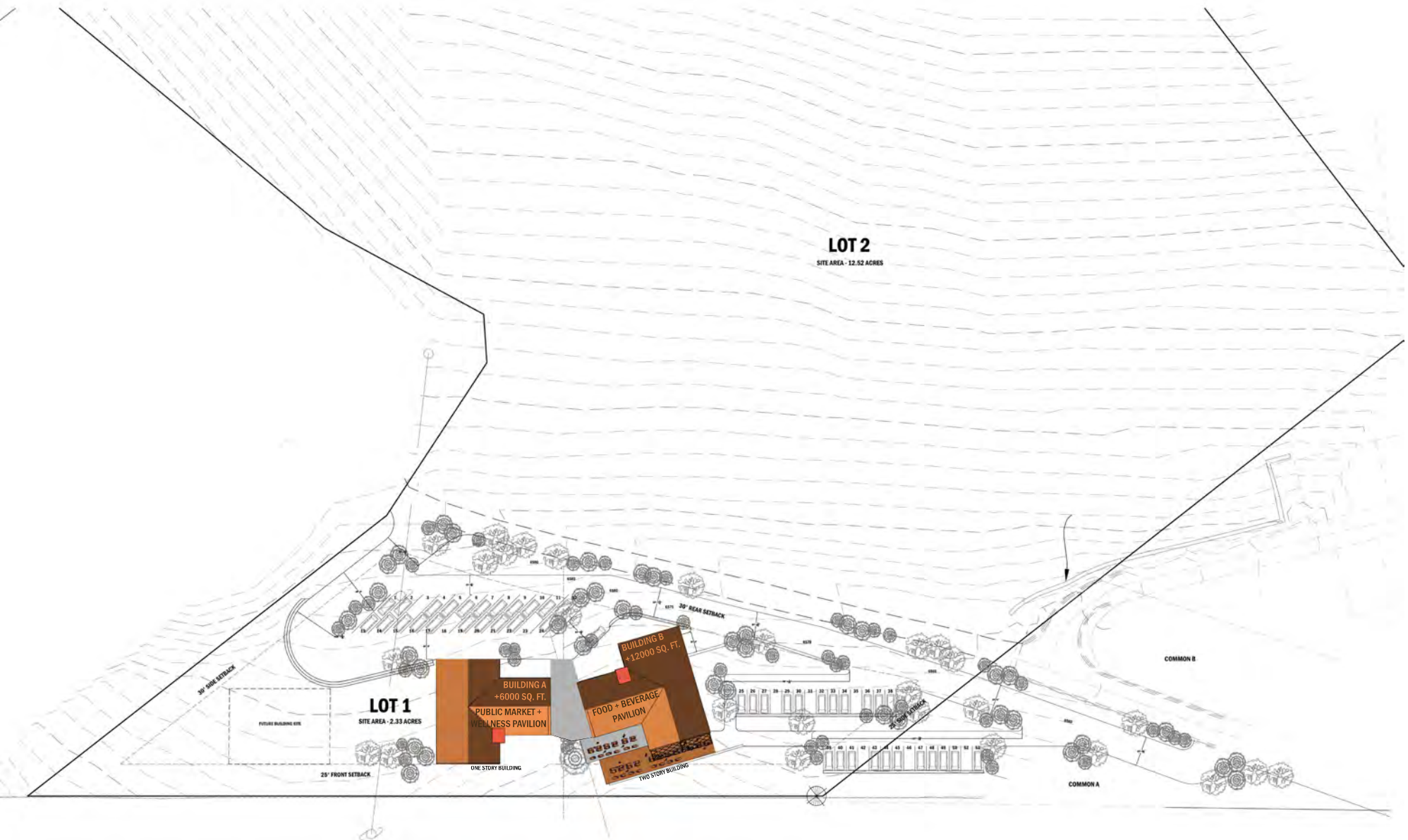
SCALE: 1/4" = 1'-0"

DATE: 8/28/2024

PROPOSED RESIDENTIAL PLAN AND ENTRY GATEWAY



SITE PLAN



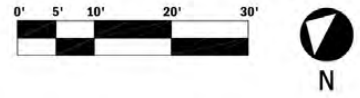
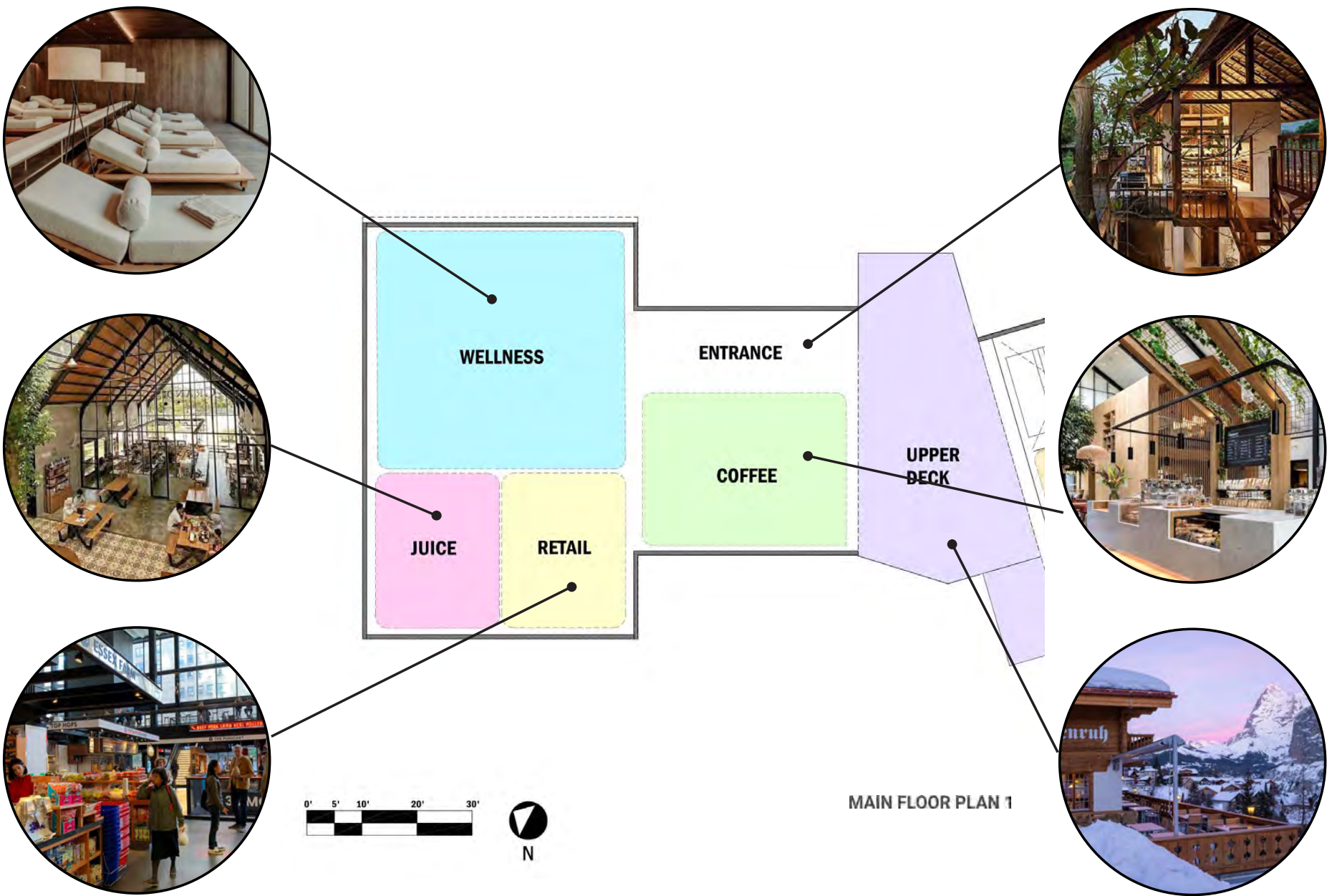
LOT 2
SITE AREA - 12.52 ACRES

LOT 1
SITE AREA - 2.33 ACRES

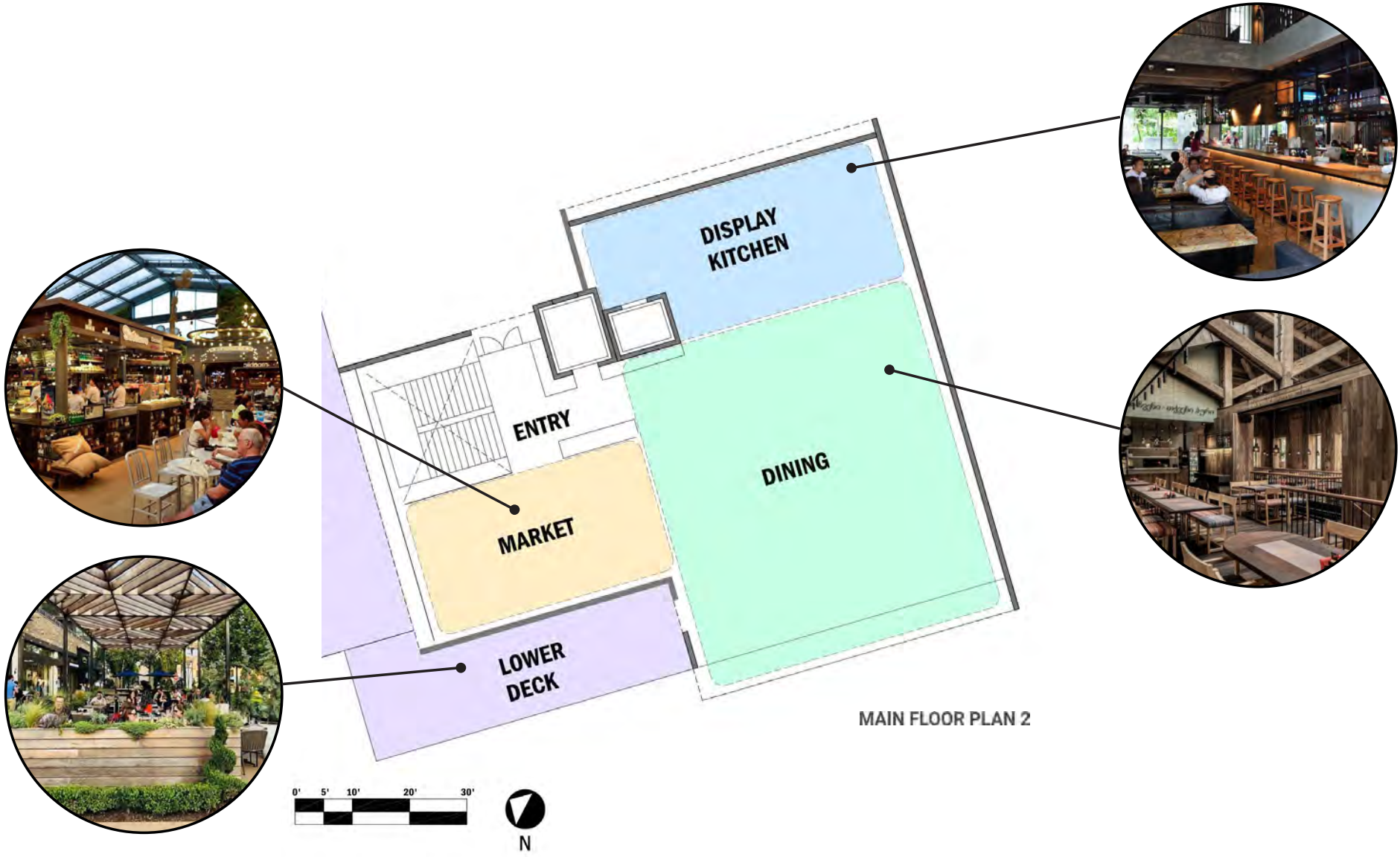
BUILDING A
+6000 SQ. FT.
PUBLIC MARKET +
WELLNESS PAVILION

BUILDING B
+12000 SQ. FT.
FOOD + BEVERAGE
PAVILION

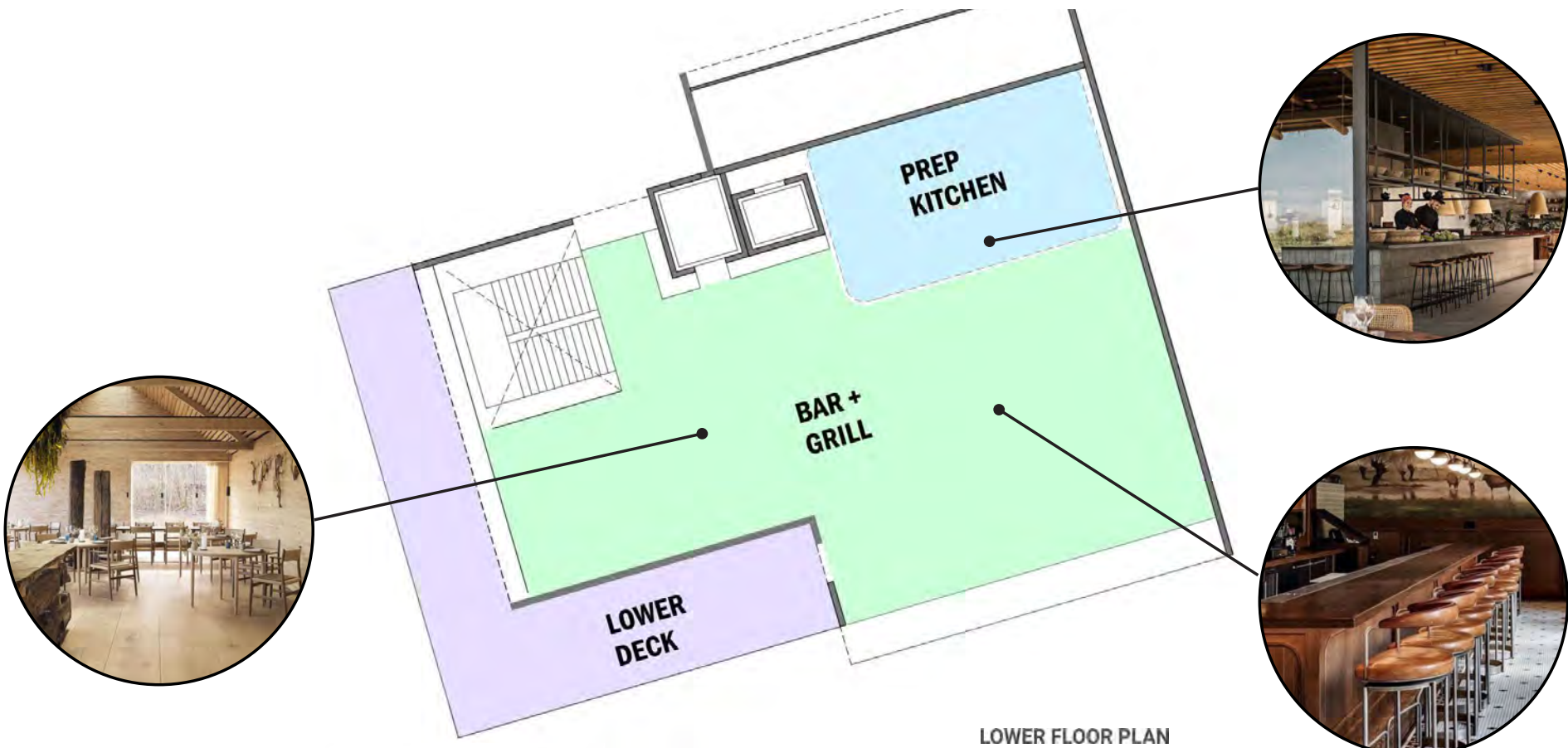
LOT 1 SITE PLAN



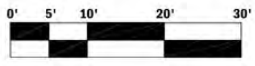
MAIN FLOOR PLAN 1



MAIN FLOOR PLAN 2



LOWER FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION

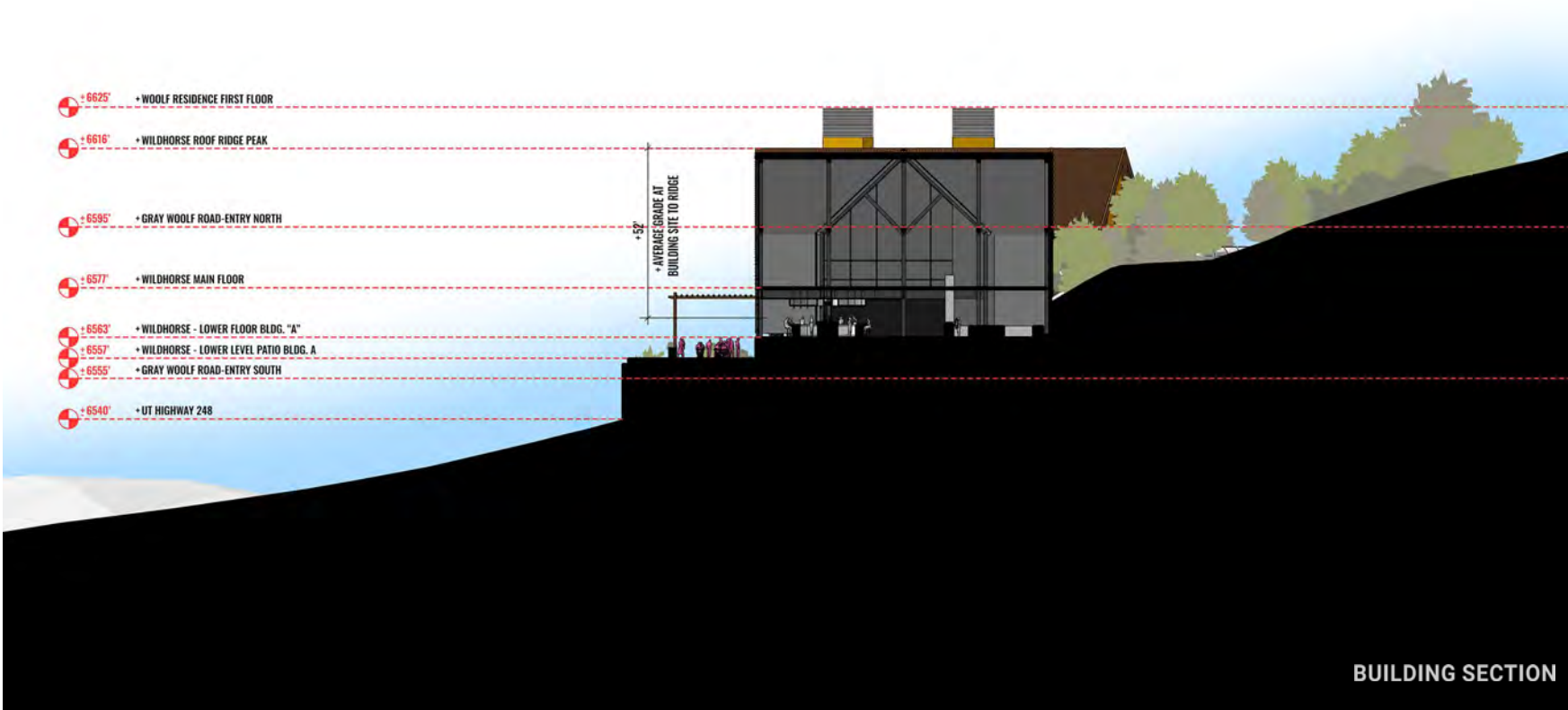


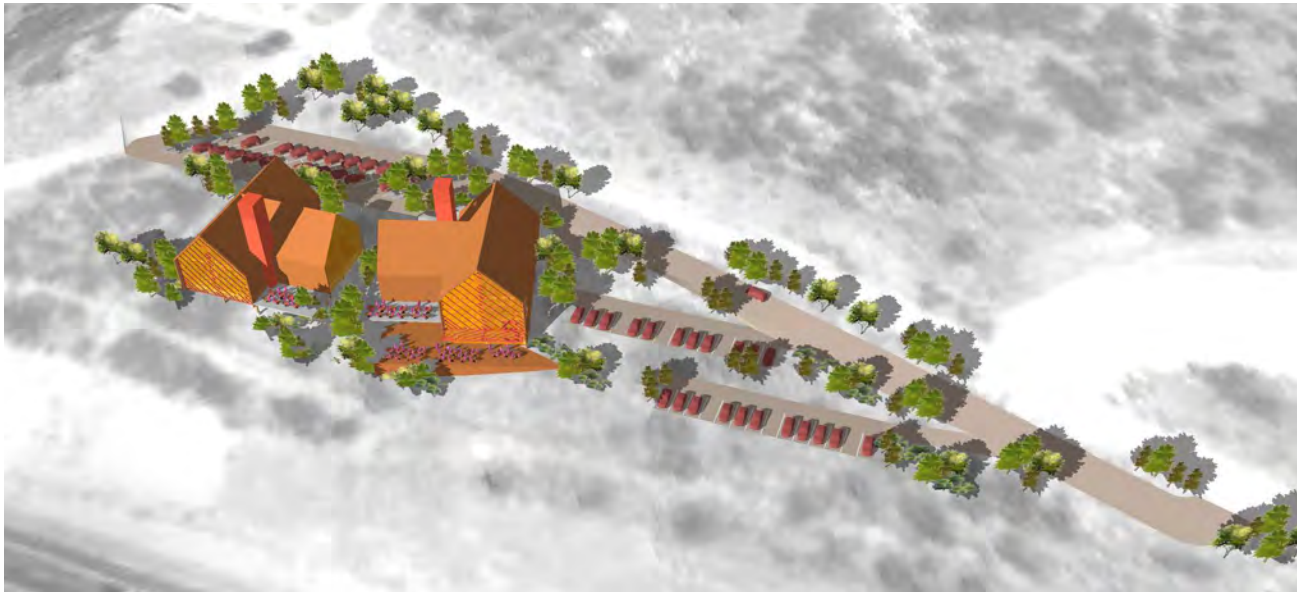
WEST ELEVATION



EAST ELEVATION







AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST



EXTERIOR VIEW



EXTERIOR VIEW



EXTERIOR VIEW

File Attachments for Item:

2. Discussion and possible recommendation to Town Council regarding a final Subdivision approval for the Shoreline Phase 4 subdivision. *This item is postponed to a date to be determined at the September 19, 2024 meeting and will not be discussed during this meeting.*

9/10/2024

Another resident wanted to add a few things and we are submitting this as an addendum to our memo for the record.

I would like to add a couple of thoughts as I will not be able to be there at the meeting (I am flying at that time). The new designs for Phase 4 contemplate elements that were never included previously. These elements contradict what we were assured of when we bought our home. This is true for other neighbors who would feel the impact immediately. I have cc'd the Spauldings on this email because of that.

1) The triangle area that is near to our unit adjoining an easement to the south (currently there are dirt piles and ground stone piles) was never described as anything other than open space with the walking trail running through it. Now it is being identified as a "Dog Park." Given the proximity to my home, this is a substantial alteration to the promise made at the time of purchase.

2) In the same general area, the location of Phase 4 has been moved over from the existing electric box (which they seem to be in the process of moving) to the road sign. About 10-20 yards difference. This would substantially alter the existing views for those on Grove's Edge as well as mine. This was promised to all of us back at the time of purchase and now seems to be proposed.

Finally, GCD's site work seems to imply that this plan has been approved and they are moving ahead. The excavation of the land described above is indicative of that implication. We all hope that isn't the case before Phase 4 has been approved. It seems worth mentioning.

Perhaps it is not the domain of the planning commission, but it is worth asking the questions about not just what they are building, but how they are building. The construction process has had little regard for resident safety as demonstrated by the front loaders and heavy equipment that travels up and down an easement behind our unit. No safety barriers exist. The roads they are traveling have been getting heavily damaged as well. The dirt and soil that ends up in the sewers create long term issues that the town must remediate at their cost. Finally, the dangerous keeping of wood and building supplies on travel roads is a danger to everyone. Hideout and Shoreline are places where people live now, they are not solely property development building sites.

Thanks again for your efforts.

Sincerely,

Doug Silver



11419 N. Vantage Lane

Hideout

September 19, 2024

Town of Hideout Planning Commission:

A significant number of residents within the GCD Shoreline Residential Development wish to express their concerns over the proposed Phase 4 of GCD which is materially different from the preliminary plat approved on December 18, 2016, along with the potential for increased and unforeseen traffic and safety concerns that are **not** supported by a current traffic or evacuation study.

1.) INCREASED DENSITY, NUMBER OF UNITS, UNIT HEIGHT AND NEIGHBORHOOD DESIGN:

The location of "Phase 4," **as originally approved**, contained 58, two-story, single family **detached homes** with some 2-3 story, single-family attached homes (no more than 124 total).

GCD now seeks final approval for **239, three to four story** (walk out lower level, main floor, second floor, rooftop deck with roof access stair towers), **four, five, and six-plex buildings**.

(Compare Shoreline Preliminary Land Use Program and Updated Density Pod Classification Chart dated November 14, 2016 and March 18, 2021 Planning Commission Submission showing Density by Pod, with Phase 4 Final Plat Submission).

2.) RESIDENT WELFARE AND SAFETY – TRAFFIC, EVACUATION AND EMERGENCY SERVICE ACCESS

The existing residents within GCD feel that with the significantly changed proposal as it relates to density and neighborhood design could **prove unsafe without a formal, third-party report studying proposed Phase 4's impact on traffic, evacuation, and emergency vehicle access**.

The proposed neighborhood re-design and increased density in GCD's Phase 4 submission has significant implications for traffic and safety that were *never contemplated* in the Preliminary Plat process. This must be rectified by a formal, independent study. **Residents will not accept assurances provided by the developer, including claims that only half of the homes will be occupied at any time**, which will not pass muster during Christmas, New Years, public amphitheater events, or the Sundance film festival, **and neither should the Planning Commission**.

Furthermore, the 2010 MDA does not obviate the Town of its rights, and obligations, related to public health, safety or welfare of residents.

We formally request an independent traffic, evacuation (including access for emergency services) study be provided by a third-party firm.

We also request that the Planning Commission and Town Council consider the overall proposed design and the potential traffic and parking issues that will certainly be created by the amphitheater that currently has **no parking** for its attendees.

The proposed amphitheater—which has been relocated from the center of the development to the far side of the development—literally has no parking for a venue expecting to host several hundred attendees. In addressing resident concerns following the August 15, 2024 Planning Commission meeting, a GCD representative expressly indicated that parking (or the impact of the complete lack of parking) was “not his problem”. **How is that supposed to work without the streets of the existing development being used and creating traffic issues when acts are scheduled without creating massive and quite unwelcome parking and traffic issues for the existing residents of Shoreline?** If the public is entitled to park on both sides of existing Shoreline streets, how will emergency service vehicles get through in the event of a fire or medical emergency in phases 1, 2, or 3?

3.) WATER RIGHTS.

Town Council explicitly required that GCD prove it sufficient water rights prior to receiving any final plat approval. Given the well-known issue of the Town’s water management issues, **the residents request evidence that GCD has in fact secured, and it can be demonstrably proven, that GCD will be able to deliver water sufficient to cover all existing development (Phases 1, 2, and 3), in addition to the 239 units that GCD proposes for Phase 4.**

4.) PROCESS AND PROCEDURES

We would also ask that that Planning Commission and Town Council, as they consider GCD’s request for final plat approval for Shoreline Phase 4 that proper procedural review of all relevant laws, ordinances and matters of governance are followed and documented such that **any potential and future litigation is minimized**. It is incumbent on the Planning Commission and Town Council to act with intention in following the legal and procedural standards established by the State of Utah and the Town of Hideout for deciding these matters.

At the minimum, the below signed residents respectfully request that the Planning Commission consider and address the above issues, concerns, and resident requests—in addition to the questions raised in the Staff Report for Shoreline Phase 4—prior to any approval or commencement of developmental work by GCD. In summary, these include:

1. A formal traffic and evacuation study (inclusive of emergency service access) conducted by an independent, reputable firm capable of providing such work.

2. Transparent and verifiable confirmation of water rights allocated from JSSD for all completed phases of Shoreline, and for the 239 units proposed by GCD in Phase 4. This is in accordance with, and required by the Town’s approval of Shoreline’s Preliminary Plat (see, e.g., Ordinance 2021-O-09 AN ORDINANCE TO APPROVE THE SHORELINE PHASE 2A (AMENDED) & PHASE 3 SUBDIVISIONS, LOCATED IN HIDEOUT, UTAH requiring that GCD “**shall provide confirmation of water rights allocation from JSSD.**”)

3. A thorough reckoning of the proposed Phase 4 and its compliance with State of Utah, Town of Hideout, and Wasatch County statutes, regulations, procedures, building codes and existing and relevant laws, including the Preliminary Plat expressly that provided location specific details related to neighborhood layout, density, unit counts, and building heights. Not only did these subdivision characteristics legally vested when the Town of Hideout approved the Preliminary Plat in 2016, but also formed the basis of GCD’s marketing campaign to sell Phases 1, 2, and 3 to the undersigned residents.

We extol the Planning Commission and the Town Council to adhere to and execute the relevant laws, ordinances, and procedures during their review and establish an unchallengeable precedent for the benefit of the Town going forward. We believe in strong partnerships with developers who choose to work with the Town of Hideout and realize the possibilities of working in this “Jewel of the Wasatch.” We believe that partnerships are a two-way street where both parties are the better for it and that developments that arise in this partnership with the Town result in win-win situations for the developer who took the chance and the Town, which creates a legacy for its citizens.

Address	Resident Signature
11477 N Sailwater Ln	
11485 N Sailwater Ln	
11489 N Sailwater Ln	
11499 N Sailwater Ln	
11505 N Sailwater Ln	
11511 N Sailwater Ln	
11517 N Sailwater Ln	

Address	Resident Signature
11529 N Sailwater Ln	
11535 N Sailwater Ln	
11541 N Sailwater Ln	
11547 N Sailwater Ln	
11557 N Sailwater Ln	
11563 N Sailwater Ln	
11567 N Sailwater Ln	
11571 N Sailwater Ln	
11555 N Upside Dr	
11545 N Upside Dr	
11541 N Upside Dr	
11535 N Upside Dr	
11525 N Upside Dr	
11519 N Upside Dr	
11513 N Upside Dr	
11507 N Upside Dr	
11493 N Upside Dr	
11487 N Upside Dr	
11483 N Upside Dr	
11479 N Upside Dr	
11467 N Upside Dr	
11461 N Upside Dr	
11457 N Upside Dr	
11451 N Upside Dr	
11443 N Perspective Dr	
11449 N Perspective Dr	
11457 N Perspective Dr	
11463 N Perspective Dr	

Address	Resident Signature
11475 N Perspective Dr	
11481 N Perspective Dr	
11487 N Perspective Dr	
11495 N Perspective Dr	
11509 N Perspective Dr	
11517 N Perspective Dr	
11523 N Perspective Dr	
11531 N Perspective Dr	
11541 N Perspective Dr	
11549 N Perspective Dr	
11555 N Perspective Dr	
11561 N Perspective Dr	
11579 N Groves Edge	
11571 N Groves Edge	
11563 N Groves Edge	
11557 N Groves Edge	Beth and J.D. Cronin
11545 N Groves Edge	
11537 N Groves Edge	
11529 N Groves Edge	
11521 N Groves Edge	
11509 N Groves Edge	
11945 N Groves Edge	
11493 N Groves Edge	
11485 N Groves Edge	
11469 N Groves Edge	
11461 N Groves Edge	
11455 N Groves Edge	
11447 N Groves Edge	

Address	Resident Signature
11433 N Groves Edge	
11425 N Groves Edge	
11419 N Groves Edge	
11411 N Groves Edge	
11422 N Vantage Lane	
11426 N Vantage Lane	
11432 N Vantage Lane	
11436 N Vantage Lane	
11444 N Vantage Lane	
11448 N Vantage Lane	
11458 N Vantage Lane	
11536 N Vantage Lane	
11542 N Vantage Lane	
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11554 N Vantage Lane	
11553 N Vantage Lane	
11549 N Vantage Lane	
11545 N Vantage Lane	
11539 N Vantage Lane	
11531 N Vantage Lane	
11525 N Vantage Lane	
11521 N Vantage Lane	
11515 N Vantage Lane	
11507 N Vantage Lane	
11501 N Vantage Lane	
11497 N Vantage Lane	
11491 N Vantage Lane	
11483 N Vantage Lane	

Address	Resident Signature
11477 N Vantage Lane	
11471 N Vantage Lane	
11467 N Vantage Lane	
11457 N Vantage Lane	
11455 N Vantage Lane	
11451 N Vantage Lane	
11445 N Vantage Lane	
11435 N Vantage Lane	
11429 N Vantage Lane	
11425 N Vantage Lane	
11419 N Vantage Lane	