



**HIDEOUT, UTAH TOWN COUNCIL WORK SESSION,  
REGULAR MEETING AND PUBLIC HEARING**

**July 13, 2023  
Agenda**

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting and Public Hearing electronically for the purposes and at the times as described below on Thursday, July 13, 2023. A Work Session will also be held beginning at 5:00 p.m.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin’s June 17, 2023 No Anchor Site Determination Letter.

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/>

**WORK SESSION - 5:00 p.m.**

- 1. Presentation to Hideout Town Council and discussion of the re-zone for the Bloom in Hideout Development
- 2. Presentation from the Economic Development Committee
- 3. Discussion and presentation of a new zoning designation Residential Casita and Short-Term Rental Overlay (SRO) zones

**REGULAR MEETING - 6:00 p.m.**

- I. Call to Order
  - 1. No Anchor Site Determination Letter
- II. Roll Call
- III. Update on Golden Eagle Subdivision
- IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda
- V. **Public Hearing: *This item will be continued to a date certain of August 10, 2023***
  - 1. Consideration of adopting Resolution 2023-R-XX to amend the Fee and Rate Schedule to include a water rate increase
- VI. Agenda Items
  - 1. Discussion and consideration of a petition to annex from Benloch Ranch
  - 2. Discussion and possible approval to authorize the Mayor to execute an agreement with Fleet Management to cover damages to the Public Works vehicles in an amount of \$22,002.85
  - 3. Discussion and possible appointment of a member of the Hideout Town Council to serve on the Fire and EMS Advisory Commission
  - 4. Discussion of fraud risk
- VIII. Committee Updates
  - 1. Planning Commission – *Planning Commissioner Rachel Cooper*
  - 2. Community Engagement Committee - *Council Member Jacobs*
  - 3. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
  - 4. Transportation Committee - *Jan McCosh*
  - 5. Design Review Committee (DRC) - *Thomas Eddington*
- IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed
- X. 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.

**HIDEOUT TOWN COUNCIL**  
10860 N. Hideout Trail  
Hideout, UT 84036  
Phone: 435-659-4739  
Posted 07/12/2023



## Staff Report for The Bloom Work Session with Town Council – Rezoning Request and Plan Review

To: Mayor Philip Rubin  
Town of Hideout Council

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

Re: Bloom Re-Zone Request for the Salzman Property  
Master Development Agreement (MDA) Discussion Topics

Date: Prepared for the July 13, 2023 Town Council Meeting

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*Submittals: Rezone Application with associated documents including Rezone Breakdown map, zoning language requests for revisions, Concept Vision, etc. (all submitted and dated April 21, 2023);*

*The Applicants have presented to the Planning Commission at the May 24, 2023 and June 22, 2023 meetings to date*

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### Background

The Planning Commission approved a Concept Plan for the Bloom development (located on the eastern +/-72 acres of the total +/-112-acre Salzman property) on April 17, 2023. Overall, the Salzman property is 112 acres but the area which is being considered for development and for which a rezone is requested is +/-72 acres. The current proposal, under review by the Planning Commission, is a request to rezone the property accompanied by a Master Development Agreement (MDA). The next steps in the process (estimated Fall 2023) will be the submittal of preliminary and final subdivisions for review by the Planning Commission and Town Council.

At the meeting on June 22, 2023, the Planning Commission voted to forward the proposed Bloom development to the Town Council for review/input and to remand back to the Planning Commission. This was at the request of the Applicants who wanted to ensure the Town Council had an opportunity to review the project and provide input before the Planning Commission finalized their review and sent Town Council a final recommendation. The Applicants also noted that their hotel partner also wanted to better understand the support or lack thereof by the Town Council. This meeting will provide an opportunity for the public to hear the Town Council's general input and/or concerns.

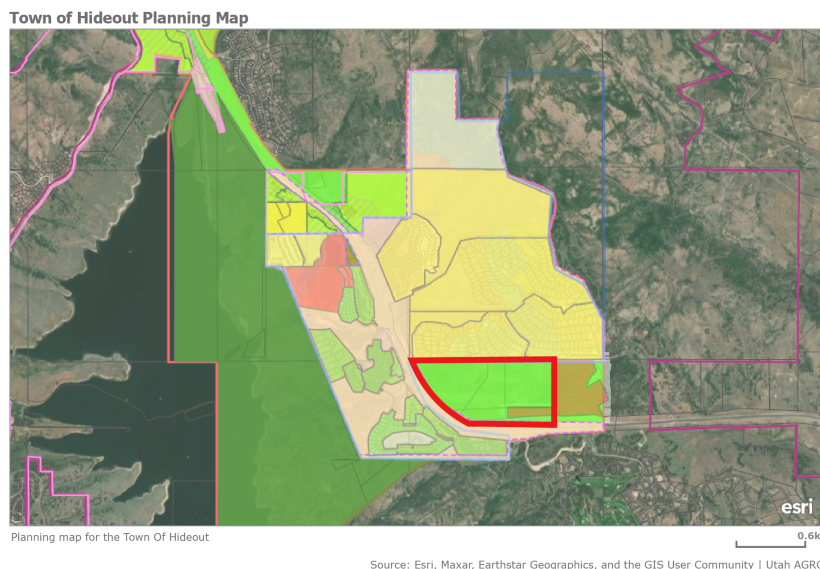


The Applicants recognize there is much work to do to finalize the Master Development Agreement (MDA) and understand this process must continue simultaneously to any Town Council input. The Planning Commission cannot formally recommend the proposed rezoning map without a recommended MDA as well.

The proposed rezone generally requests the following:

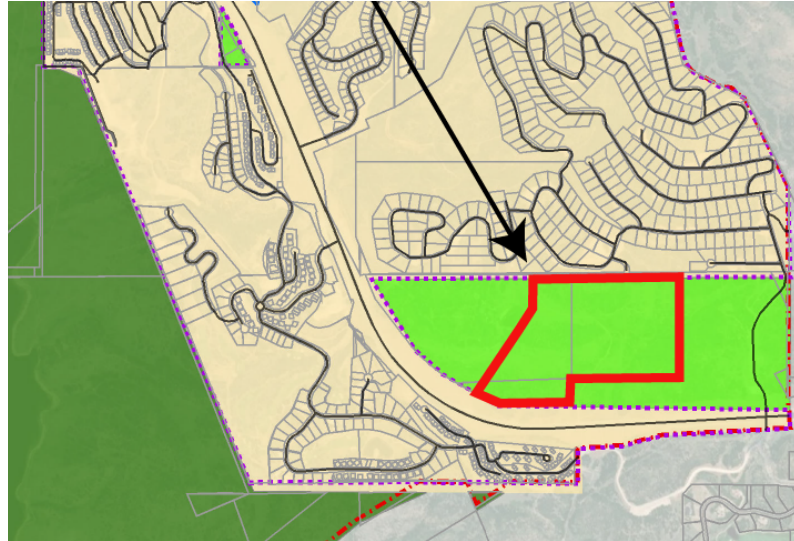
- The +/-40-acre site/parcel that surrounds the house is proposed will remain zoned Mountain (M) – minimum lot size of one acre for residential single-family use (this zoning classification is part of the Former Town Code).
  - **The Western 40-acre property is not part of this rezoning application.**
- The remainder of the site (+/- 72 acres) is proposed as a mix of zoning districts (all from the “New” Town Code):
  - Neighborhood Mixed Use (NMU) – for the hotel and commercial area
  - Mountain Residential (MR) – for the proposed two (2) estate lots
  - Residential 3 (R3) – for the proposed fourteen (14) single-family detached units (maximum three per acre)
  - Residential 6 (R6) – for the proposed ninety-six (96) townhomes (maximum six per acre)
  - *\*Newly proposed zone* – Residential Casita (RC) – for the proposed 50 casitas (maximum fifteen per acre)
  - Natural Preservation (NP) – for the open space, parkland, and amphitheater

#### Overall Site Location (proposed site in red outline)





### Portion of Site Proposed for Rezoning Classification



### Existing Site Characteristics of the Area Proposed for Re-Zoning

Total Acres of Site: +/-72 Acres

Current Zoning: Mountain (M)

Allowed Density  
(Eastern side only): One (1) unit per acre, or approximately 60 – 70 units after road infrastructure is built and steep slopes preserved (estimated at +/-20% of the site) on the +/-72-acre site

**Concept Density:** All density will be calculated by number of units (or doors/keys), square footage, and ERUs per the Town's ERU chart below:

Configuration	Notes	ERU's
<b>Motel/Hotel Room, Apartment or Condo</b>	Up to 500 sf including bathroom areas	.25
<b>Motel/Hotel Room, Apartment or Condo</b>	Between 501 and 1000 sf including bathroom areas	.50





<b>Motel/Hotel Room, Apartment or Condo</b>	Between 1001 and 1500 sf including bathroom areas	.75
<b>Motel/Hotel Room, Apartment or Condo</b>	Over 1500 sf; for each part of a 1500 sf interval (rounded up)	1.00
<b>Single Family Residences (attached or detached)</b>	Up to 5000 sf	1.00
<b>Single Family Residences (attached or detached)</b>	For residences over 5000 sf; add this value for each part of a 2000 sf interval (rounded up)	.50
<b>Commercial</b>	For each 2000 sf of gross floor area, or for each part of a 2000 sf interval.	.75

East Parcel:

230 units primarily concentrated on the +/-70 acres that make up the eastern part of the site. 30,000 – 35,000 SF of neighborhood commercial space is also proposed. The units are generally designated for the following use and housing types:

- Neighborhood Commercial: 30,000 – 35,000 SF
- Multi-family: 8 units
- Boutique Hotel: 60 units (120 keys w/lockout units)
- Casitas: 50 units
- Townhomes: 96 units
- Single-Family Lots: 16 lots (2 estate lots and 14 standard lots)

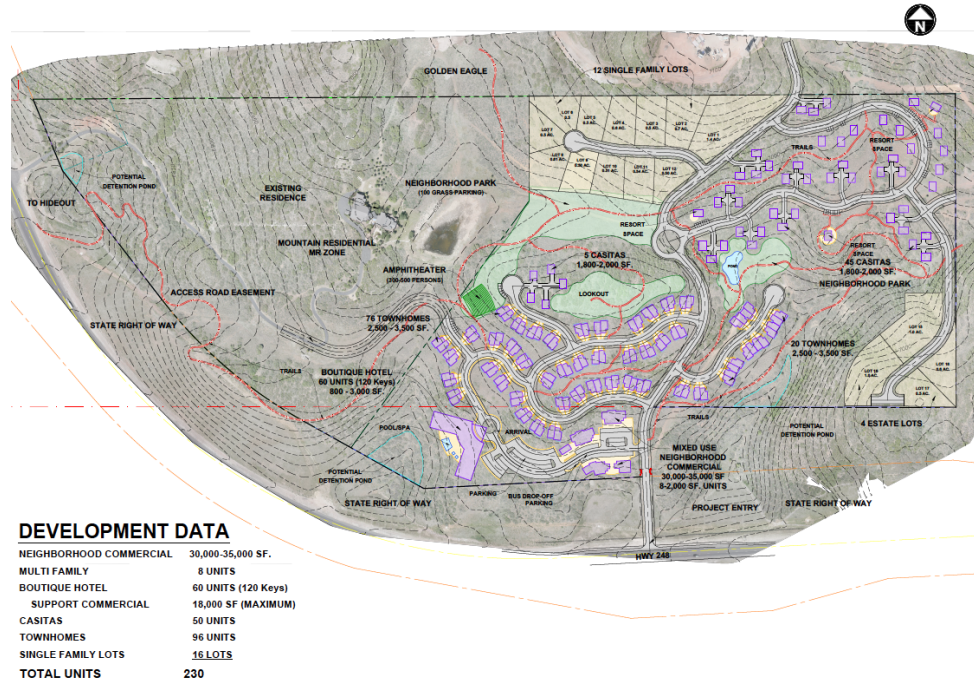
West Parcel (w/ Existing House)

**\* Not part of this Application**

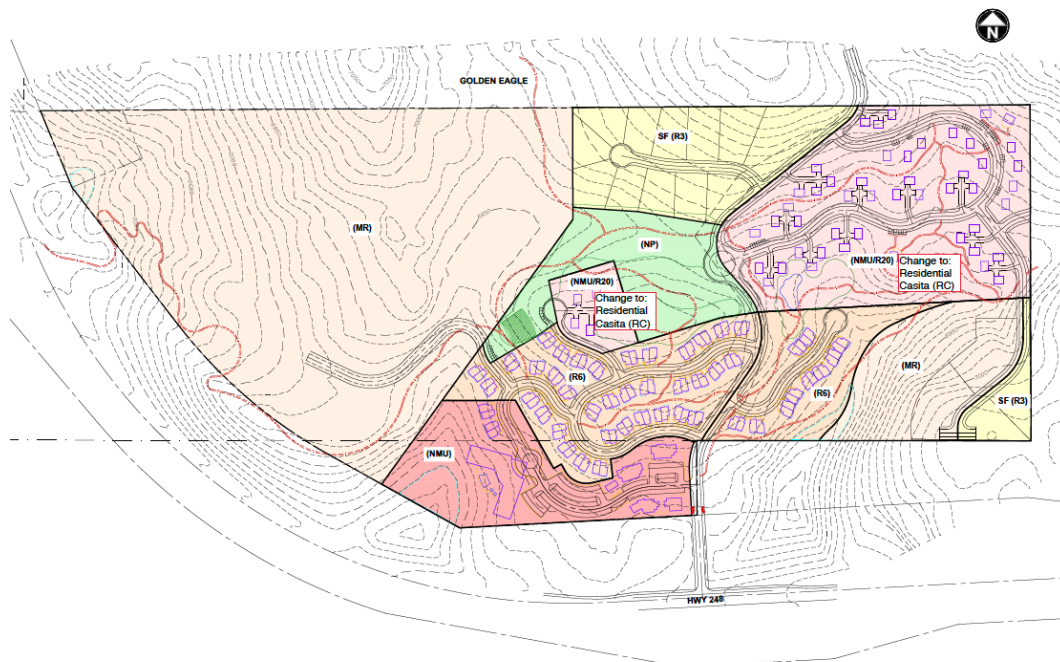
- No rezoning is proposed for this site
- Mountain Residential (M) Zoning: one single-family detached unit per acre is permitted
- The Applicant prepared a concept layout that indicated what could be built on this site given topography, road infrastructure necessary, and sensitive lands that would decrease this density:
  - Single-family Lots: 25 (maintain existing Mountain [M] zoning with one-acre minimum lot sizes)



## The Bloom Concept Plan – East Parcel (April 2023)



## Concept Plan Illustrating Proposed Zoning Changes





### Zoning Issues Currently Under Discussion and Review w/ the Planning Commission

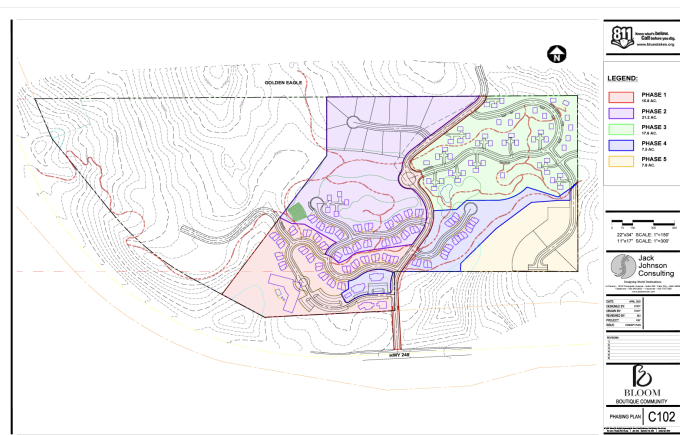
- The Town's current zoning code does not have a Residential Casita (RC) zoning classification. A draft zoning code recommendation is currently before the Planning Commission for review.

### Master Development Agreement (MDA) – General Conditions and Criteria Currently Under Discussion and Review w/ the Planning Commission

The Planning Commission has discussed a number of conditions or criteria that shall be incorporated within the MDA if the property is rezoned. The following is a list to date:

1. The Planning Commission, at the last meeting, requested that two members be included in the staff discussions relative to the MDA. Jonathan Gunn and Glynnis Tihansky have volunteered for this role. Two members of the Planning Commission do not constitute a quorum and, therefore, these working meeting with staff and the Applicants will not require public noticing. These meetings will be scheduled over the next week or so.
2. Phasing: The Planning Commission wanted to see a Phasing Plan (map and table) for the proposed development. There was a specific request to ensure that commercial development (e.g., the hotel) be constructed in Phase 1 of the development. The Applicants are working on bringing a hotel to fruition with Starwood Capital Group and AJ (Adventure Journeys) Capital Partners. These two companies are creating a new hotel brand called Field and Stream which would be the name of the property in Bloom. The Applicants submitted the following Phasing Plan:

#### A Map of Building Phases



**Phase 1:**

## Infrastructure:

Main route through middle and lower west loop

## Buildings:

Hotel - 120 keys

40 townhomes - 2500 to 3500 Sq ft

Commercial pads- South West - 17,500 square feet

**Phase 2:**

## Infrastructure:

Finish west loop middle

Upper west cul-de-sac

## Buildings:

36 Townhomes - 2500 to 3500 Sq ft

5 casitas - 2000 square feet

12 single family

**Phase 3:**

## Infrastructure:

Upper East loop

## Buildings:

45 casitas - 2000 sq feet

**Phase 4:**

## Infrastructure:

Lower East side cul-de-sac

## Buildings:

Commercial pads #2 North West -17,500 square feet, 8 multifamily 2000 square ft

20 townhomes on the east side - 2500 to 3500 Sq ft

**Phase 5:**

## Infrastructure:

East/South corner road cul-de-sac

## Buildings:



4 single family

### Phasing Plan Table

Phase	1	2	3	4	5
Includes					
Hotel	120	0	0	0	0
Commercial	17,500	0	0	17,500	0
Townhomes	40	36	0	20	0
Homes	0	12	0	0	4
Casitas	0	5	45	0	0
Multi Family	0	0	0	8	0

3. Water Agreements: The Applicants indicated that the details of this will be written into the MDA. They further note they already have enough water secured for Phase 1, and have provided an email from their lawyer confirming the contract in place that allocates 50 water shares transferring to the Applicants upon ownership of the property. All of the water is already within the JSSD district (see Exhibit A).
4. Allowance for flat roofs (at a 2:12 pitch or less)
  - a. Roof pitch variation is generally encouraged and such standards are appropriate for inclusion in the MDA.
  - b. Current Town Zoning - Section 10.08.08.01 Roof Slopes - Roof slopes should be between 3/12 and 8/12. Flat roofs, up to a maximum of 30% of a structure's overall roof area, may be integrated into a residential structure.
  - c. While the allowance for some flat roofs should be considered, a maximum percentage of all structures with flat roofs should be included. The Applicants have requested up to 50% of the project could be allowed to have flat roofs.
5. Underpass/Overpass to connect both sides of SR248
  - a. The Applicant proposes \$1mn to be dedicated for the construction of an underpass/overpass. The Planning Commission must determine if this an adequate amount and at what point this amount will be paid to the Town, e.g., upon completion of Phase 3, etc.





- b. Staff has been trying to determine the actual cost of a tunnel or bridge across SR248, but, at the time of this staff report, no estimates have been provided from UDOT or others that have engaged in similar efforts.
6. Short-Term Rental (< 30 days) allowance
  - a. Currently short-term rentals (<30 days) are not permitted in the Town per the Zoning Ordinance. The Planning Commission and Town Council are currently reviewing revised code amendments that may allow nightly or short-term rentals. Subject to the recommendation of the Planning Commission and adoption by the Town Council, the Applicants will include this formal rezoning request in their application. The MDA can clarify this allowance, or extent of allowance, based on the Planning Commission recommendation and Town Council approval for this proposed project.
7. Swimming Pool/Bathhouse allowed in the residential districts (R3, R6 and RC)
  - a. This allowance can be included in the MDA; details to be worked out.
8. Road Maintenance
  - a. The Applicants have indicated an HOA will be created and the roads will be private; the HOA will be responsible for the maintenance of the roads throughout the development.
  - b. The emergency access road extending from the Golden Eagle neighborhood will be maintained, likely improved, for use by those residents.
9. All other Zoning Ordinance requirements will remain in effect

### **A Snapshot of the Project's Economics**

The following numbers were provided by the Applicants:

- Hotel Revenue (sales + occupancy tax): \$140k per year
- Restaurant (near hotel): \$43k per year
- Other Commercial: \$83k per year
- Casitas: \$215k per year
- Single family: \$28k per year
- Townhomes: \$60k per year
- Property tax increase for all improvements: \$280k per year.
- Total annual benefit: \$826k per year



*Note from the Applicant: The townhomes and single-family homes are currently estimated as occupied about five weeks per year (a conservative number). Second, please note that these figures are conservative with respect to the property tax values. They are currently calculated on the existing property tax rate, which is likely to increase in the Town's new budget. The economics of Bloom to the Town could easily reach \$1m a year as the Town finances short-term deficits with property tax increases.*

### **Next Steps**

Simultaneous to the Planning Commission's review of the proposed rezone request and MDA, the Town Council has an early opportunity to review the proposed Bloom development and provide input regarding the proposed zoning designations, etc.

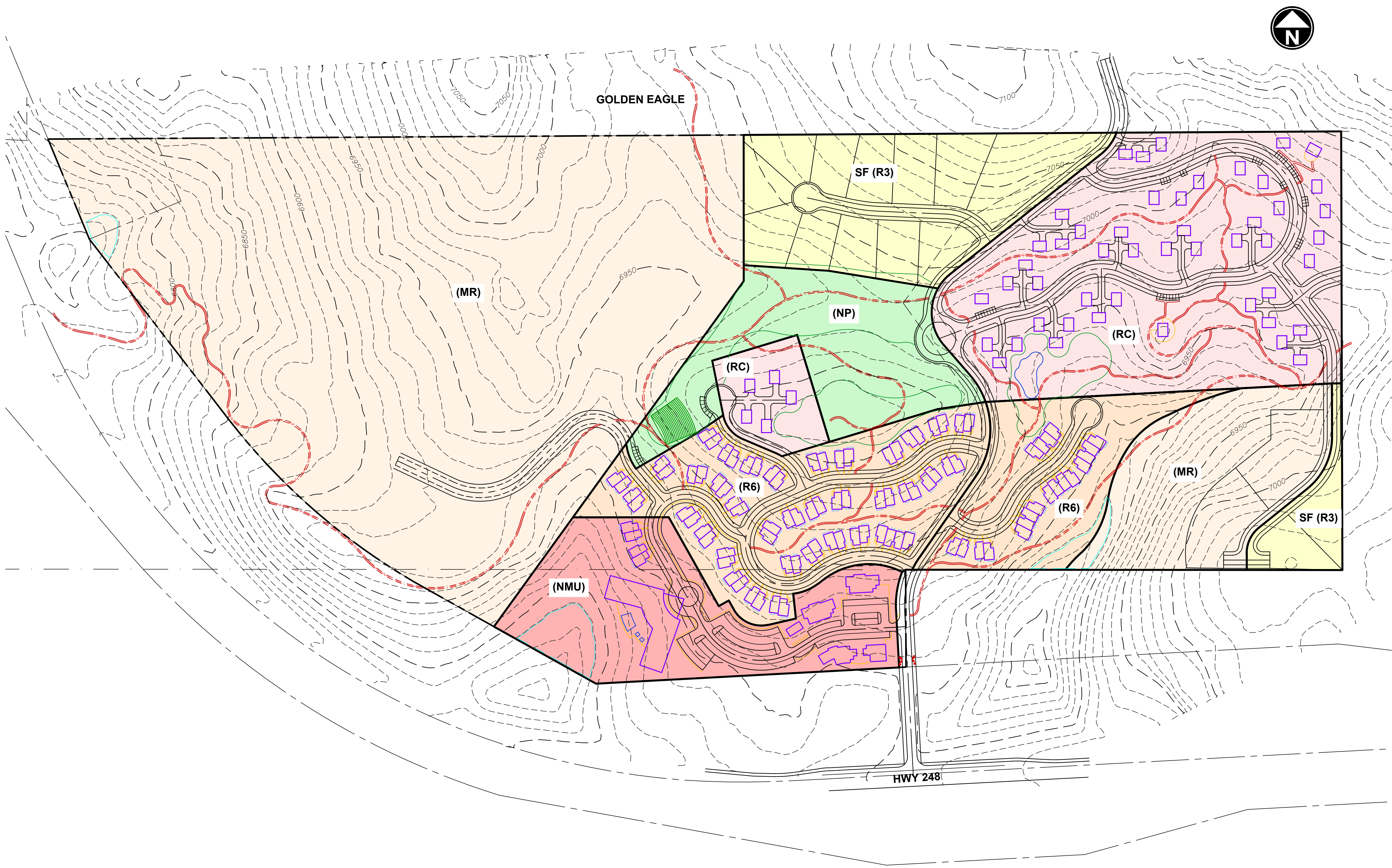
The Town Council should provide input and recommendations and remand the Bloom development back to the Planning Commission so they may finalize their review and final recommendation to the Town Council.



# EXHIBIT B



Know what's below.  
Call before you dig.  
[www.bluestakes.org](http://www.bluestakes.org)



**LEGEND:**

NEIGHBORHOOD MIXED USE (NMU) ZONE

RESIDENTIAL CASITA (RC) ZONE

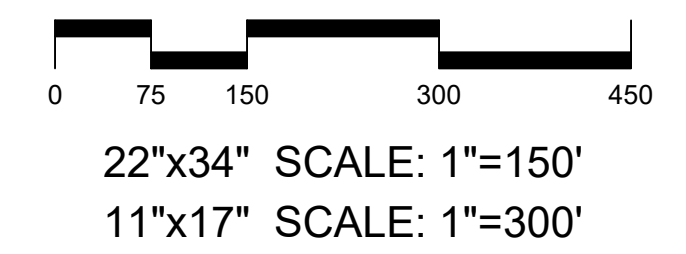
RESIDENTIAL 6 (R6) ZONE

RESIDENTIAL 3 (R3) ZONE

MOUNTAIN RESIDENTIAL (MR) ZONE

NATURAL PRESERVATION (NP) ZONE

**NOTE:**  
ENTIRE DEVELOPMENT TO HAVE A SHORT TERM RESIDENTIAL OVERLAY ZONE





Jack Johnson Consulting

Designing World Destinations  
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060  
Telephone - 435.645.9001 - Facsimile - 435.776.7590  
[www.jackjohnson.com](http://www.jackjohnson.com)

DATE:	APRIL, 2023
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	BEJ
PROJECT:	1337
ISSUE:	CONCEPT PLAN

REVISIONS:	
1)	
2)	
3)	
4)	
5)	
6)	



BLOOM

BOUTIQUE COMMUNITY

REZONING EXHIBIT

C109





## Staff Report for Town Council Work Session - Consideration of a Short-term Rental Overlay (SRO) Ordinance in Hideout

To: Mayor Philip Rubin  
Town of Hideout Council

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

Re: Short-term Rental Overlay (SRO) Ordinance – Work-Session

Date: July 13, 2023 Town Council Meeting

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### *Prior Submittals and Staff Reports:*

*October 15, 2022 – Planning Commission*  
*November 10, 2022 – Town Council*  
*January 12, 2023 – Town Council*  
*April 17, 2023 – Planning Commission (initial work-session)*  
*May 24, 2023 – Planning Commission (review)*

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### **Background**

Staff recommends the Planning Commission and Town Council consider a Short-term Rental Overlay (SRO) ordinance and focus only on the requirements, standards, and conditions of such ordinance. No map or specifically defined area is proposed as part of this Ordinance update. If this is ultimately adopted, then qualifying developments may apply to rezone and have this overlay district applied to their existing underlying zone designation. This would require a public hearing at both the Planning Commission and Town Council, exactly as a traditional rezone request does.

### **Current Short-term (Nightly) Rental Standards in Hideout**

Nightly rentals are not currently allowed per the Hideout Town Code with the exception of two subdivisions which have been allowed to have short term, or nightly rentals, within Hideout:

- KLAIM, which negotiated for the allowance of nightly rentals in their Master Development Agreement which reads as follows:



9.13. **Use of Dwellings as Short-term Rentals.** Owners may rent their Dwellings as Short-term Rentals provided: (a) they do so in compliance with the Governing Documents; and (b) a short-term rental permit is issued by the County, if required. Owners opting to rent their Dwellings as Short-term rentals are required to use the services of a property management company that is (1) licensed in accordance with state law and local ordinances and (2) approved by the Association to manage Short-term Rentals within the Property. The Board of Directors shall establish the procedures, rules, and regulations for any Short-term Rentals, including check-in, access to Dwellings and common amenities and facilities. The Owner shall at all times ensure the Dwelling is rented in compliance with the Governing Documents and any rules and regulations for the Property.

- Deer Springs Phase 1 which had a plat note which the developer relied upon which allowed nightly rentals and therefore it was permitted in Deer Springs Phase 1 and Phase 1 amended. The plat note was ultimately amended as follows:
  1. *The allowance of nightly rentals is only for Phase 1 and Phase 1 amended.*
  2. *Any nightly rentals must be managed by a professional management service with someone who can respond on site within 30 minutes.*
  3. *All nightly rentals require a business license.*

It is worth noting that the Hideout Master HOA Association does not allow nightly rentals (short term rentals) within the association.

### **Current Hideout Ordinance Regarding Short-term Rentals**

On September 8, 2022, the Town Council adopted the following ordinance for the areas where short term rentals are allowed:

#### **4.02.010 (Definitions)**

**SHORT TERM RENTAL:** *"Short-term rental" means any dwelling or condominium or portion thereof that is available for use or is actually used for accommodation or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use. Also known as a nightly rental.*

#### **4.07 REGULATION OF SHORT TERM (NIGHTLY) RENTALS**

##### **4.07.01 LICENSE REQUIRED**

*It is unlawful to conduct or operate a short-term rental without having obtained a business license therefor.*

##### **4.07.02 REGULATIONS FOR SHORT TERM RENTAL**

*Short-term rentals are required to use the services property management company that is licensed in accordance with State and Local Ordinances and can respond on site within 30 minutes.*

##### **4.07.15 SEPARATE VIOLATIONS**

*For purposes of prosecution of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.*

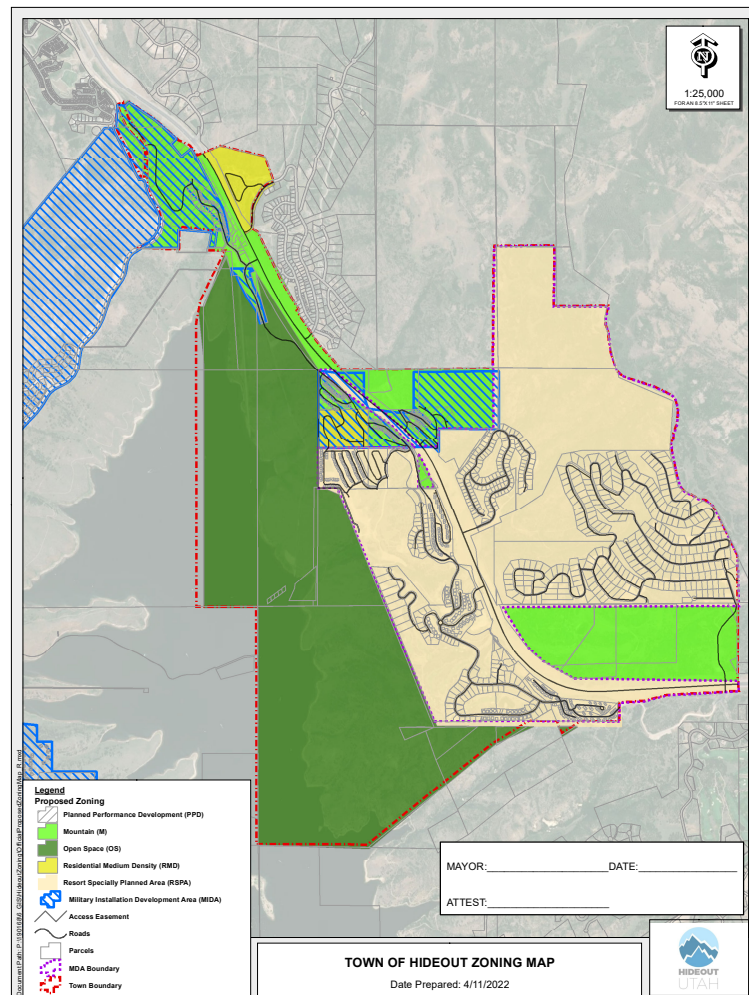




### Council and Planning Input to Date

At the Council's November 10, 2022 and January 12, 2023 meetings, councilmembers were generally favorable to the concept of a 'trial' nightly rental district within the Town as long as there were criteria in place to ensure any and all negative impacts were mitigated. Councilmembers also felt strongly that nightly rentals did not belong in existing residential neighborhoods.

### Hideout Zoning Map (The area within the beige/RSPA zoning has HOA restrictions that prohibit nightly rentals)



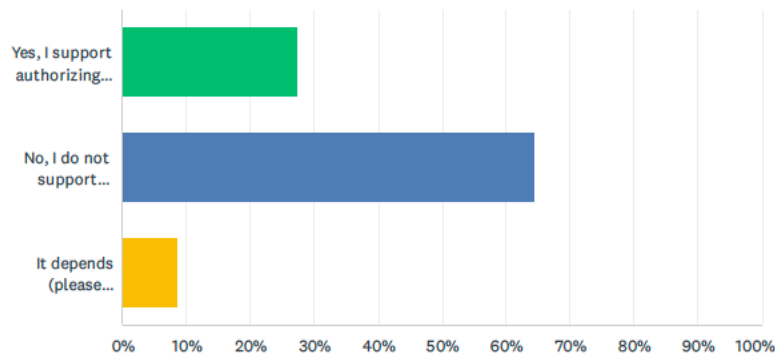


## Public Input to Date

The following graph and table outline the results of the Community Survey that was conducted in June 2022.

**Q6 Should the Town Authorize Additional Nightly Rentals of Private Homes? Should the Town authorize nightly rentals in private homes throughout the Town (except where prohibited by deed or HOA restrictions) which could reduce annual property taxes?**

Answered: 331 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I support authorizing nightly rentals.	27.19%	90
No, I do not support authorizing nightly rentals.	64.35%	213
It depends (please explain):	8.46%	28
TOTAL		331

The community's input clearly indicates a lack of support for nightly rentals 'throughout the Town.' What was not clear from the survey was the community's level of support, or lack thereof, for nightly rentals in a yet-to-be-built neighborhood and/or one that is geographically separated from existing and established neighborhoods. The proposed Deer Spring Cottages are located across the Jordanelle Parkway and are not contiguous to any neighborhoods or residential development. This development, if approved as a Short-term Rental Overlay (SRO) zoning designation, would be the first of its kind in the Town and would be a neighborhood that is planned and designed to accommodate visitors – one that essentially functions as a resort.

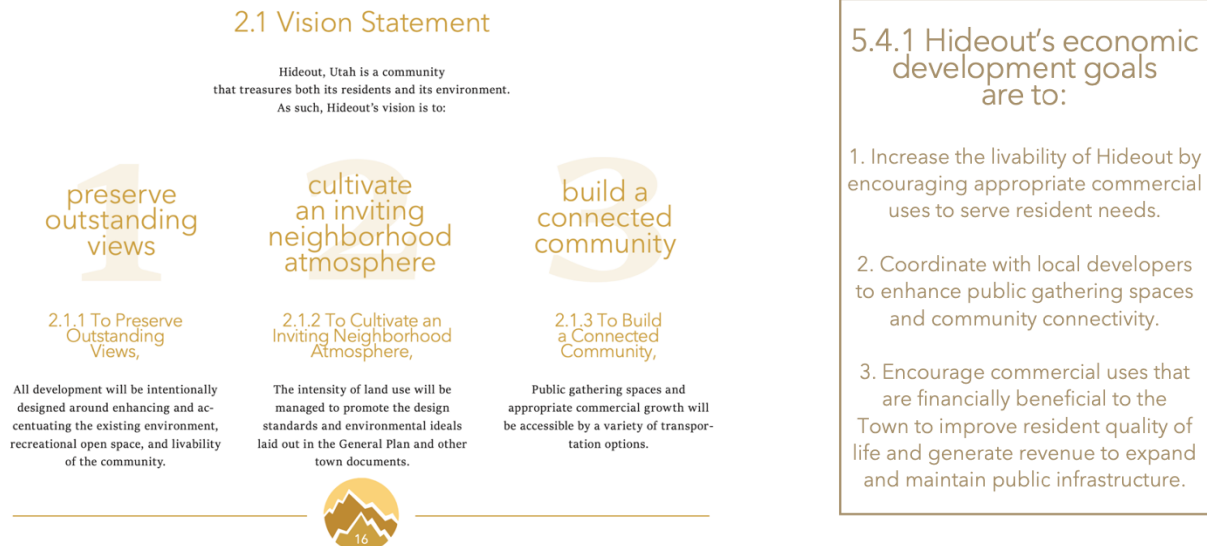


## Fiscal Opportunities for the Town of Hideout

The Town Council considered the fiscal benefits of site-specific short-term rental overlay districts during their policy discussion in January 2023. The Town's portion of property taxes makes up a very small percentage of a property's total tax bill. Sales tax and transient room taxes offer increased fiscal benefits to the Town's revenues.

## 2019 Hideout General Plan

The vision statement for the General Plan indicates:



The proposed Short-term Rental Overlay (SRO) zoning designation, in an area that is fully separated from existing residential development, generally meets the vision statement in the General Plan. It is worth noting the very detailed criteria outlined in the draft ordinance (see below) ensure the proposed zoning language meets the intent of the General Plan – locational requirements, unit size limits, occupancy limits, etc.



## **Proposed Draft Short-term Rental Overlay (SRO) Ordinance**

### **12.25.02 PURPOSE**

The Short-term Rental Overlay (SRO) Zone is established to promote short term rentals (stays of less than 30 days) while ensuring a cohesive neighborhood environment.

### **12.25.04 LAND USES & DIMENSIONAL STANDARDS**

With the exception of the Land Use Table and the reference to 'Short-term Rental (<30 days)', all of the underlying zoning designation standards, and associated dimensional standards, remain in place and must be adhered to.

### **12.25.06 CRITERIA FOR THE SHORT-TERM RENTAL OVERLAY DISTRICT**

The following criteria must be satisfied prior to the Town awarding any Certificates of Occupancy (CO) for any development designated as a Short-term Rental Overlay (SRO) Zone:

- A. All requirements of Section 4.07 must be satisfactorily addressed.
- B. No Short-term Rental Overlay (SRO) Zone may be located in an established residential neighborhood which shall be defined as a subdivision that has more than 1/3<sup>rd</sup> (33%) of the units built and with Certificates of Occupancy (CO) awarded.
- C. Nightly rentals shall be limited to dwellings of less than 2,000 gross square feet.
- D. All nightly rentals must be for a minimum period of three consecutive days. This must be included on all advertising materials.
- E. No more than six (6) persons may stay overnight in a single unit (e.g., apartment, condo, cottage, single-family residence, etc.) at any one time. This must be included on all advertising materials.
- F. No more than two (2) automobiles are allowed to park on the property at any time. This must be included on all advertising materials.
  - a. An exception to this limit can be made if adequate visitor parking is provided within five-hundred feet (500') of the nightly rental unit.
- G. All nightly rental contracts must include a copy of Hideout's trash, parking and noise ordinances and a 'Good Neighbor Brochure' that summarizes these requirements and what is expected of the renter. These documents must be clearly posted in the rental unit at all times.



- H. The owner of the nightly rental unit agrees to allow the Town's Building Inspector or designee to conduct an annual walk-through inspection of each rental unit to ensure compliance with all Town health, safety and welfare requirements. This review will also include an assessment of local government and/or local service district responses to the property. If three (3) substantiated complaints (e.g., police, fire, or similar emergency management services) relative to a property within a 24-month period are confirmed, the nightly rental may be revoked for a period of up to one (1) year.

#### **Additional Criteria for Discussion**

- Should a commercial component be a requirement for a short-term rental development? Essentially, should some commercial on-site amenities be included (e.g., a café, small convenience store, etc.)? Or should a fee-in-lieu be provided to fund a commercial development nearby?

#### **Recommendation**

This proposed ordinance is not site specific but rather provides the Town a methodology to consider allowing short-term rentals in existing or future developments. The developer would have to apply for this overlay zoning designation.

The Town Council should review the proposed draft Short-term Rental Overlay (SRO) zoning ordinance and consider making any recommendations before staff brings this back to noticed public hearing at the next Planning Commission for a favorable/negative recommendation to the Town Council.





## Staff Report for Town Council Work Session Consideration of a New Zoning District Designation – Residential Casita (RC)

To: Mayor Philip Rubin  
Town of Hideout Council

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

Re: Creation of a New Zoning District – Residential Casita (RC)

Date: July 13, 2023 Town Council Meeting

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*Prior Submittals and Staff Reports: Planning Commission discussion of this district for the proposed Bloom Development took place on May 24, 2023 and June 22, 2023*

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### Background

The Planning Commission and Town Council, in response to the proposed Bloom Development and Deer Springs Phase 8 (possible cottage development), are being asked to consider a new residential zoning designation, Residential Casita (RC). This zoning designation is necessary to allow for small unit / small lot developments such as a cottage or a casita development. The following is a draft ordinance for consideration.

#### 12.9.02 PURPOSE

The Residential Casita (RC) Classification is provided to allow for small casitas (or bungalows or cottages) as an additional room type for a hotel, other lodging, timeshare or other shared use facility in a planned mixed-use (inclusive of both residential and commercial uses) development. The RC Classification is only available if it is designed as an additional product to such a development.

#### 12.10.04 LAND USES

1. The Residential Casita (RC) Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.
2. All Infrastructure Uses outside of right-of-way utilities, including but not limited to Communication Towers, Water Storage, Electric Transmission Lines, and Gas Pipelines; shall require a Conditional Use permit.



<b>Land Uses</b>	
<b>Residential</b>	
Accessory Structure	
Affordable Housing Development	
Cluster Development	
Condominiums	
Condominium Hotel	
Multiple Family Unit	
Short-Term Rental (< 30 days)	
Single Family Attached (Townhome)	
Single Family Detached	P
Timeshare (Shared Ownership Facility)	
<b>Community</b>	
Amphitheatre	C
Church or Worship Center	C
Community Center	C
Private Residence Clubs	
Public Building	
Public Services Facility	



School	
Swimming Pool / Bath House	P
<b>Commercial</b>	
Big Box Retail	
Convenience Store	
Day Care Centers	
Equestrian Facilities	
Fitness / Wellness Center (less than 2,500)	C
Gasoline, Retail	
Golf Course and Related Services	
Grocery	
Health Care Facility	
Hotel	
Kiosks and Street Vendors	
Maintenance Facility (less than 1,500 SF)	C
Meeting Facilities	
Office	C
Personal Services	C
Recreational Facilities	



Restaurant (with Drive through support)	
Restaurant (less than 2,000 SF)	C
Retail	
Service Station	
Storage Facility	
Theater	

#### 12.10.06 DIMENSIONAL STANDARDS

1. Unless otherwise specified, Development in the Residential Casita (RC) Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Density (ERU)	10
Minimum Open Space	35%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	3,000 SF
Minimum Lot Frontage	NA
Minimum Lot Width	50'
Minimum Lot Depth	60'



Maximum Lot Coverage (in sq. ft.)	1,500 SF
<b>Setbacks</b>	
Minimum Front Setback from road edge	35'
Minimum Front Setback from road edge (Major Road)	40'
Minimum Setback from Highway	50'
Minimum Rear Setback	25'
Minimum Side Setback	20'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 15'
<b>Building</b>	
Maximum Building Height	25' or two stories (whichever is less)
Maximum Units per Building	1
<b>Driveway / Garage</b>	
Minimum Parking (non-residential: per 1000 sq ft)	Conditionally
Minimum Garage Parking (residential: per unit)	2
Minimum Driveway Length	25'
Minimum Driveway Width	20'
Maximum Driveway Width	26'





Shared Driveway Allowed	Conditionally
Conjoined Driveway Allowed (with adjacent property)	No
Maximum Driveways (per Frontage)	1
Permitted Driveway Materials	Concrete or asphalt

#### **12.9.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

Unless otherwise specified, the Landscaping requirements within the Residential Casita (RC) Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.

#### **12.9.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

Unless otherwise specified, the Open Space and Public Space requirements within the Residential Single-Family Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.

#### **12.9.12 DESIGN REQUIREMENTS**

Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.

### **Recommendation and Next Steps**

The Town Council should review the draft ordinance and suggest revisions during this work-session. Once this is finalized, staff will bring this back next month to the Planning Commission for review and a vote to favorably or negatively recommend this to the Town Council.



June 17, 2023

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS  
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Resolution 2022-R-17. The facts upon which this determination is based include: The seven-day number of positive cases has been, on average, 36.7 per day since June 14, 2023.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739>

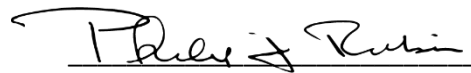
**To join by telephone dial:** US: +1 408-638-0986

**Meeting ID:** 4356594739

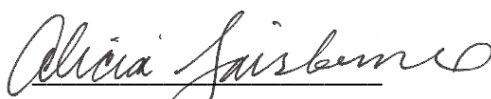
Additionally, comments may be emailed to [hideoututah@hideoututah.gov](mailto:hideoututah@hideoututah.gov). Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

This determination will expire in 30 days on July 17, 2023.

BY:

  
Phil Rubin, Mayor

ATTEST:

  
Alicia Fairbourne, Town Clerk



## **PETITION FOR ANNEXATION**

**TO: Town RECORDER'S OFFICE OF Hideout, UTAH**

**COUNTY CLERK'S OFFICE OF Wasatch County, UTAH:**

The undersigned owner (the "**Petitioner**") of the Property (defined below) submits this Petition for Annexation (this "**Petition**") and respectfully represents the following:

1. This Petition is made in accordance with the requirements of Utah Code § 10-2-403.
2. The real property subject to this Petition: (i) is privately-owned by the Petitioner, (ii) contains approximately 1,989 acres, (iii) is located within the unincorporated area of Wasatch County, (iv) is contiguous to the southern boundary of the Town of Hideout's limits, and (v) is more particularly described on **Exhibit "A"** attached hereto (the "**Property**").
3. The signature affixed hereto is that of the Petitioner and who, by so affixing its signature, states and confirms that:
  - a. the Petitioner is the owner of the majority of private land area within the Property;
  - b. the Petitioner is the owner of property with at least 1/3 of the value of all private real property within the area proposed for annexation
  - c. the Property is accurately described and depicted on the recordable map, attached hereto as **Exhibit "A"**, which was prepared by a licensed surveyor and which is made a part hereof by such reference;
  - d. in accordance with Utah Code § 10-2-403(2)(a)(i)(A), a notice of intent to file a petition was properly filed with the Town Recorder of Hideout, Utah, a copy of which is attached hereto as **Exhibit "B"**; and
  - e. in accordance with Utah Code § 10-2-403(2)(a)(i)(B), a notice was properly mailed to each "affected entity", a copy of which is attached hereto as **Exhibit "A"**, as evidenced by that certificate of completion attached hereto as **Exhibit "C"**.
4. The Petitioner hereby designates the following person as the sole sponsor, and the contact sponsor, for this Petition. The sponsor's contact information is as follows:
 

**Jamie Mackay**  
PO BOX 1827  
Wilson, WY 83014
5. The Property is not, in whole or in part, subject to any other petition for annexation that was previously filed that has not been denied, rejected, or granted, in accordance to Utah Code § 10-2-403(4).

WHEREFORE, Petitioner hereby requests that this Petition be considered, accepted, and certified by the Salt Lake City Recorder in accordance with Utah Code § 10-2-405.

DATED this 3rd day of May 2023.

**PETITIONERS:**

**BENLOCH RANCH LAND COMPANY II LLC**

By: Jamie Mackay

Name: Jamie Mackay

Its: President

**NOTICE: THERE WILL BE NO PUBLIC ELECTION ON THE ANNEXATION PROPOSED BY THIS PETITION BECAUSE UTAH LAW DOES NOT PROVIDE FOR AN ANNEXATION TO BE APPROVED BY VOTERS AT A PUBLIC ELECTION. IF YOU SIGN THIS PETITION AND LATER DECIDE THAT YOU DO NOT SUPPORT THE PETITION, YOU MAY WITHDRAW YOUR SIGNATURE BY SUBMITTING A SIGNED, WRITTEN WITHDRAWAL WITH THE RECORDER OR CLERK OF SALT LAKE CITY. IF YOU CHOOSE TO WITHDRAW YOUR SIGNATURE, YOU SHALL DO SO NO LATER THAN THIRTY (30) DAYS AFTER SALT LAKE CITY RECEIVES NOTICE THAT THE PETITION HAS BEEN CERTIFIED.**

**CONTACT SPONSOR:**

By: Jamie Mackay

Name: Jamie Mackay

Its: President

**EXHIBIT “A”**

**Recordable Map or Plat**

*[See Attached]*

# BENLOCH RANCH LOCAL ENTITY PLAT

PART OF SECTIONS 29, 32, 33, 34, 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
AND PART OF SECTIONS 1, 2, 3, 4, 10, 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE  
BASE AND MERIDIAN, U.S. SURVEY, WASATCH COUNTY, UTAH

FOR ANNEXATION INTO THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

## LEGAL DESCRIPTION - ANNEXATION AREA:

PART OF SECTIONS 29, 32, 33, 34, 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

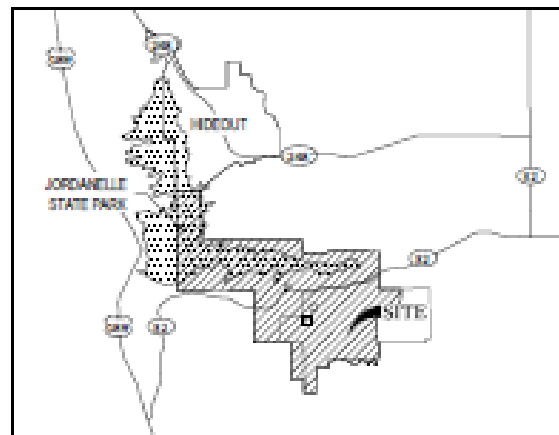
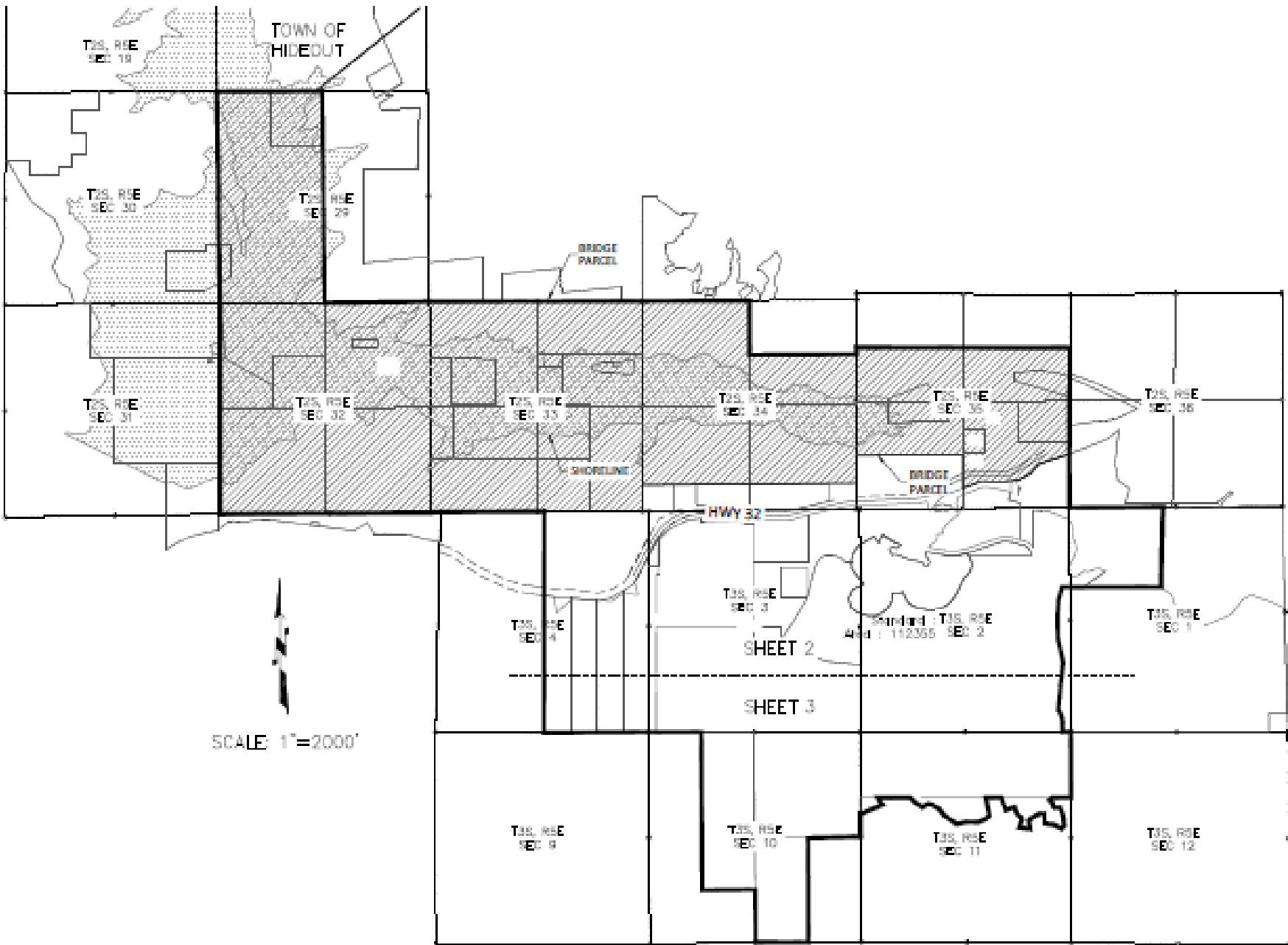
THE WEST HALF OF SECTION 29 ALONG WITH ALL OF SECTION 32 AND ALL OF SECTION 33 ALONG WITH THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 34 ALONG WITH THE SOUTH HALF OF THE NORTH HALF OF SECTION 35 AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35 ALONG WITH THE SOUTHEAST QUARTER OF SECTION 35, EXCEPT ANY PORTION OF THE BENLOCH RANCH RECORD OF SURVEY PLUMB NUMBER 3462, ENTITY NUMBER 6922-01, WASATCH COUNTY RECORDS, DATED 5/26/2020, ALL WITHIN TOWNSHIP 2 SOUTH, RANGE 5 EAST OF THE SALT LAKE BASE AND MERIDIAN, U.S. SURVEY;

TOGETHER WITH PART OF SECTIONS 1, 2, 3, 4, 10, 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 589°11'27"W, 6790.09' FEET AND N00°28'33"W, 686.58' FEET FROM A FOUND PIN IN STONE MONUMENT AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST (SAID NORTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 5 EAST BEING N89°31'27"E, 16027.64' FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 EAST AND BEING THE BASIS OF BEARINGS FOR THIS PROJECT) AND ALSO THE TRUE POINT OF BEGINNING;

THENCE, N 82° 24' 02" E, 207.34 FEET; THENCE, N 59° 39' 18" E, 336.67 FEET; THENCE, N 41° 13' 03" E, 300.01 FEET; THENCE, N 71° 55' 29" E, 335.18 FEET; THENCE, N 71° 56' 08" E, 237.32 FEET; THENCE, N 71° 53' 13" E, 347.09 FEET; THENCE, N 72° 01' 07" E, 24.25 FEET; THENCE, S 00° 06' 29" E, 1584.18 FEET; THENCE, N 89° 33' 35" E, 233.76 FEET; THENCE, S 05° 05' 03" W, 209.83 FEET; THENCE, S 00° 38' 10" W, 60.11 FEET; THENCE, S 01° 09' 16" W, 1673.29 FEET; THENCE, N 89° 58' 21" W, 2481.55 FEET; THENCE, S 15° 34' 48" W, 320.49 FEET; THENCE, S 04° 43' 52" W, 403.75 FEET; THENCE, S 00° 52' 42" E, 550.18 FEET; THENCE, S 12° 30' 34" E, 653.73 FEET; THENCE, S 07° 07' 05" W, 475.22 FEET; THENCE, S 05° 15' 38" W, 701.74 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 33° 32' 08", HAVING A RADIUS OF 855.00 FEET, AND WHOSE LONG CHORD BEARS S 17° 03' 00" E, 374.28 FEET; THENCE, S 00° 26' 57" E, 191.20 FEET; THENCE, N 89° 59' 36" E, 202.65 FEET; THENCE, S 00° 06' 39" E, 1650.00 FEET; THENCE, S 89° 59' 33" W, 464.92 FEET; THENCE, S 48° 51' 43" W, 82.20 FEET; THENCE, S 48° 04' 14" E, 31.04 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 58° 51' 16", HAVING A RADIUS OF 185.00 FEET, AND WHOSE LONG CHORD BEARS S 19° 38' 36" E, 181.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 89° 54' 03" E, 178.03 FEET; THENCE, S 20° 25' 27" E, 244.88 FEET; THENCE, S 04° 09' 49" E, 220.13 FEET; THENCE, S 39° 43' 13" W, 95.60 FEET; THENCE, N 54° 14' 56" W, 207.91 FEET; THENCE, N 79° 50' 11" W, 241.91 FEET; THENCE, N 00° 48' 32" W, 235.89 FEET; THENCE, N 88° 05' 36" W, 77.25 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 36° 11' 27", HAVING A RADIUS OF 175.00 FEET, AND WHOSE LONG CHORD BEARS S 73° 48' 43" W, 308.71 FEET; THENCE, S 55° 42' 57" W, 103.10 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 27° 00' 45", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS S 69° 13' 20" W, 140.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 07° 16' 18" E, 246.15 FEET; THENCE, N 82° 08' 12" W, 270.06 FEET; THENCE, N 21° 27' 16" E, 242.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 47° 47' 03", HAVING A RADIUS OF 300.00 FEET, AND WHOSE LONG CHORD BEARS N 44° 29' 12" W, 243.01 FEET; THENCE, N 30° 45' 41" W, 117.56 FEET; THENCE, S 69° 14' 18" W, 225.77 FEET; THENCE, N 19° 40' 44" W, 330.80 FEET; THENCE, S 89° 59' 33" W, 389.90 FEET; THENCE, S 11° 08' 56" E, 467.19 FEET; THENCE, S 54° 25' 23" W, 155.27 FEET; THENCE, S 68° 25' 25" W, 155.27 FEET; THENCE, N 88° 35' 50" W, 277.57 FEET; THENCE, S 78° 45' 11" W, 274.65 FEET; THENCE, N 56° 29' 12" W, 386.38 FEET; THENCE, N 15° 13' 52" W, 306.38 FEET; THENCE, N 60° 06' 03" W, 306.92 FEET; THENCE, N 79° 11' 02" W, 97.68 FEET; THENCE, S 59° 53' 53" W, 171.00 FEET; THENCE, N 55° 35' 04" W, 318.94 FEET; THENCE, N 45° 06' 07" W, 163.25 FEET; THENCE, S 89° 59' 33" W, 804.43 FEET; THENCE, S 40° 07' 23" E, 54.38 FEET; THENCE, S 11° 19' 05" W, 35.86 FEET; THENCE, S 39° 42' 57" E, 163.14 FEET; THENCE, S 68° 53' 46" W, 556.65 FEET; THENCE, N 82° 54' 51" W, 51.93 FEET; THENCE, S 00° 10' 22" E, 592.85 FEET; THENCE, S 88° 28' 47" W, 1311.18 FEET; THENCE, S 00° 13' 51" E, 2604.55 FEET; THENCE, N 89° 18' 31" W, 1321.78 FEET; THENCE, N 00° 20' 20" W, 1310.14 FEET; THENCE, S 89° 58' 34" W, 1321.59 FEET; THENCE, N 00° 21' 33" W, 3955.97 FEET; THENCE, N 89° 53' 55" W, 1133.72 FEET; THENCE, N 89° 57' 53" W, 189.86 FEET; THENCE, S 89° 29' 18" W, 2620.41 FEET; THENCE, N 00° 07' 19" E, 5538.37 FEET; THENCE, N 89° 53' 07" E, 2457.05 FEET; THENCE, N 00° 06' 33" W, 658.32 FEET; THENCE, N 89° 27' 02" E, 4684.94 FEET; THENCE, N 89° 27' 02" E, 669.38 FEET; THENCE, N 00° 08' 15" E, 694.37 FEET; THENCE, N 89° 45' 53" E, 2668.76 FEET; THENCE, S 00° 10' 05" W, 837.52 FEET; THENCE, N 89° 11' 44" E, 493.73 FEET; THENCE, S 88° 26' 59" E, 300.00 FEET; THENCE, N 89° 39' 42" E, 324.08 FEET; THENCE, N 82° 24' 02" E A DISTANCE OF 125.85 FEET TO THE TRUE POINT OF BEGINNING.

COMPRISES AN AREA OF 112,355,591.79 SF OR 2579.3295 AC, MORE OR LESS.




VICINITY MAP

T2S, R5E, S29, 30-35 &  
T2S, R5E, S1-4 & S10, 11  
N.T.S.

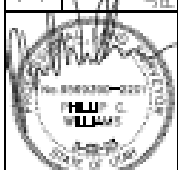
## SURVEYOR'S CERTIFICATE:

I, PHILLIP C. WILLIAMS, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO 9589390-2202 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT AND DO HEREBY CERTIFY THAT THIS FINAL LOCAL ENTITY PLAT, BENLOCH RANCH ANNEXATION, WAS MADE BY ME, IN ACCORDANCE WITH SECTION 17-23-20 OF THE UTAH STATE CODE, AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT.

I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF DEPICTING THOSE PROPERTIES WITHIN WASATCH COUNTY TO BE ANNEXED INTO THE TOWN OF HIDEOUT FOR THE CREATION OF TAX PARCELS.

BY  DATE 5/02/2023  
PHIL WILLIAMS, PLS NO. 9589390-2202  
REGISTERED LAND SURVEYOR

R.B. WILLIAMS & ASSOCIATES, INC.  
CONSULTING ENGINEERS  
ARE: CLEVERLY CIRCLE  
PHOENIX, AZ 85032  
PHONE: (480) 779-2082

  
PROJECT NO:  
**BENLOCH RANCH  
LOCAL ENTITY PLAT**  
WASATCH COUNTY  
UTAH

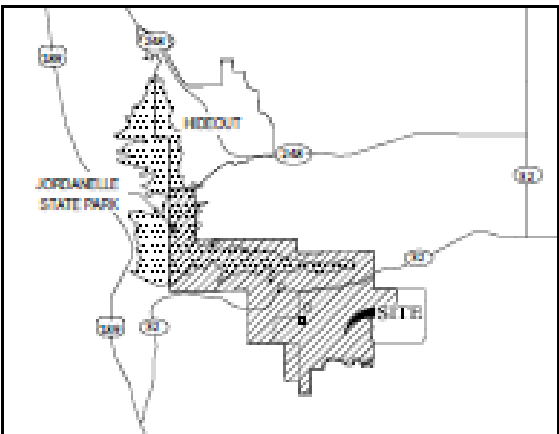
SECTIONS  


DATE	5/02/2023
DESIGN	PCW
DRAWN	PCW
CHECKED	PCW
SCALE	221006-UTP-CS.DWG
<b>CS01</b>	
SHEET NO.	1/3

<b>COUNTY SURVEYOR</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.  _____ COUNTY SURVEYOR	<b>TOWN OF HIDEOUT</b> APPROVED AS TO FORM THIS _____ DAY OF _____, 2023.  _____ TOWN OF HIDEOUT UTAH
--	---

# BENLOCH RANCH LOCAL ENTITY PLAT

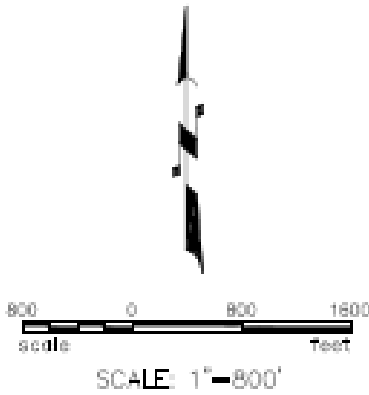
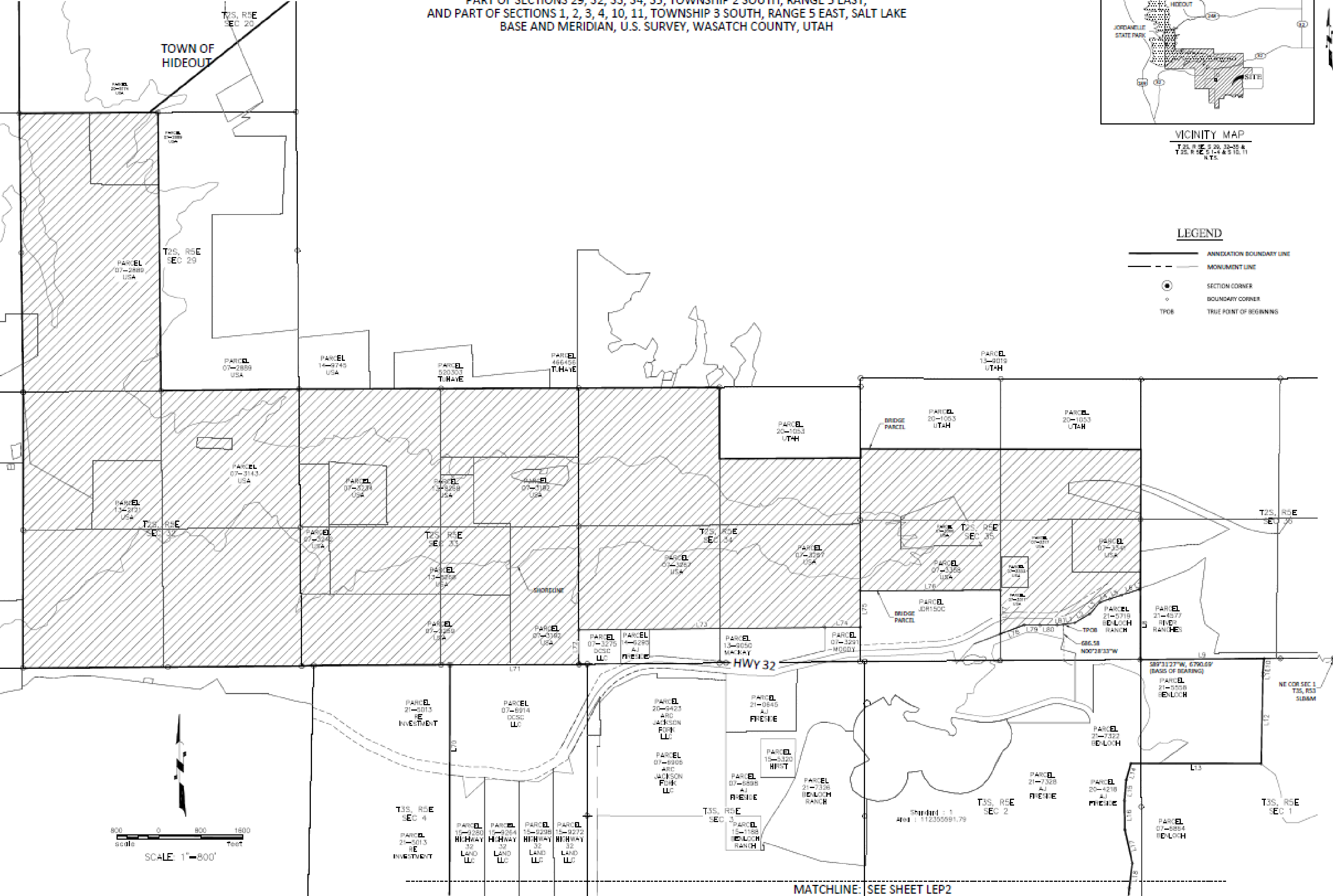
PART OF SECTIONS 29, 32, 33, 34, 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
AND PART OF SECTIONS 1, 2, 3, 4, 10, 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE  
BASE AND MERIDIAN, U.S. SURVEY, WASATCH COUNTY, UTAH



VICINITY MAP  
T2S, R5E, S29, S32-35 &  
T3S, R5E, S1-4 & S10, 11  
N.T.S.

### LEGEND

- ANNEXATION BOUNDARY LINE
- - - MONUMENT LINE
- SECTION CORNER
- BOUNDARY CORNER
- TPOB TRUE POINT OF BEGINNING



MATCHLINE: SEE SHEET LEP2

R.B. WILLIAMS & ASSOCIATES, INC.

CONSULTING ENGINEERS

405 W. 1000 N. SUITE 200  
PROVIDENT, UT 84302  
PHONE: (435) 733-2882

UTAH PROFESSIONAL ENGINEER  
No. 10000-0001  
R.B. WILLIAMS, P.E.  
R.H. WILLIAMS, P.E.

**BENLOCH RANCH  
LOCAL ENTITY PLAT**

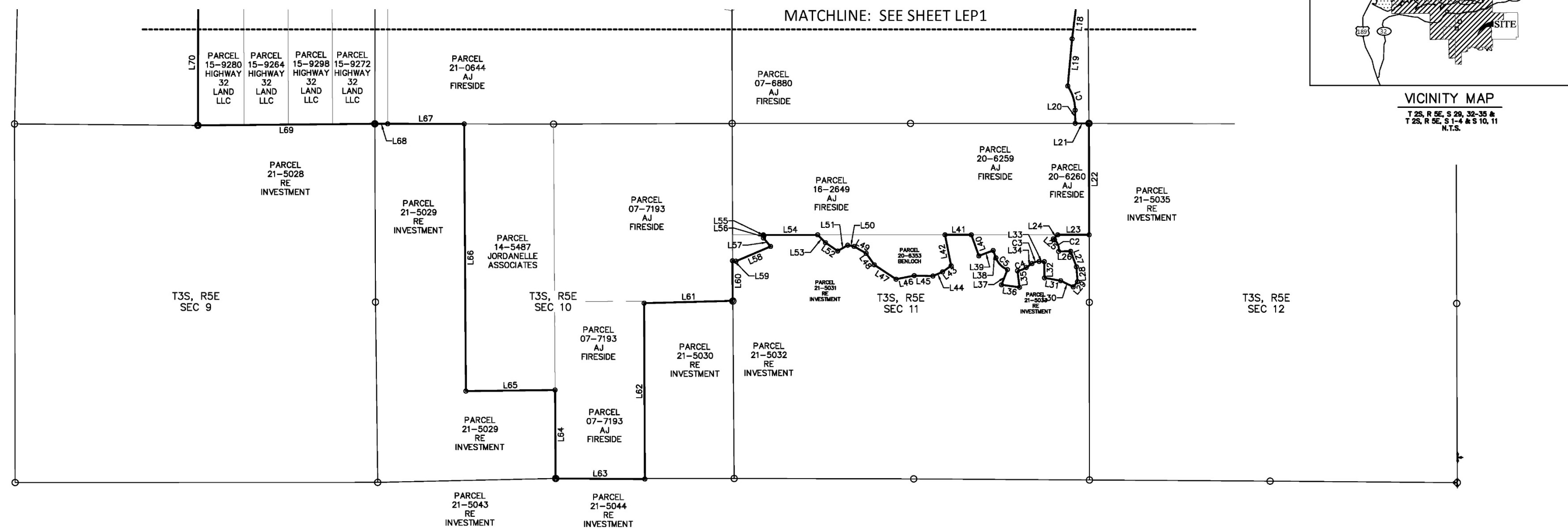
LOCAL ENTITY  
PLAT

DATE	5/05/2003
DESIGN	PCW
DRAWN	PCW
CHECKED	PCW
SUB	
22106-LEP.DWG	
<b>LEP1</b>	
SHEET NO. 2/3	



## BENLOCH RANCH LOCAL ENTITY PLAT

PART OF SECTIONS 29, 32, 33, 34, 35, TOWNSHIP 2 SOUTH, RANGE 5 EAST,  
AND PART OF SECTIONS 1, 2, 3, 4, 10, 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SALT LAKE  
BASE AND MERIDIAN, U.S. SURVEY, WASATCH COUNTY, UTAH

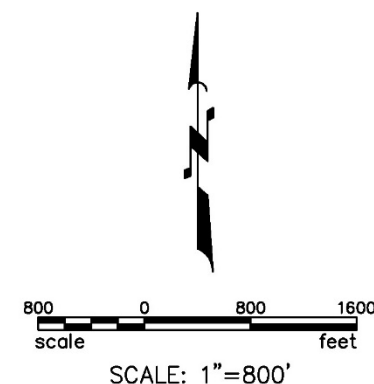


Parcel Line Table		
Line #	Length	Direction
L1	207.34	N82°24'02"E
L2	336.67	N59°39'18"E
L3	300.01	N41°11'30"E
L4	195.18	N71°55'29"E
L5	237.32	N71°55'08"E
L6	347.09	N71°53'17"E
L7	24.25	N72°01'10"E
L8	1344.16	S0°06'29"E
L9	2357.76	N89°33'35"E
L10	269.83	S5°05'03"W
L11	60.11	S0°38'10"W
L12	1673.29	S1°09'16"W
L13	2481.55	N89°58'21"W
L14	320.49	S15°34'44"W
L15	403.75	S4°43'52"W
L16	550.18	S0°52'42"E
L17	653.73	S12°20'34"E
L18	475.22	S07°05'05"W
L19	701.74	S5°15'38"W
L20	195.20	S0°26'57"E
L21	202.65	S08°59'36"E
L22	1650.00	S0°06'39"E
L23	464.92	S89°59'31"E
L24	87.20	S46°51'43"W
L25	21.04	S49°04'14"E
L26	178.83	N89°54'03"E
L27	244.08	S20°25'27"E





Parcel Line Table		
Line #	Length	Direction
L28	220.13	S4°09'49"E
L29	99.60	S39°43'13"W
L30	207.91	N64°14'56"W
L31	241.91	N79°50'11"W
L32	239.69	N0°48'32"W
L33	77.25	N88°05'36"W
L34	103.10	S55°42'57"W
L35	246.15	S7°16'18"E
L36	276.06	N82°08'12"W
L37	242.40	N21°27'16"E
L38	117.56	N20°45'41"W
L39	225.77	S69°14'48"W
L40	330.80	N19°40'44"W
L41	389.90	S89°59'33"W
L42	487.19	S11°08'56"E
L43	155.27	S54°35'23"W
L44	155.27	S66°35'25"W
L45	277.57	N88°35'50"W
L46	274.65	S78°45'11"W
L47	386.38	N56°29'12"W
L48	206.98	N35°12'52"W
L49	206.92	N60°06'07"W
L50	97.68	N79°11'02"W
L51	171.00	S59°53'53"W
L52	218.94	N55°35'04"W
L53	163.25	N45°06'07"W
L54	804.43	S89°59'33"W

Parcel Line Table		
Line #	Length	Direction
L55	14.38	S40°03'22"E
L56	35.86	S11°19'05"W
L57	163.14	S39°42'57"E
L58	556.65	S66°53'46"W
L59	51.93	N82°54'51"W
L60	592.85	S0°10'22"E
L61	1311.18	S88°28'47"W
L62	2604.55	S0°13'51"E
L63	1321.78	N89°38'31"W
L64	1310.14	N0°20'20"W
L65	1321.59	S89°18'34"W
L66	3955.97	N0°21'33"W
L67	1133.72	N89°53'55"W
L68	189.86	N89°57'53"W
L69	2620.41	S89°29'18"W
L70	5538.37	N0°07'19"E
L71	2547.05	N89°53'07"W
L72	658.32	N0°06'33"E
L73	4684.84	N89°27'02"E
L74	669.38	N89°27'02"E
L75	694.37	N0°08'15"E
L76	2668.76	N89°45'53"E
L77	837.52	S0°10'05"W
L78	493.73	N69°11'44"E
L79	300.08	S88°26'59"E
L80	324.00	N89°39'42"E
L81	125.85	N82°24'02"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	379.56	655.00	3°12'08"	S17°03'00"E	374.28
C2	190.03	185.00	58°51'16"	S19°38'36"E	181.79
C3	110.54	175.00	36°11'27"	S73°48'41"W	108.71
C4	141.44	300.00	27°00'45"	S69°13'20"W	140.13
C5	250.20	300.00	47°47'03"	N44°39'12"W	243.01



### LEGEND

-  ANNEXATION BOUNDARY LINE  
 MONUMENT LINE  
 SECTION CORNER  
 BOUNDARY CORNER

REVISIONS:		DATE	
			5/02/2023
		DESIGN	PCW
		DRAWN	PCW
		CHK'D	PCW
		SUB.	
22106-LEP2.DWG		SHEET NO.	
LEP2		3/3	

**EXHIBIT “B”**

**Notice of Intent to File Petition & Notice to Affected Entities**

*[See Attached]*

**COUNTY MANAGER**  
Dustin A. Grabau

**COUNTY PLANNERS**  
Doug G. Smith, Director  
Austin Corry, Sr. Planner  
Nathan Rosvall, Planning Technician



**COUNTY COUNCIL**  
Kendall Crittenden  
Steve Farrell  
Karl McMillan  
Mark Nelson  
Spencer Park  
Erik Rowland  
Luke Searle

**PLANNING AND ZONING DEPARTMENT**

35 South 500 East, Heber City, Utah 84032 – (435) 657-3205 – [planning@wasatch.utah.gov](mailto:planning@wasatch.utah.gov)

March 30, 2023

**Attention: Your property may be affected by a proposed annexation.**

Records show that you own property within an area that is intended to be included in a proposed annexation to the Town of Hideout, or that is within 300 feet of that area. If your property is within the area proposed for annexation, you may be asked to sign a petition supporting the annexation. You may choose whether to sign the petition. By signing the petition, you indicate your support of the proposed annexation. If you sign the petition but later change your mind about supporting the annexation, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Town of Hideout within 30 days after Town of Hideout receives notice that the petition has been certified.

There will be no public election on the proposed annexation because Utah law does not provide for an annexation to be approved by voters at a public election. Signing or not signing the annexation petition is the method under Utah law for the owners of property within the area proposed for annexation to demonstrate their support of or opposition to the proposed annexation.

You may obtain more information on the proposed annexation by contacting the following:

City Representative	Petitioner Representative
Alicia Fairbourne, Recorder Town of Hideout 10860 N Hideout Trail Hideout UT 84036 (435) 659-4739 <a href="mailto:afairbourne@hideoututah.gov">afairbourne@hideoututah.gov</a>	Jason Boal, AICP & CFM Snell & Wilmer Gateway Tower West 15 W South Temple Ste 1200 Salt Lake City UT 84101 (801) 257-1917 <a href="mailto:jboal@swlaw.com">jboal@swlaw.com</a>

Once filed, the annexation petition will be available for inspection and copying at the office of the Town of Hideout Recorder located at 10860 N Hideout Trail, Hideout, UT 84036.

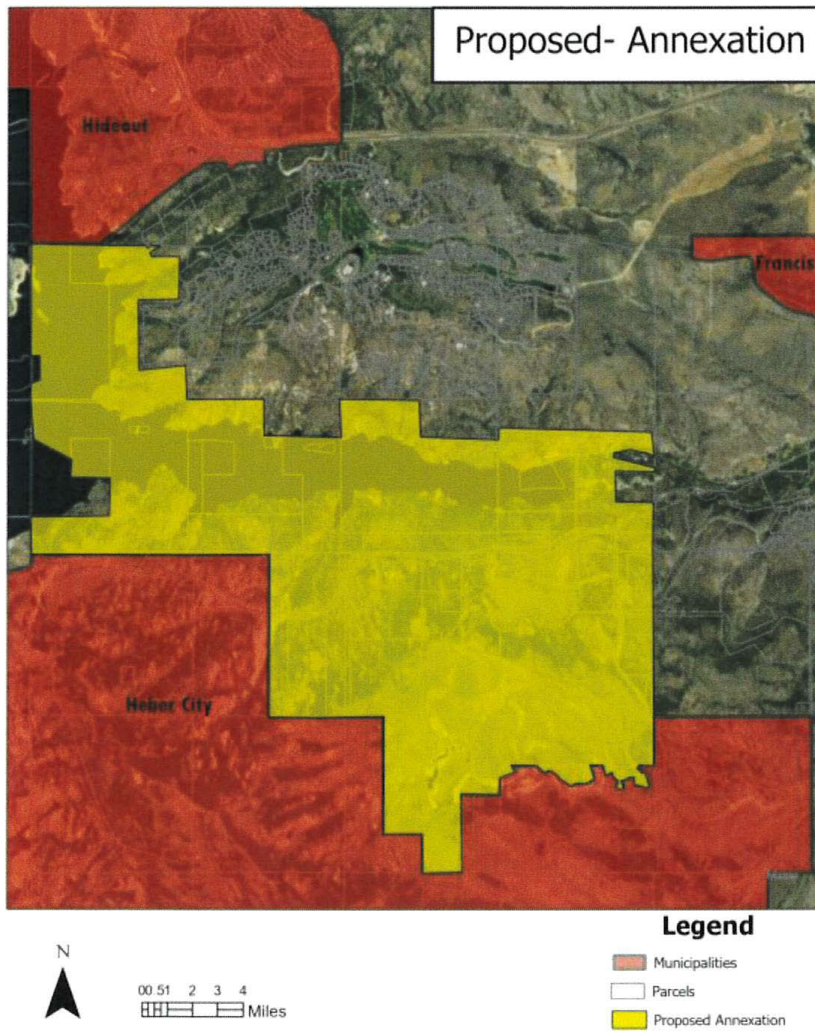
Sincerely,

A handwritten signature in blue ink that reads "Doug Smith".

WASATCH COUNTY PLANNING & ZONING

ASSESSOR Todd Griffin	ATTORNEY Scott Sweat	CLERK/AUDITOR Joey D. Granger	RECORDER Marcy Murray	SHERIFF Jared Rigby	SURVEYOR James C. Kaiserman	TREASURER Diane Burgener	JUSTICE COURT JUDGE Brook Sessions
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**EXHIBIT A**  
**DEPICTION OF SUBJECT PROPERTY**



PARCEL ID	Name	Name2
00-0021-5979	ADAMSON KURT	
00-0014-6295	AJ FIRESIDE PARK CITY LLC	
00-0021-7325	AJ FIRESIDE PARK CITY LLC	
00-0021-5967	AKSELRUD GREGORY	AKSELRUD TRACY ANN (JT)
00-0021-6032	ANDERSON SCOTT	
00-0021-5989	ANDRUS MICHAEL	ANDRUS VALARIE
00-0020-9423	ARC JACKSON FORK LLC	
00-0021-6030	ARVIDSON BLAKE	
00-0021-5936	BALLAM INVESTMENT GROUP LLC	
00-0007-6864	BENLOCH CPC LLC	
00-0020-6352	BENLOCH RANCH HOLDINGS LLC	
00-0015-1188	BENLOCH RANCH HOLDINGS LLC	
00-0020-9040	BENLOCH RANCH LAND COMPANY II LLC	% MACKAY DEVELOPMENTS
00-0020-2698	BENLOCH RANCH LAND COMPANY LLC	
00-0021-6072	BIELA BRIAN G	BIELA INGRID K (JT)
00-0021-5941	BOLTZ LINDA K	
00-0021-6790	BOWMAN RICHARD T TR	BOWMAN SHELLIE W TR
00-0021-6062	BOYLE NATALIE NICOLE	
00-0021-6003	BROWN KRISTEN M	PETERSON CLINT
00-0021-6057	BUSH EVANN HALEY	NORAT CONNOR THOMAS (JT)
00-0021-6023	CARDINAL & GOLD LLC	
00-0021-7153	CHAIFETZ RICHARD A TR	
00-0021-5970	CHRISTENSON DOUGLAS J	CHRISTENSON CHERYL T (JT)
00-0021-5957	COPE CAMERON	
00-0021-5960	COPE DAVID	
00-0021-5999	COWDELL BRANDON RIC	COPIER JED DEE (JT)
00-0021-6028	CRAIG TIMOTHY BRYCE	
00-0021-5981	CREZEE PAUL	CREZEE GINA (JT)
00-0021-6060	CUNNINGHAM KRISTIN GAIL TR	
00-0021-6037	D & W ESTATES LLC	
00-0021-6056	DAHL SCOTT	DAHL CYNTHIA (JT)

**Mail Address**

3832 NEWGATE ST FAYETTEVILLE NC 28306 7487  
 PO BOX 1749 WILSON WY 83014 1749  
 PO BOX 1827 WILSON WY 83014 1827  
 3637 VALLEY MEADOW RD SHERMAN OAKS CA 91403 4842  
 2242 W CHICAGO AVE UNIT 402 CHICAGO IL 60622 5153  
 4885 N EAGLE NEST LN LEHI UT 84043 7705  
 6214 W APOLLO WAY HIGHLAND UT 84003 3647  
 1989 W BAMBERGER DR RIVERTON UT 84065 7539  
 11647 N SALTAIRE DR HIGHLAND UT 84003 5559  
 2600 W EXECUTIVE PKWY STE 120 LEHI UT 84043 3988  
 1055 E 2100 S STE 206 SALT LAKE CITY UT 84106 2579  
 13066 S 6000 W HERRIMAN UT 84096 4680  
 PO BOX 1827 WILSON WY 83014 1827  
 3255 W 500 S SALT LAKE CITY UT 84101 4427  
 435 E ILLINOIS RD LAKE FOREST IL 60045 2354  
 315 PARK DR PALATINE IL 60667 7732  
 5200 WINDJAMMER RD PLANO TX 75093 4023  
 27537 HOMESTEAD RD LAGUNA NIGUEL CA 92677 6602  
 1266 OAK HILL CIR PROVO UT 84604 3726  
 241 W 200 S APT 311 SALT LAKE CITY UT 84101 1475  
 125 N 200 W BOUNTIFUL UT 84010 7041  
 921 S OCEAN BLVD DELRAY BEACH FL 33483 6639  
 4314 N SEASONS VIEW DR LEHI UT 84043 6445  
 11213 S BLACK HAWK DR SOUTH JORDAN UT 84095 5684  
 8475 N STONEBRIDGE LN EAGLE MOUNTAIN UT 84005 6229  
 795 E KLAIM DR HIDEOUT UT 84036 1440  
 2096 W BAMBERGER DR RIVERTON UT 84065 7540  
 496 CREEK VIEW RD CENTERVILLE UT 84014 1346  
 3615 CORTE CLARO CARLSBAD CA 92009 8691  
 28 EAGLE TRCE MANDEVILLE LA 70471 6762  
 10633 S LAKE TERRACE AVE SOUTH JORDAN UT 84009 6187

00-0021-6047	DANSIE BRANDON	DANSIE JAMIE VANBEVERS (JT)
00-0015-9249	DCSC LLC	
00-0021-5986	DEFRIES ERIC	DEFRIES GERUSA (JT)
00-0021-5946	DOYLE WILLIAM J JR	DOYLE KIMBERLY B (JT)
00-0020-8306	DUNLAP ROBERT W	DUNLAP KATHY L
00-0021-5969	EARNHARDT DAVID H	
00-0021-6079	EGAN JOHN TR	EGAN RYAN E TR
00-0021-7556	FARRELL STEPHEN C	
00-0007-2863	G E OLSON CORPORATION	USA BUREAU OF RECLAMATION
00-0020-6335	GARDNER ELBERT W TR	GARDNER KATHLEEN TR
00-0021-6050	GLEAVE JONATHAN	ETAL
00-0021-6012	GLEAVE KLYN	GLEAVE AMEE (JT)
00-0021-5976	GOSTANIAN HAROUT	
00-0021-5954	GRANT BAO THY N	GRANT DAVID E (JT)
00-0021-6043	GRAY JONATHAN J TR	
00-0021-6059	GUDZ NICHOLAS A	
00-0021-6016	HABER DYLAN	
00-0021-6024	HANCEY RYAN	
00-0021-5987	HARRIS JEFFREY GLENN	HARRIS MARCIE POULSEN (JT)
00-0021-6068	HENRIKSON LEE	HENRIKSON TIFFANY ANN (JT)
00-0021-4577	HENRITZE TYLER	
00-0013-9092	HIGHWAY 32 LAND LLC	
00-0015-5320	HIRST JANNA G	
00-0021-5959	HN2TS HOLDINGS LLC	
00-0021-6009	HOBBS SCOTT	
00-0021-5952	HOCKSTEIN LINDA J	
00-0021-7555	HOTH BASE CHARLIE LLC	
00-0021-6027	HOWELL JILL	ETAL
00-0021-6029	HOWELL JUSTIN	ETAL
00-0007-3309	HOWES NICK	HOWES SUE (JT)
00-0021-6035	HUMPHERYS JACOB	
00-0021-5949	HUTELMYER JAMES J	



658 E 17TH AVE SALT LAKE CITY UT 84103 3709  
PO BOX 1192 KAMAS UT 84036 1192  
957 WINDSOR LN BOUNTIFUL UT 84010 4442  
3792 N STRATFORD RD NE ATLANTA GA 30342 4343  
32391 HORSESHOE DR EVERGREEN CO 80439 7642  
6153 W MONTAUK LN HIGHLAND UT 84003 3940  
3682 S 2175 E SALT LAKE CITY UT 84106 4302  
435 BAYSHORE DR UNIT 402 FORT LAUDERDALE FL 33304 0000  
PO BOX 51338 PROVO UT 84605 1338  
PO BOX 21568 MESA AZ 85277 1568  
6785 S 475 E SOUTH WEBER UT 84405 9222  
220 S 500 E CEDAR CITY UT 84720 3427  
10308 SUMMIT CANYON DR LAS VEGAS UT 89144 4339  
2652 BASSWOOD ST NEWPORT BEACH CA 92660 4106  
204 VIA QUITO NEWPORT BEACH CA 92663 5506  
5366 LA JOLLA BLVD UNIT 102C SAN DIEGO CA 92037 7930  
88 SW 7TH ST APT 811 MIAMI FL 33130 3693  
3582 S TANNER GARDENS CT SALT LAKE CITY UT 84109 3512  
87 E 100 N HEBER CITY UT 84032 1749  
11917 S VERDE VIEW CV RIVERTON UT 84065 7551  
27 PECKSLAND RD GREENWICH CT 68310 0000  
3255 W 500 S SALT LAKE CITY UT 84104 4427  
1853 E BAYWOOD DR SALT LAKE CITY UT 84117 7622  
4002 N MAIN ST STE 400 VICTORIA TX 77901 2697  
2970 CECIL PL IDAHO FALLS ID 83402 5789  
219 PATRIOT HILL DR BASKING RIDGE NJ 79204 4213  
550 E WATER ST STE 888 CHARLOTTESVILLE VA 22909 5408  
1920 S MAYFLOWER WAY BOISE ID 83709 8573  
2913 S YELLOW BILL DR SARATOGA SPRINGS UT 84045 6300  
PO 883 KAMAS UT 84036 0883  
14908 INNERARITY POINT RD PENSACOLA FL 32507 8307  
3707 E CREST LN PHOENIX AZ 85050 8336

00-0021-5958	HYNEK JEREMY	
00-0021-5935	INGRAM G DEAN	
00-0021-5988	JACKSON BROOKE	
00-0021-5998	JACKSON MICHAEL	JACKSON CATHERINE (JT)
00-0021-5962	JEFFERS KEVIN T	
00-0021-5971	JENSEN DAYNE	JENSEN ROBERT (JT)
00-0021-6014	JOHNSON ASHLEY WHITFIELD FIEGLEIN	JOHNSON DEEJAE DAVID LESLIE (JT)
00-0021-6019	JOHNSON PETER C	
00-0021-5985	JOHNSTON MCKAY	
00-0021-5937	JONES GREG SCOTT	
00-0014-5487	JORDANELLE ASSOCIATES	ETAL
00-0021-5012	JORDANELLE SPECIAL SERVICE DISTRICT	
00-0021-6074	KANTROW JOSH	KANTROW BARBARA (JT)
00-0021-6039	KILLIAN KELLY	
00-0021-5963	KLMN HEBER CITY LLC	
00-0021-5973	KOEHLE ERIC	KOEHLE MARIAH (JT)
00-0021-6038	KUCZINSKI KEVIN	
00-0021-6018	KUDLACZ CHRISTOPHER J	REINDEL REBECCA
00-0021-6044	LAMOND IAN	
00-0021-5997	LARSON SARAH	LARSON KEEGAN (JT)
00-0021-5942	LEWIS BRANDT P	LEWIS KATHARINE C (JT)
00-0021-5966	LEWIS JEAN EVELYN	RUDIE MICHAEL RICHARD (JT)
00-0021-5961	LORDS ANDREW MARK	
00-0021-6082	LV BENLOCH LLC	
00-0021-6022	LYNCH CHERYL	LYNCH BRENDAN (JT)
00-0013-9050	MACKAY JAMIE	
00-0012-5760	MAHONEY LOUISA	MAHONEY ERROL
00-0021-5951	MASON MARK	
00-0021-5982	MAZZU ANTHONY J	MAZZU LAURA A (JT)
00-0021-6036	MEHNER KEVIN	MEHNER ANDREA (JT)
00-0021-6788	MENG ROCK JOHN TR	MENG TAMMIE HUIYEOL TR
00-0021-6046	MOLNAR TYLER	

5007 W OLD OAK LN HIGHLAND UT 84003 9464  
69 E OAKRIDGE DR ELK RIDGE UT 84651 4528  
3223 W 1690 N PROVO UT 84601 7224  
2713 MEADOW CREEK CT PARK CITY UT 84060 6893  
451 SIERRA VISTA RD SANTA ROSA CA 95401 5651  
8150 E 935 S HUNTSVILLE UT 84317 9437  
200 CLAYTON ST SAN FRANCISCO CA 94117 1914  
2815 H ST VANCOUVER WA 98663 3051  
PO BOX 731 PLEASANT GROVE UT 84062 0731  
2417 MICA RD CARLSBAD CA 92009 1733  
6770 S 900 E STE 302 MIDVALE UT 84047 5597  
PO BOX 519 HEBER CITY UT 84032 0519  
1322 W GRACE ST CHICAGO IL 60613 2820  
636 E 300 S SALT LAKE CITY UT 84102 2104  
4768 W STONEY BROOK LN HIGHLAND UT 84003 4806  
4850 W 11000 N HIGHLAND UT 84003 9582  
1601 MARIPOSA ST UNIT 215 SAN FRANCISCO CA 94107 3928  
5606 S INDIAN ROCK RD HOLLADAY UT 84117 7822  
1055 BROADWAY SAN FRANCISCO CA 94133 4266  
112 SYCAMORE DR JUPITER FL 33458 2860  
784 E NORTHCREST DR SALT LAKE CITY UT 84103 3374  
10100 FALLS RD LUTHERVILLE MD 21093 3626  
1832 S 1600 E SPANISH FORK UT 84660 5773  
730 S SLEEPY RIDGE DR STE 210 OREM UT 84059 2614  
2701 PACIFIC AVE MANHATTAN BEACH CA 90266 2339  
PO BOX 1827 WILSON WY 83014 1827  
470 S 200 W HEBER CITY UT 84032 2209  
1833 E WESTMINSTER AVE SALT LAKE CITY UT 84108 3128  
100 LINCOLN RD #635 MIAMI BEACH FL 33139 2013  
70 E DEER MEADOW CT WOODLAND HILLS UT 84653 2044  
46 CRESTED CLOUD WAY LAS VEGAS NV 89135 1609  
619 E MILTON AVE SALT LAKE CITY UT 84105 2112

00-0007-3291	MOODY LESTER Y TR	MOODY JOAN M TR
00-0021-5974	MOORE BRETT	
00-0021-6791	MOORE JEFF M TR	MOORE BERNADETTE G TR
00-0007-3184	MORRIS ROBERT A ETAL TR	USA BUREAU OF RECLAMATION
00-0007-3085	MORRIS ROBERT A SR ETAL TR	USA BUREAU OF RECLAMATION
00-0021-6004	MORTENSON STEVEN W TR	MORTENSON WENDY L TR
00-0021-6005	MURDOCK JEFFREY	
00-0021-6011	NIELSEN CRAIG	
00-0021-5938	NOVAK JONATHAN	NOVAK PAIGE (JT)
00-0021-5965	NOVAKOWSKI THEODORE E	NOVAKOWSKI LAUREN E (JT)
00-0013-0216	OLSON NEIHART INC	USA BUREAU OF RECLAMATION
00-0021-5945	PARKE RICHARD	ETAL
00-0021-6000	PENALOZA SARAH	OLEAR DOUGLAS (JT)
00-0021-5950	PETERSEN ANDREW	PETERSEN LYDIA
00-0021-6040	PETERSON DEVIN	
00-0020-9372	R&D BENLOCH RANCH LLC	% MAXIM CAPITAL MANAGEMENT
00-0021-6075	RASKIN JOEL	RASKIN GRACE (JT)
00-0021-5953	RAYMOND KRISTINA	RAYMOND TODD (JT)
00-0021-6015	RAYMOND KRISTINA	RAYMOND TODD (JT)
00-0021-5013	RE INVESTMENT HOLDINGS LLC	
00-0021-5977	RENICK GIGI L YSASAGA	
00-0021-6002	RITTER JONAH	RITTER ANNA (JT)
00-0021-5972	ROBERTS AARON	
00-0021-5980	ROBERTS MICHAEL J	MCGREGOR MICHELLE (JT)
00-0021-6026	ROSAK KENNETH DEREK	
00-0021-6063	SAGE HOMES LLC	
00-0021-6076	SANDWICK SUZANNE	KARI TANJA (JT)
00-0021-6001	SAYER ERICK R	SAYER MEGAN D (JT)
00-0021-5940	SEGAL JOHN	SEGAL MARCELLA (JT)
00-0021-5948	SHIROKOV DENNIS	SHIROKOV CHERI (JT)
00-0021-6058	SIERRA JOSE RAMON RIESTRA	RODRIGUEZ MARIA DE LOS ANGELES GUIANCE (JT)
00-0021-5947	SNOW JOHN LOWRY	

662 S CARTERVILLE RD OREM UT 84097 6671  
6593 W INDIGO DR HERRIMAN UT 84096 2045  
1352 WENTWORTH AVE PASADENA CA 91106 4518  
PO BOX 1338 PROVO UT 84603 1338  
PO BOX 1338 PROVO UT 84603 1338  
3251 JACK DR PRESCOTT AZ 86305 4155  
2022 NW 139TH AVE PEMBROKE PINES FL 33028 2841  
110 S 500 W # 206 PROVO UT 84601 4223  
149 MERCER WAY COSTA MESA CA 92627 3797  
4 RIDGEWOOD DR OLD SAYBROOK CT 64751 1222  
PO BOX 1338 PROVO UT 84603 1338  
34 VIA TORINA SAN CLEMENTE CA 92673 7047  
28 HOYA ST RANCHO MISSION VIEJO CA 92694 1283  
503 E PERRY HOLLOW DR MAPLETON UT 84664 5557  
2026 N 1700 E LEHI UT 84043 7503  
1055 ASHBURY ST SAN FRANCISCO CA 94117 4410  
1490 HAILSTONE DR HEBER CITY UT 84032 3808  
31 SUNSET HILL RD SIMSBURY CT 60703 3035  
115 NORTHBROOK DR WEST HARTFORD CT 61171 1540  
6900 S 900 E STE 230 MIDVALE UT 84047 5820  
889 FRANCISCO ST UNIT 3408 LOS ANGELES CA 90017 3659  
974 E 2100 S SALT LAKE CITY UT 84106 4378  
5735 SOLEDAD RD LA JOLLA CA 92037 7053  
1511 KAMOLE ST HONOLULU HI 96821 1423  
2020 HIGHLAND AVE MANHATTAN BEACH CA 90266 4562  
1288 W 12700 S RIVERTON UT 84065 1608  
1519 E WESTMINSTER AVE SALT LAKE CITY UT 84105 3828  
6414 CAYENNE LN CARLSBAD CA 92009 4301  
6642 TITANITE PL CALSBAD CA 92009 1735  
9255 ENCLAVE GREEN LN E GERMANTOWN TN 38139 5716  
1495 N MAITLAND AVE MAITLAND FL 32751 3316  
1739 E KENSINGTON AVE SALT LAKE CITY UT 84108 2621

00-0021-5934	SOCOLEAN VERONICA	ETAL
00-0021-5944	SOMERS MARY ANN	
00-0021-7148	SOUTH DAKOTA TRUST COMPANY LLC TR	
00-0021-6053	SPENCER JONATHAN P	
00-0021-6021	SPYGLASS CONSTRUCTION LLC	
00-0021-6085	STATEN LARRY PAUL	
00-0021-4415	STORIED DEER VALLEY LLC	
00-0021-5975	STUBBS ANTHONY	
00-0021-6008	TAKITAKI ALYSSA	TAKITAKI SIONE (JT)
00-0021-6086	TAYLOR BRIDGER	ALEXANDER KEVIN (JT)
00-0021-5968	TETER JARED	ETAL
00-0021-6041	UDALL JOHN HUNT	WHITE SARAH LYNN (JT)
00-0007-3051	UNITED STATES OF AMERICA	USA BUREAU OF RECLAMATION
00-0007-3218	UNITED STATES OF AMERICA	USA BUREAU OF RECLAMATION
00-0021-6048	URIBE YAHIEL	JOO CHRISTY (JT)
00-0020-1053	UTAH STATE OF	DIVISION OF WILDLIFE RESOURCES
00-0021-5939	VOUGHT NICHOLAS G	
00-0021-8347	VR CLUB INC	
00-0021-5964	WADE KEVIN	WADE TIFFANY (JT)
00-0021-5943	WAGUESPACK BART	
00-0021-5933	WALKER GARY C	WALKER KIMBERLY S (JT)
00-0021-5983	WALLER JACK	ETAL
00-0021-5545	WASATCH COUNTY	
00-0021-5240	WEST JORDANELLE LLC	
00-0021-5955	WILKINSON DANIEL	
00-0021-6010	WINGET BRADLEY PAUL	WINGET MALISSA (JT)
00-0021-5956	WISEMAN MICHAEL J	
00-0021-6066	WOLFE PATRICK K TR	WOLFE NICOLE G TR
00-0021-6078	X3 HOLDINGS LLC	

7094 VILLANDRY CIR TRUCKEE CA 96161 4333  
17809 E BEAR WALLOW WAY RIO VERDE AZ 85263 5378  
212 S MAIN AVE STE 100 SIOUX FALLS SD 57104 6310  
5376 SWEETWATER TRL SAN DIEGO CA 92130 5040  
540 S 975 W MAPLETON UT 84664 5588  
11861 S VERDE VIEW CV RIVERTON UT 84065 7551  
PO BOX 4349 PARK CITY UT 84060 4349  
7253 MIMOSA DR CARLSBAD CA 92011 5150  
5441 DEERPATH DR SHEFFIELD VILLAGE OH 44054 3107  
1211 PUGS PL MURRAY UT 84123 4823  
73 E CATAMARAN WAY SARATOGA SPRINGS UT 84045 5151  
1067 N BLUEJAY DR GILBERT AZ 85234 7472  
PO BOX 1338 PROVO UT 84603 0000  
PO BOX 51338 PROVO UT 84605 0000  
40 VIA TIMON SAN CLEMENTE CA 92673 7030  
1596 W NORTH TEMPLE SALT LAKE CITY UT 84114 6301  
227 N CENTER ST SALT LAKE CITY UT 84103 1914  
7865 N VICTORY RANCH DR KAMAS UT 84036 9479  
1125 E BECCA RD HEBER CITY UT 84032 1589  
36485 STONEY POINT BLVD GEISMAR LA 70734 3390  
1329 E LAZY LN IDAHO FALLS ID 83404 7784  
11840 N 54TH ST SCOTTSDALE AZ 85254 5710  
25 N MAIN HEBER CITY UT 84032 1827  
6900 S 900 E STE 230 MIDVALE UT 84047 5820  
1836 S 900 W LEHI UT 84043 0000  
13131 S SHADOWLANDS LN DRAPER UT 84020 8719  
PO BOX 25101 SILVERTHORNE CO 80497 5101  
1734 SANTIAGO DR NEWPORT BEACH CA 92660 4358  
2901 W BLUE GRASS BLVD STE 200 LEHI UT 84043 4190



**EXHIBIT “C”**

**Certificate of Completion**

*[See Attached]*

## Statement of Notice

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I, Amy Graves, state that as the Secretary for the Wasatch County Planning Department, and on behalf of Benloch Ranch Land Company LLC, the attached letter was sent by first class mail to the following property owners (see attached list) on this 30th of March, 2023.

  
\_\_\_\_\_  
Signature

Date: 03/30/2023



## Staff Review for Town Council

To: Mayor Philip Rubin  
Town of Hideout Council

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

Re: Benloch Ranch – Petition to Annex – Consideration by Town Council

Date: July 13, 2023 – Town Council Meeting

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*Submittals: As part of the Applicants' submittal package, they submitted a Conceptual Site Plans/Subdivision Layout for Review by the Planning Commission that is included in this staff report*

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## Project Background

In November 2022, the Applicant approached Hideout regarding possible annexation from Wasatch County into the Town of Hideout. The area proposed for annexation was not within the Town Annexation Declaration Area (ADA). Before bringing a request to expand the ADA for review, Town Staff recommended the Applicant first present the overall Concept Plan to the Planning Commission and gather initial input and direction relative to next steps. This proposal is unusual in that the project already has entitlements in Wasatch County.

The Applicants submitted a very general Concept Plan and slide deck for the Planning Commission to review on December 1, 2022. The Applicants met with the Planning Commission at that time to present and answer questions. The Planning Commission was open to the idea of the project.

Staff brought the expansion of the ADA to Planning Commission and Town Council. The Planning Commission made a positive recommendation to the Town Council on February 16, 2023 relative to the expansion of the ADA. On March 9, 2023, the Hideout Town Council voted to expand the Annexation Declaration Area to include the area where Benloch Ranch is located. After the ADA area was expanded. The Applicant submitted a annexation petition last month and are ready to present a more detailed Concept Plan, site plan, and 'concept subdivision' for the Planning Commission to review. That work to evolve the 'concept subdivision' is well underway.



At this Town Council meeting, Council members are being asked to formally consider the Petition to Annex from the Benloch team. A vote to do so does not mean the Town approves or adopts the proposed annexation but rather that the Town Council recommends moving the application forward for consideration and review by Town Staff, the Planning Commission and, ultimately, the Town Council.

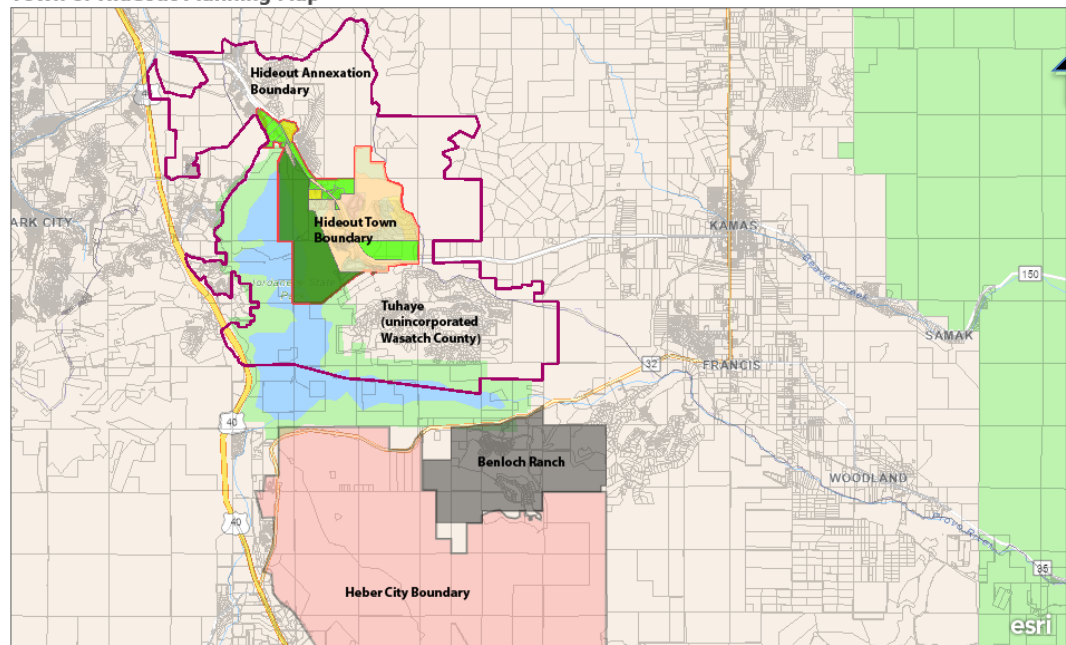
The proposed scale of the area under consideration is +/-2,300 acres. This project, from both a conceptual plan and/or an annexation perspective, will continue to require considerable collaboration with our partners in Wasatch County.

The following information is a very general overview of what the Applicant is proposing:

- 2,300 acres located southeast of Hideout (southeast of Tuhaye)
- > 1,500 Single-family units/Townhouse/Condo/Casitas
- > 300 hotel rooms and/or cabins for rent (nightly rentals)
- Golf Course and Lodge
- Community Lodge
- Kids Ranch (recreation and daycare facility)
- > 65,000 SF of commercial development

### Context – Approximate Benloch Ranch Site in Relation to Hideout

Town of Hideout Planning Map

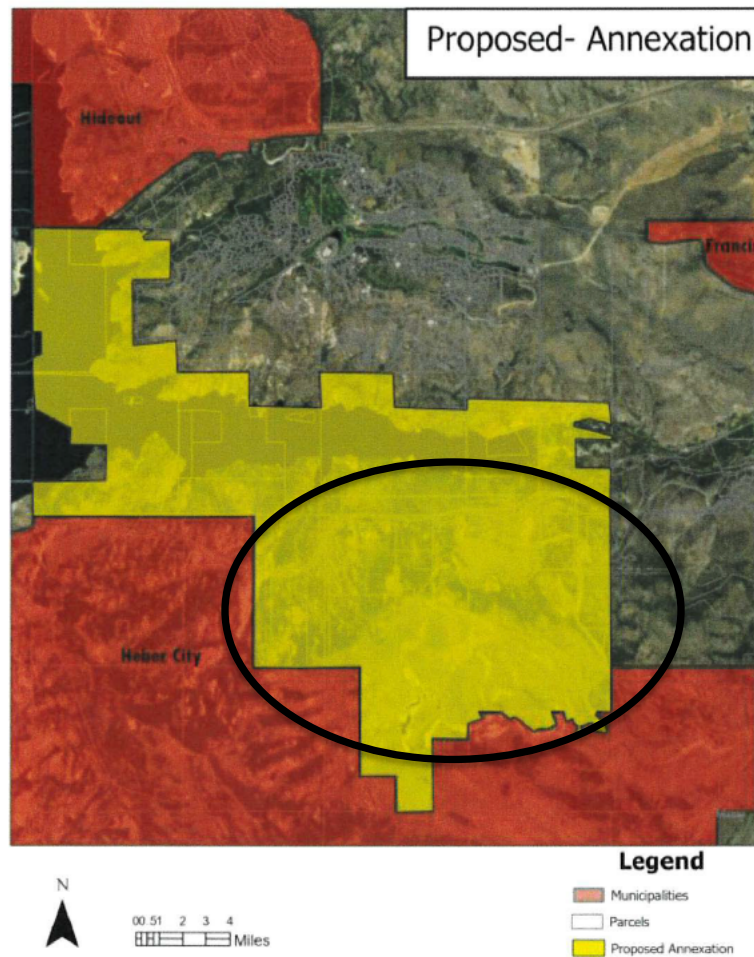


Planning map for the Town Of Hideout

Utah AGRC | Utah Geospatial Resource Center, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



**Expanded Annexation Area as approved in March 2023  
(Approximate Benloch Area Circled in Black)**

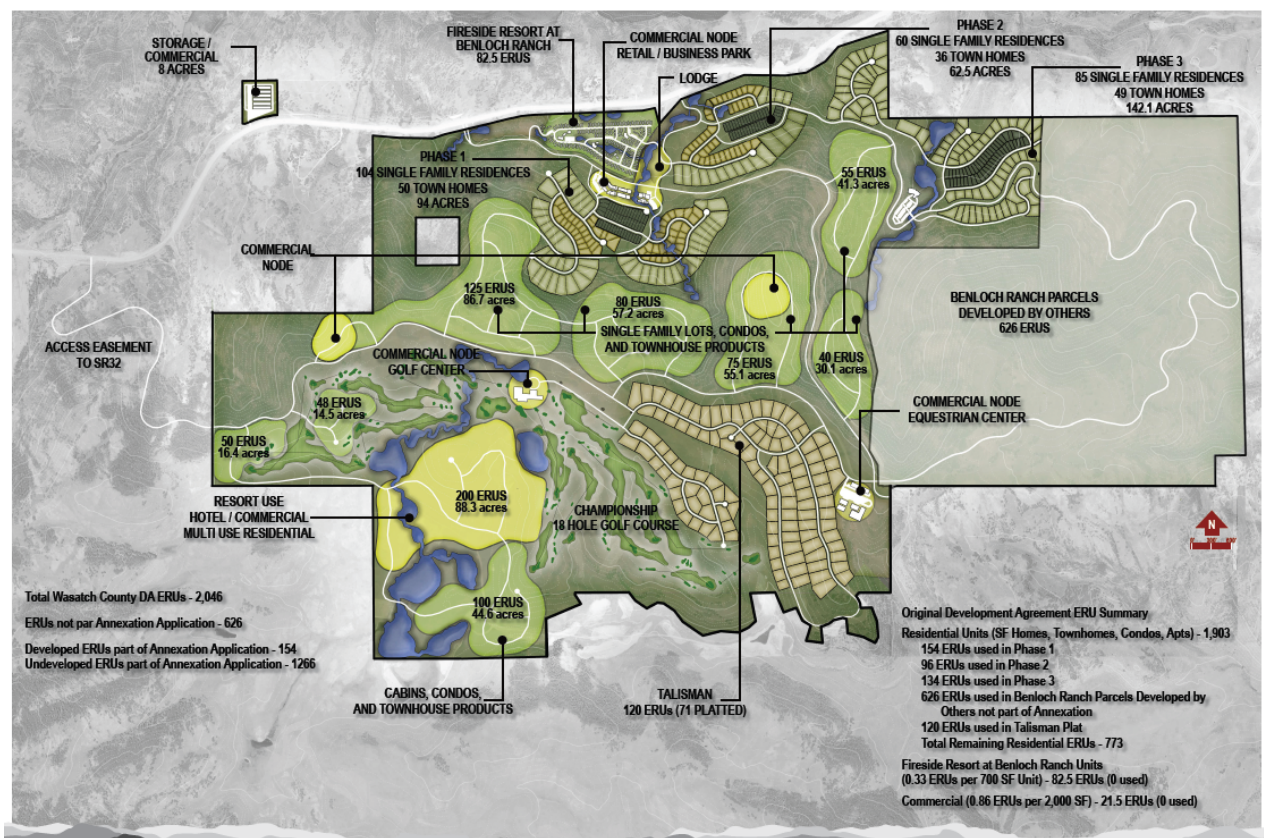






This meeting is to discuss the Petition to Annex. This Concept Plan below is for information purposes and will be discussed in detail at subsequent meetings with the Planning Commission. Details regarding phasing, ERUs, and detailed location of newly proposed development will be presented.

### Concept Plan for Benloch Ranch



### Original Development Agreement w/ Wasatch County - ERU Summary

- Residential Units (SF Homes, Townhomes, Condos, Apartments) - 1,903 total units
  - 154 ERUs used in Phase 1
  - 96 ERUs used in Phase 2
  - 134 ERUs used in Phase 3





- The Applicant must provide a map with the above Concept Plan overlaid on the proposed Annexation area
- 626 ERUs used in Benloch Ranch Parcels
  - To be developed by others and not part of the proposed Annexation area; this should be clarified
- 120 ERUs used in Talisman Plat
  - The Applicant shall clarify whether this development is owned and proposed to be constructed by Benloch Ranch or whether this is a separate development
- Total Remaining Residential ERUs – 773
  - The Applicant should provide a recommended phasing plan for these areas and include this on the Concept Plan
- Fireside Resort at Benloch Ranch Units (0.33 ERUs per 700 SF Unit) - 82.5 ERUs (0 used)
  - The Applicant shall clarify whether this development is owned and proposed to be constructed by Benloch Ranch or whether this is a separate development
- Commercial (0.86 ERUs per 2,000 SF) - 21.5 ERUs (0 used)
  - The Applicant shall provide the proposed timing for the development of the commercial area

#### **Additional Planning Issues Currently Under Consideration by the Planning Commission**

- The Applicant convey the specific differences between the Benloch Plan per Wasatch County and the proposed Plan's density numbers (ERUs) and/or design concepts as proposed for/to the Town of Hideout.
- The Applicant must update the Phasing Plan and assign estimated dates – start to completion
- The Applicant should be prepared to discuss minimum lot sizes proposed for the single-family detached and townhouse units
- Is there any multi-family residential construction proposed and, if so, in what phase and/or location?



- A sidewalk and trail plan should be provided as part of the Concept Plan review
- The Applicant shall provide a topographic map with 2' contour intervals for each Phase and provide estimated retaining wall heights. The Town Code generally allows for one (1) six-foot-high retaining wall, stacked rock, or two five-foot-high retaining walls separated by five feet of horizontal space, and planted.

## General Plan Analysis

New development proposals and pending requests for annexation can have significant impacts on the community. As such, they must conform to the recommendations and requirements of the General Plan. The 2019 General Plan for Hideout includes the following Vision Statement:

### 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.





The 2019 General Plan's Goals include:

**3.4.1 Hideout's land use goals are to:**

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.
2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

**9.4.1 Hideout's annexation goals are to:**

1. Provide well-planned, fiscally responsible annexations based on Hideout's development needs.
2. Pursue annexation to ensure development aligned with the Community Vision and other goals outlined in the General Plan.

**4.5.1 Hideout's housing goals are to:**

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.
2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

**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 Town Council must review the Town of Hideout's General Plan and determine that the proposed annexation request meets the intent and goals of the General Plan.

## Recommendation

Town Council should consider the Petition to Annex and make a recommendation to either:

- Approve the Petition for Town Staff and other entities (e.g., Planning Commission, EDC, etc.) to continue review and coordination with the Applicant, or
- Deny the Petition at which point all review and coordination will cease.

Again, a favorable recommendation to consider the Petition to Annex is not an approval of the annexation as proposed but rather the beginning of the review process and coordination with the Applicant. Upon thorough review and a recommendation by the Planning Commission, the Town Council will formally vote to adopt (or not adopt) the annexation as proposed.

Hideout Truck Returns

1FT8W3BT8NEE42321	Cost	1FT8W3BT3NEE42324	Cost	1FT8W3BT9NEE42327	Cost
Back window	\$655.00	Rear Bumper	\$895.28	Tail llght	\$622.77
Tail llght	\$622.77	Bumper cover (middle)	\$277.07	Mirror	\$1,500.00
Mirror	\$1,500.00	Bumper Cover (sides)	\$123.68	Mirror Cover	\$184.48
Mirror Cover	\$184.48	Bed Mouldings	\$694.08	Bed Mouldings	\$694.08
Rear Bumper	\$895.28	Mechanic	\$438.91	Body Work	\$5,210.07
Bumper cover (middle)	\$277.07	Detail	\$400.00	Detail	\$400.00
Bumper Cover (sides)	\$123.68				
Bed Mouldings	\$694.08				
Body Work	\$5,210.07				
Detail	\$400.00				
Total	\$10562.43	Total	\$2829.02	Total	\$8611.40
		Total	\$22002.85		

**WASATCH COUNTY FIRE PROTECTION SPECIAL SERVICE DISTRICT  
RESOLUTION UPDATING THE FIRE AND EMS ADVISORY COMMISSION  
RESOLUTION NO. 23-02**

**RECITALS**

**WHEREAS**, the Wasatch County Fire Protection Special Service District (the “District”) is a special service district established by the County Legislative Body of Wasatch County, Utah, pursuant to the provisions of Utah law, for the purpose of providing fire and life safety services within the boundaries of the District;

**WHEREAS**, the Wasatch County Council is, by statute, the Governing Board of the District (the “Governing Board”)

**WHEREAS**, the Governing Board has already created the Fire and EMS Advisory Commission to advise and make recommendations regarding the day to day operations of the services provided by the District and finds these recommendations and advice to be beneficial in furthering those purposes, and

**WHEREAS**, the Board desires to create an advisory body to directly advise the Governing Board on the business aspect of the running of the District;

**NOW THEREFORE, BE IT RESOLVED BY THE WASATCH COUNTY FIRE DISTRICT GOVERNING BOARD** as follows:

1. **Establishment and Membership.** There is hereby established a Fire and EMS Advisory Commission, consisting of seven (7) regular members as follows:
  - a. Regular Members: Regular members of the commission shall be qualified electors and/or property owners of Wasatch County. The regular members shall consist of the following:
    - i. One (1) commission member who is a member of the Wasatch County Administration or Council, and is appointed by the Governing Board;
    - ii. One (1) commission member who is a financial expert with demonstrated experience in accounting, finance, or other similar training and experience and is appointed by the Governing Board, which may take recommendations from the Fire Chief and Commission;
    - iii. One (1) commission member that is a subject matter expert with demonstrated experience in EMS, Fire, or similar services who are appointed by the Governing Board, which may take recommendations from the Fire Chief and Commission;

iv. Four (4) commission members who are citizens which are recommended by the applicable Governing Body, approved by the Governing Board, which may take recommendations from the Fire Chief and Advisory Commission;;

1. One Member (1) appointed by Heber City
2. One Member (1) appointed by Midway City
3. One Member (1) appointed by Hideout Town
4. One Member (1) appointed at large including but not limited to the following areas:
  - a. Daniel
  - b. Wallsburg
  - c. Charleston
  - d. Independence
  - e. Interlaken
  - f. Additional Subject Matter Expert (SME)

b. Compensation: the board may fix per diem or hourly compensation for members of the Fire and EMS Advisory Commission, based on necessary and reasonable expenses and on regular meetings actually attended. The board may also compensate members of the commission if it is deemed necessary to seat qualified members.

2. **Powers and Duties.** The Fire and EMS Advisory Commission shall have all power and authority, to direct and conduct its own business. The commission is created for the express purpose of providing an ongoing review of operational and policy decisions of the district and making recommendations to the Governing Board:

- a. The Fire and EMS Advisory Commission shall exercise all powers and duties authorized by the Governing Board including, but not limited to the following:
  - i. Make requests of fire district staff to provide information, produce reports, or other items relating to the administration of the fire district;



- ii. Make recommendations to the Governing Board regarding budget adoption. Make an initial approval of warrants, administrative policy, personnel matters, and other items as requested by the board as well as review and make recommendations regarding monthly finances and payables.
  - iii. A copy of the approved warrants list will be provided to the Governing Board monthly for their review, final approval and processing. A copy of the quarterly financials will also be provided and presented to the Governing Board every quarter for their review.
- 3. **Office Positions:** The commission chair, and vice chair positions shall be appointed by the Governing Board and may be selected from the regular membership. Each will serve for a period of one (1) year.
- 4. **Term of Office:** The five (5) members appointed by the Governing Board shall be appointed for a three (3) year term. The initial appointment of members shall be for staggered terms of one (1) two (2) and three (3) years discretion of the Governing Board. The member from the County Administration and financial expert shall serve at the will of the Governing Board and may be replaced at any time.
- 5. **Removal and Vacancies:** The Governing Board may, remove any of the five (5) members for cause if written charges are filed against the member with the Governing Board by the commission chair or the Fire Chief. The Governing Board shall provide the charged member with a public hearing if the member requests such a hearing. The remaining two members serve at the discretion of the Governing Board. The Fire Chief, with the advice and consent of the Governing Board, shall fill any vacancy on the commission. The person appointed to fill the vacancy shall serve for the unexpired term of the member whose office is vacant.
- 6. **Fire and EMS Advisory Commission Procedures:**
  - a. Meetings: The Fire and EMS Advisory Commission shall meet at the call of the chair and any other time the commission deems necessary and appropriate. The commission shall maintain minutes and records of its proceedings in accordance with the requirements of state law.
  - b. Quorum: a minimum of four (4) members of the Fire and EMS Advisory Commission shall constitute a quorum. The vote of four (4) commission members shall be required to render any decision or take any action when a quorum is in attendance.
  - c. Rules, Regulations and Bylaws: The Fire and EMS Advisory Commission shall make and enforce such rules, regulations and bylaws for the

government of itself, the preservation of order, the processing of requests, and the transaction of its business as may be necessary. Rules, regulations and bylaws adopted by the FIRE and EMS Advisory Commission shall not take effect until they are submitted to and approved by the Governing Board.

APPROVED and PASSED this 13 day of June, 2023.

By:

Steve Farrell

District Board Chair

Attest:

By:

Kristen Richardson

Administrative Assistant