



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING - RESCHEDULED

December 01, 2022

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its rescheduled regular meeting and public hearing electronically for the purposes and at the times as described below on Thursday, December 1, 2022

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's November 12, 2022 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/>

Regular Meeting

6:00 PM

I. Call to Order

1. [November 12, 2022 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [October 20, 2022 Planning Commission Minutes DRAFT](#)

IV. Agenda Items

1. [Presentation and discussion of an initial concept plan and potential Annexation of the Benloch Ranch property](#)
2. [Presentation and discussion of an initial concept plan and potential Annexation of parcel 00-0013-8250 \(Creekside property\)](#)
3. [Consideration of establishing the 2023 Planning Commission Regular Meeting schedule](#)

V. 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. November 12, 2022 No Anchor Site Determination Letter



November 12, 2022

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

The Planning Commission Chair 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 Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 19.74% of those tested since November 11, 2022. The seven-day number of positive cases has been, on average, 473.9 per day since November 11, 2022.

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. Emailed comments received prior to the scheduled meeting will be considered by the Planning Commission and entered into public record.

This determination will expire in 30 days on December 12, 2022.

BY:


Anthony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. October 20, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Regular Meeting and Public Hearings**
4 **October 20, 2022**
5 **6:00 PM**
6
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public
9 Hearing on October 20, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19
10 pandemic.

11
12 Regular Meeting and Public Hearing

13 **I. Call to Order**

14 Chair Tony Matyszczyk called the meeting to order at 6:03 PM and referenced the current No Anchor
15 Site letter which was included in the meeting materials. All attendees were present electronically.
16

17 **II. Roll Call**

18 **PRESENT:**

Chair Tony Matyszczyk
Commissioner Glynnis Tihansky
Commissioner Jonathan Gunn
Commissioner Donna Turner

22
23 **EXCUSED:**

Commissioner Ryan Sapp
Commissioner Rachel Cooper (alternate)

26
27 **STAFF PRESENT:**

Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Dillon Bliler, Town Engineer
Timm Dixon, Head of Engineering and Public Works
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

34 **OTHERS IN ATTENDANCE:** Nate Brockbank, Patrick Todd, Mark Garza, James Carroll,
35 Carol Tomas, Judd Webster, Jack Walkenhorst, and others who may not have signed in using proper
36 names in Zoom.
37

38 **III. Approval of Meeting Minutes**

39 Commissioner Glynnis Tihansky noted one small typographical error in the August 18, 2022 draft
40 minutes which was corrected. There were no additional comments.

41 *Motion: Commissioner Tihansky made the motion to approve the August 18, 2022 Planning*
42 *Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioners Gunn,*
43 *Tihansky, and Turner. Voting No: None. Abstaining: Chairman Matyszczyk. The motion carried.*
44

1 **IV. Public Hearing**

2 **1. Consideration and possible recommendation to Town Council of Phases 3 of the Deer Springs**
3 **subdivision**

4 Chair Matyszczyk reported the Applicant had requested this matter be continued to the November
5 Planning Commission Meeting and noted as this item had been noticed as a Public Hearing, the floor
6 would be open for public comment. The Public Hearing opened at 6:06 PM. There was no public
7 comment and the Public Hearing was closed at 6:06 PM.

8 *Motion: Commissioner Gunn moved to continue this item to the November 17, 2022 Planning*
9 *Commission meeting. Commissioner Turner made the second. Voting Yes: Commissioners Gunn,*
10 *Matyszczyk, Tihansky and Tuner. Voting No: None. The motion carried.*

11
12 **2. Consideration and possible recommendation to Town Council of the approval of**
13 **Phases 2 and 3 of the Lakeview Estates subdivision**

14 Town Planner Thomas Eddington provided background on this matter. He reminded the Planning
15 Commissioners that Phase 1 of the three planned Phases for the Lakeview Estates subdivision was
16 previously approved, and they were being asked to consider approval of Phases 2 and 3 at this time.
17 He noted there was no change in the plan for the subdivision since their last review, nor any
18 changes to zoning which would impact this subdivision. Mr. Eddington reviewed the Staff Report
19 which was included in the meeting materials and noted the deed restrictions which had been
20 updated to include several setback and retaining wall specifications as well as the incorporation of
21 the Master Plan Development density overlay. Mr. Eddington reviewed several items from the Staff
22 Report to which the applicant had satisfactorily responded. Messrs. Patrick Todd and Mark Garza,
23 members of the developer's team, were introduced and responded to questions from the Planning
24 Commissioners. These questions included details on the fencing and parking near the planned
25 pickleball/basketball court and location of the path to connect to Deer Waters. In response to a
26 question from Commissioner Jonathan Gunn regarding the location of the trails, Mr. Todd offered
27 to meet with any residents to walk the property or review a map. He also clarified the trail would be
28 six-feet wide between homes and 10-feet along open spaces.

29 Commissioner Gunn asked about the sufficiency of the infrastructure to handle storm water runoff
30 from the neighborhoods above this subdivision. Mr. Todd responded there would be additional
31 drainage rock installed before asphalt was laid, as well as installation of riprap if necessary to help
32 manage drainage. Mr. Todd also confirmed there would be no above-ground pump station
33 constructed for this subdivision, and the existing pump station in Deer Waters would be eliminated
34 upon completion of the new expanded pump station which would service both communities.

35 In response to a question from Commissioner Donna Turner, Mr. Todd noted the planned
36 streetlights would be dark sky compliant. Mr. Todd also stated the new road connecting to
37 Jordanelle Parkway was complete and could be open to traffic once accepted by the Town.

38 Commissioner Gunn asked if the current sewer capacity was sufficient for the initial ten building
39 permits approved for issuance. Mr. Todd confirmed they would not request additional building
40 permits until completion of the new lift station.

41 There being no further questions from the Planning Commissioners, the Public Hearing was opened
42 at 6:42 PM. Hideout resident Ms. Carol Tomas asked for confirmation regarding the maximum
43 building heights for future homes to be constructed on Lots 224 and 225 to limited so as to preserve
44 views of neighbors above them. Mr. Eddington noted this request had been listed as an original
45 condition of approval and would be included in the final report to Town Council. Mr. Todd agreed
46 to share design plans for these homes before submitting them for building permits.

1 There was no further public comment. The Public Hearing closed at 6:47 PM.

2 *Motion: Commissioner Gunn moved to make a positive recommendation to Town Council, subject*
3 *to the points detailed in the Staff Report, regarding the approval of Phases 2 and 3 of the Lakeview*
4 *Estates subdivision. Commissioner Tihansky made the second. Voting Yes: Commissioners Gunn,*
5 *Matyszczyk, Tihansky and Tuner. Voting No: None. The motion carried.*

6
7
8 **V. Agenda Items**

9 **1. Consideration of a possible Site Concept Plan approval for the Cottages at Deer Springs**
10 **development**

11 Mr. Eddington provided background on this item and reminded the Planning Commissioners they
12 had visited the site in 2021 and had discussed this concept plan in previous meetings. Mr.
13 Eddington noted the proposed cottage community would result in higher density than the
14 originally planned town homes from a door count perspective but would result in lower Equivalent
15 Residential Units (ERU's) based on the smaller home sizes. He noted the new concept proposal
16 addressed previous concerns raised regarding the steepness of the property as well as the Planning
17 Commissioners' request for some commercial development to be included in the plan. Mr.
18 Eddington noted there were some proposed retaining wall heights that would need to be addressed
19 in the final design and a potential variance request from the current Town Code.

20 Mr. Nate Brockbank, developer, discussed the updated concept plan which currently included 34
21 cottage units, a commercial site and clubhouse. He noted the plan for 49 parking stalls and stated
22 his team would continue to work on the retaining wall design to better conform with Town Code.
23 He noted these high retaining walls were not expected to be visible once the homes were
24 constructed. He stated he could begin construction in 2023 if approved and he would work to
25 amend the Master Development Agreement to move this project to Phase 3 or 4 rather than Phase
26 8 and stated the construction of the proposed park would be included as part of Phase 3.

27 In response to a question from Commissioner Gunn regarding the commercial space, Mr.
28 Brockbank noted it was planned for 3,000 – 3,500 square feet on the main level, with another
29 3,000 square feet above which could be office space or residence for an on-site property manager.
30 He stated the space could accommodate a coffee shop, yoga studio, dentist office and/or some type
31 of retail space, but noted it was difficult to be more exact given the area was still under
32 development. Mr. Brockbank reminded the Planning Commissioners the plan was to manage these
33 cottages as short-term rental units in partnership with the Larry H. Miller Real Estate group.

34 Commissioner Gunn asked if the proposed commercial space could accommodate some sort of
35 carry out restaurant business; Mr. Brockbank responded that was a possibility although not a larger
36 sit-down restaurant given space limitations.

37 Commissioner Tihansky stated the site of this proposed development located at the edge of Town
38 seemed like an attractive location for nightly rentals which should not adversely impact existing
39 neighborhoods. Chair Matyszczyk concurred. Mr. Eddington noted nightly rentals would need to
40 be approved by the Town Council. Mr. Brockbank referred to a previous economic study
41 conducted by Lewis Young which detailed projected revenues for the Town from a 78-unit
42 development with nightly rentals and suggested those figures could be roughly halved to estimate
43 revenues from this 34-unit proposed development. He agreed to share that study with the Planning
44 Commissioners.

1 Mr. Brockbank also pointed out traffic from these cottages would primarily be along Jordanelle
2 Parkway rather than impacting other streets throughout the town.

3 Commissioner Gunn asked if the Fire District determined a station house was warranted, would
4 Mr. Brockbank work with the Town to make a location available. Mr. Brockbank said he would do
5 so but suggested such a facility might be located on the land where the Public Works building was
6 already located and was easily accessible to SR-248. Mr. Brockbank confirmed road widths would
7 comply with the current Town Code and stated there would not be any above-ground sewer pump
8 stations.

9 Mr. Brockbank added the proposal may eliminate two units as the design was refined and agreed
10 to consider Commissioner Gunn's request for additional commercial space in the plan. Mr. Dillon
11 Bliler, engineer from T-O Engineers, requested the cottages not be located in the steeper sloped
12 (greater than 30%) areas.

13 Mr. Brockbank thanked the Planning Commissioners for their feedback and agreed to come back
14 with an updated plan soon. He was excused and left the meeting at 7:32 PM.

15
16 **2. Consideration and possible recommendation to Town Council regarding a Lot**
17 **Amendment for the Venturi Property (Parcels 00-0021-4873 and 00-0021-4874) consisting**
18 **of two, acre parcels to allow four residential homes**

19 Mr. Eddington provided an overview of the revised application under review and noted the
20 property, which was outside of the Master Development Agreement, was currently zoned
21 Mountain which limited construction to just two homes. The Applicant was requesting feedback
22 on the concept to change the zoning to allow for four homes to be constructed on the
23 approximately two-acre parcel, with a new road to be located off Shoreline Drive. The new private
24 road would include driveways to each of the four proposed 0.5 acre lots and with two entrances to
25 Shoreline Drive. Mr. Eddington noted the current discussion was to consider whether the Planning
26 Commissioners were supportive of the concept, and if so, the Applicant would need to apply for a
27 rezoning and other potential variances to Town Code.

28 Commissioner Turner shared her concerns with the density of four homes on this site given the
29 steepness of property, as well as safety concerns with the location of the new street's proposed
30 entrances onto Shoreline Drive, one of which would be located at a blind curve of Shoreline Drive.
31 Commissioner Tihansky concurred.

32 Commissioner Gunn asked about the slope of the proposed driveways and heights of retaining
33 walls. Mr. James Carroll, representative of the Applicant, stated any retaining walls would be less
34 than 27 feet, driveways would be no greater than 10% grade and the proposed new street would
35 also be relatively flat. He reported the reason for two entrances onto Shoreline Drive was based on
36 feedback from the Wasatch County Fire Marshall who was not comfortable with a single entrance
37 for a street with more than three dwellings. Mr. Timm Dixon, Head of Engineering for the Town,
38 noted the road would need to accommodate fire engine access from both entrances.

39 Discussion ensued regarding the location of the street and the feasibility of changing the proposal
40 to just three homes and a hammerhead street design. Mr. Carroll noted the intended home sizes
41 would range from 2400-2800 square feet. He agreed to share the Planning Commissioners'
42 feedback with the Applicant.

1
2
3
4
5
6
7
8
9
10
11
12
13
14

V. Meeting Adjournment

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

Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Turner made the second. Voting Yes: Commissioners Gunn, Matyszczyk, Tihansky and Turner. Voting No: None. The motion carried.

The meeting adjourned at 8:07 PM.

Kathleen Hopkins, Deputy Town Clerk

DRAFT

File Attachments for Item:

1. Presentation and discussion of an initial concept plan and potential Annexation of the Benloch Ranch property



Staff Review for Planning Commission

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Benloch Ranch – Concept Plan

Date: November 27, 2022 (for December 1, 2022 meeting)

Submittals: The Applicant submitted an Application for Concept Plan Review

Project Background

The Applicant has approached Hideout regarding possible annexation from Wasatch County into the Town of Hideout. The proposed scale of the area under consideration is significant – 2,300 acres. Rather than begin with a request to expand the annexation declaration area and a very detailed annexation petition, 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 project, from both a conceptual plan and/or an annexation perspective, will require considerable collaboration with our partners in Wasatch County and Heber City.

The Applicant will present the project in detail to the Planning Commission at the meeting on Thursday, December 1, 2022 at 6pm.

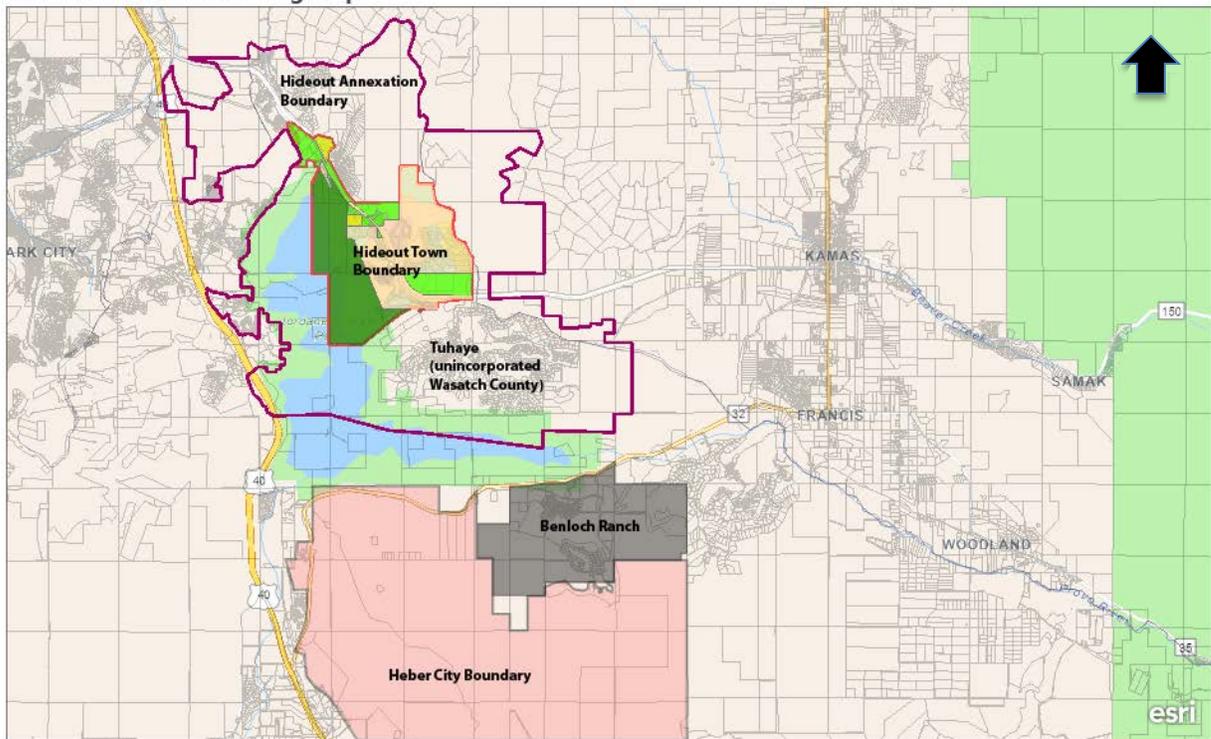
The following information is relatively general but is intended to serve as a primer for the Planning Commission to prepare for the presentation and discussion.

Concept Plan

- 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
- Kid's 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

General Concept Plan for Benloch Ranch

DEVELOPMENT SUMMARY

RESIDENTIAL:

- 776 Single Family Homes
- 350 TH/Condo/Casitas (1,000sf)
- 550 TH/Condo/Casitas (1,500sf)

HOSPITALITY:

- 145-unit Fireside Resort (cabins)
- 200-key Luxury Hotel (golf & spa)

COMMERCIAL:

- Golf Course & Lodge (30k sf lodge)
- Non-golf community lodge (30k sf)
- Boutique Grocery (6k sf)
- Community Retail (café, gear rental, workout studio, etc. totaling 35k sf)
- Storage Units
- Kids' Ranch (tow rope, ski hill, daycare facility, etc.)
- Paddleboarding Barn (7.5k sf)
- Equestrian Center (20k sf)



General Plan Analysis

New development proposals and pending requests for annexation can have significant impacts on the community. As such, they must conform to 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 Planning Commission must review the Town of Hideout's General Plan and determine if the proposed Concept Plan request (and required expansion of the Town's Annexation Declaration Area and a Petition for Annexation by the Applicant) meets the intent and goals of the General Plan.

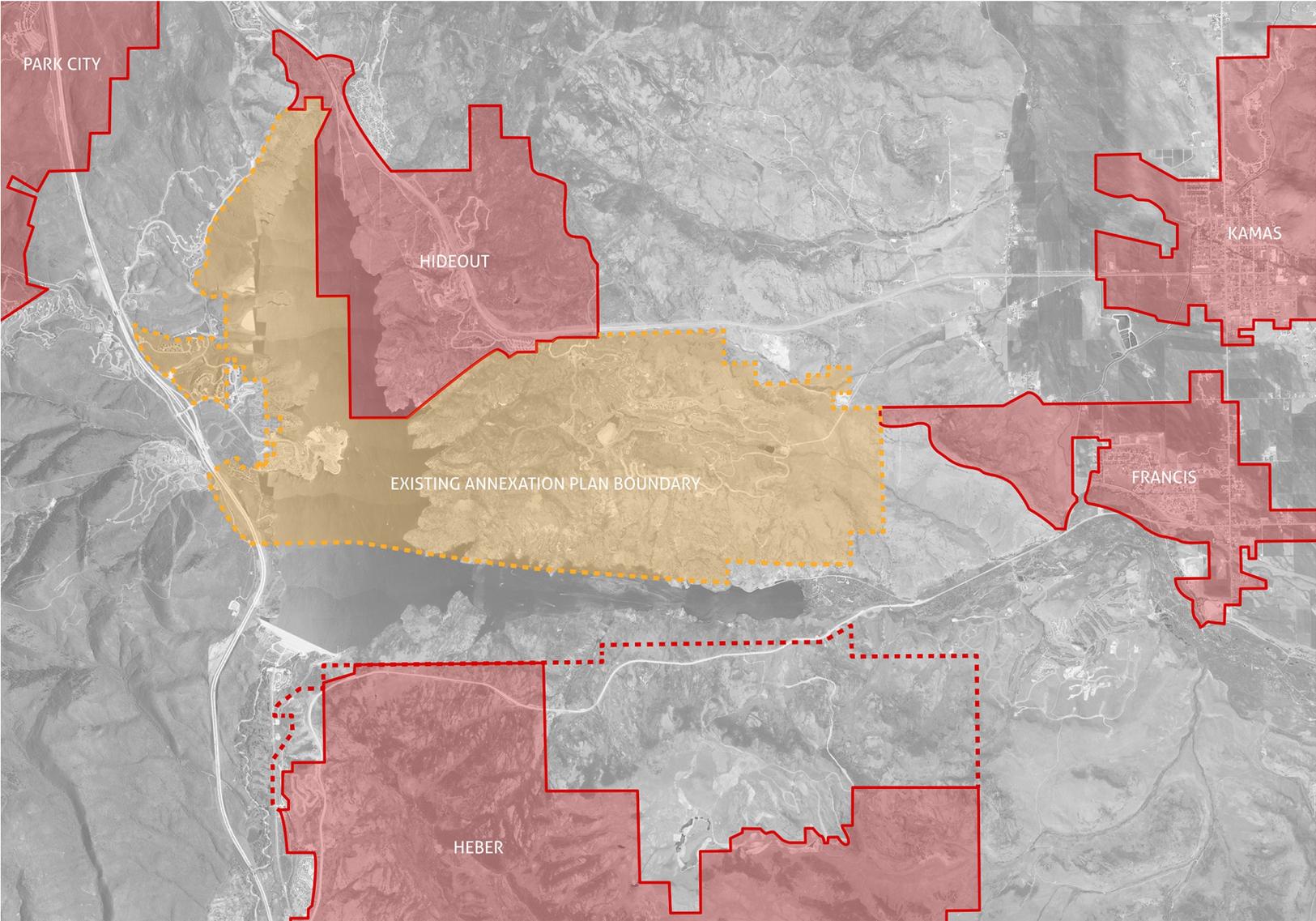
Recommendation and/or Next Steps

The Planning Commission should be prepared to discuss the proposed Concept Plan, recognizing that this project would require an expansion of the annexation declaration area and annexation into the Town of Hideout. Any input, questions regarding the project and the proposed land uses and densities, as well as additionally desired information should be conveyed at the meeting. Ultimately, the Planning Commission should be prepared to direct Town Staff to continue working with the Applicant if the overall components of the Concept Plan are favorably received. Conversely, the Planning Commission may recommend that Staff coordinate revisions to the overall design and/or recommend that Staff discontinue discussions with the Applicant (a de facto denial of the Concept Plan, or vision, presented by the Applicant since the property is not within the Town of Hideout's boundary/jurisdiction).

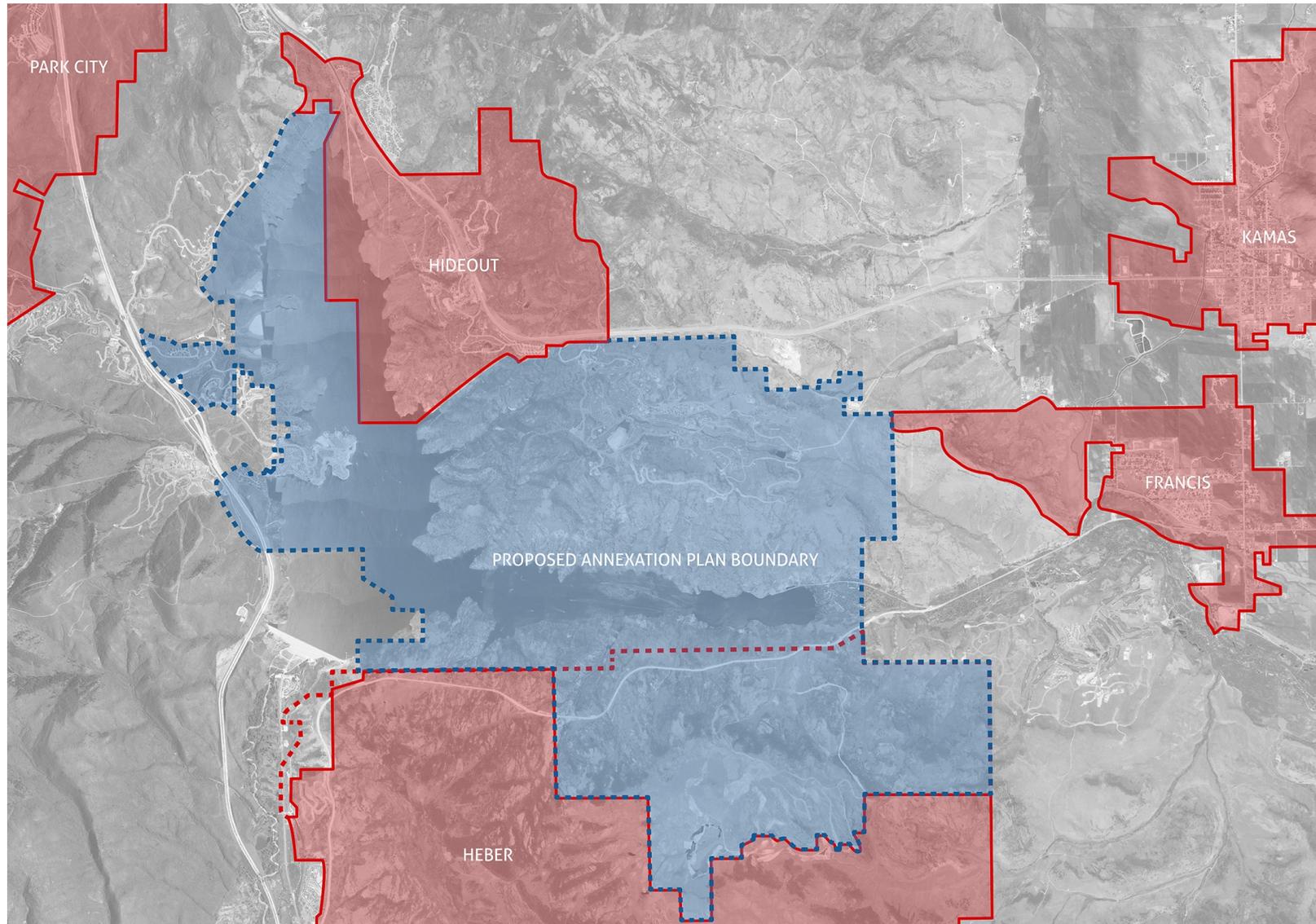


BR BENLOCH
RANCH

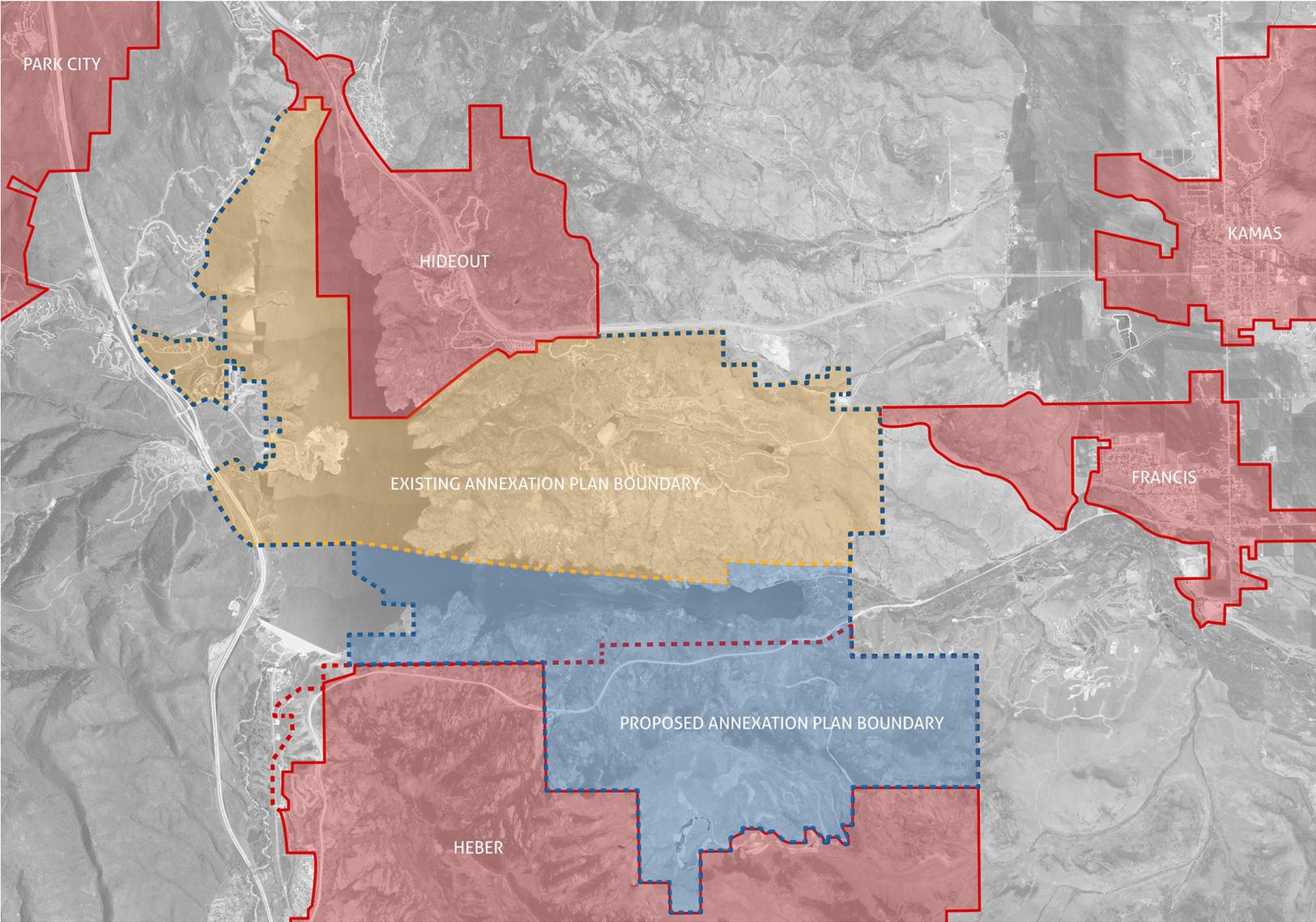
HIDEOUT TOWN – Current Annexation Plan Boundary



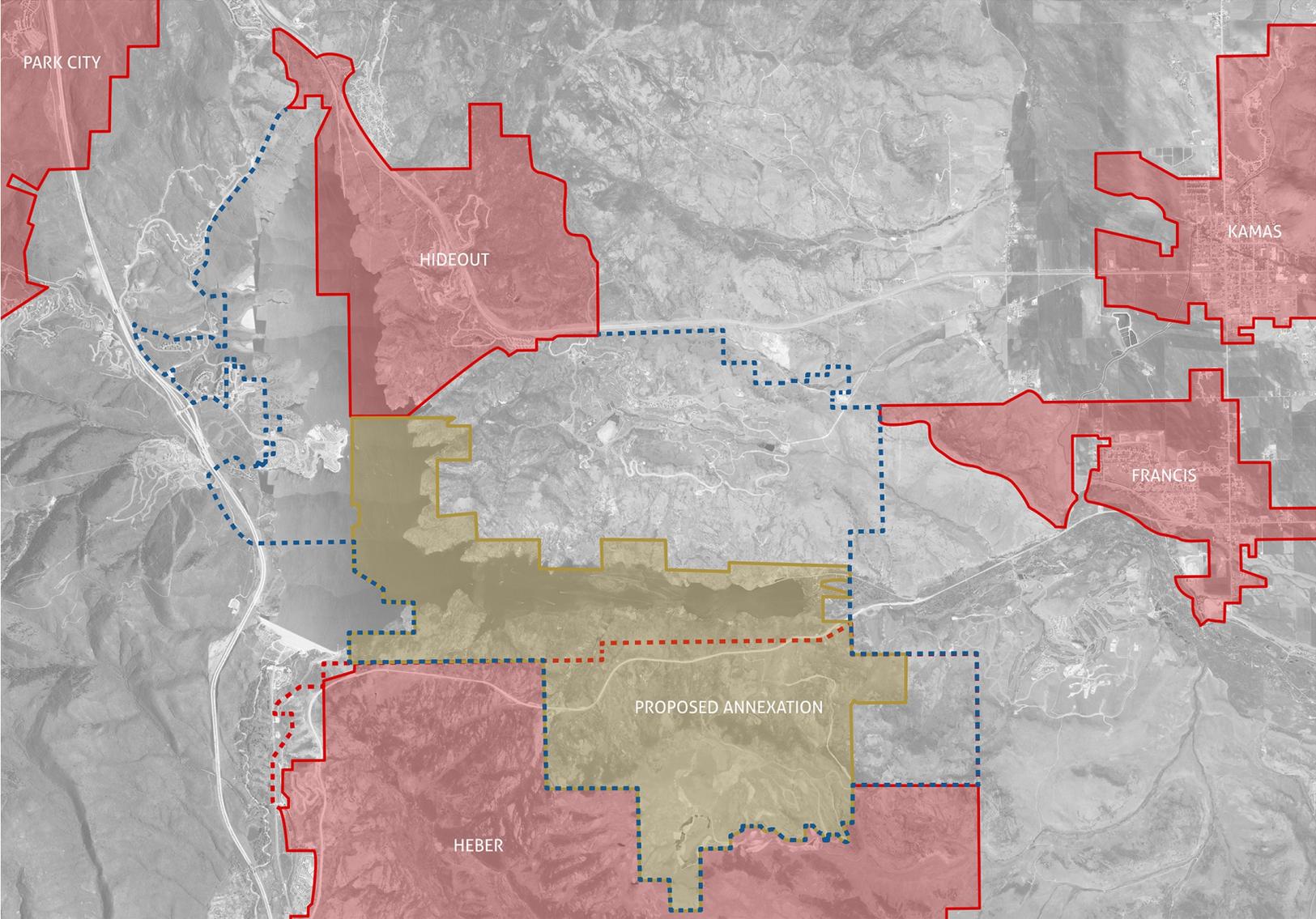
HIDEOUT TOWN – Proposed Annexation Plan Boundary



HIDEOUT TOWN – Current & Proposed Annexation Plan Boundaries



HIDEOUT TOWN – Proposed Annexation



INTRODUCTION



THE PROJECT

Nestled in the shadow of the Wasatch and Uinta Mountains lies Benloch Ranch, a 2,300-acre paradise designed for individuals and families alike. Located a short drive from historic Park City, the ranch rests on a plateau with expansive views of Jordanelle Reservoir, Deer Valley ski resort and the Victory Ranch golf course. The area is renowned for its wide-open spaces and endless opportunities for outdoor adventure. Just thirty-five minutes from Salt Lake City International Airport, fifteen minutes from world class skiing and twenty minutes from downtown Park City, Benloch Ranch is the perfect combination of convenience and privacy.

Thoughtfully designed amidst rolling ranch land, protected forest and some of the West's most distinguished mountain communities, Benloch Ranch is an exceptional opportunity to own a part of the modern mountain lifestyle. Ten world class ski resorts, fifteen incredible golf courses, angling on two celebrated rivers, a reservoir of boating activities and hundreds of miles of mountain biking and trail running lay only minutes beyond the back door while five national parks and over forty state parks are within a few hours drive. Recreational opportunity and the beauty of the American West alongside the ski-town chic of Park City, the Sundance Film Festival and an international airport make Benloch Ranch one of a kind.

THE DEVELOPER

Mackay Developments is led by Jamie Mackay who has worked across various sectors of real estate including development, investment, construction and project management. Early in his career, Jamie founded a business specializing in design and development of major land planning and landscaping projects throughout the Northern Rockies. After his initial success, he developed and managed a wide range of local and regional real estate projects totaling more than \$250M in value; his projects include several residential developments, a commercial district development property re-zoned and entitled for sale, and the development and management of a multiple resort properties under the name Fireside Resort. In addition, Jamie has developed several large residential parcels and built spec homes totaling more than \$50M in value.

In addition to his land development background, Mackay founded Wheelhaus, Inc., to design and build his own cabins for his Fireside Resort concept, and specifically for the resort in Jackson Hole. The Wheelhaus cabin product garnered such positive attention that the company was launched into the national spotlight as a premier high-end modular builder. Wheelhaus has seen considerable growth enabling expansion to a state-of-the-art indoor production facility in Salt Lake City.

DEVELOPMENT SUMMARY

RESIDENTIAL:

- 776 Single Family Homes
- 350 TH/Condo/Casitas (1,000sf)
- 550 TH/Condo/Casitas (1,500sf)

HOSPITALITY:

- 145-unit Fireside Resort (cabins)
- 200-key Luxury Hotel (golf & spa)

COMMERCIAL:

- Golf Course & Lodge (30k sf lodge)
- Non-golf community lodge (30k sf)
- Boutique Grocery (6k sf)
- Community Retail (café, gear rental, workout studio, etc. totaling 35k sf)
- Storage Units
- Kids' Ranch (tow rope, ski hill, daycare facility, etc.)
- Paddleboarding Barn (7.5k sf)
- Equestrian Center (20k sf)



RESIDENTIAL DETAILS

SUMMARY:

The residential component at Benloch Ranch can be summarized as a mountain modern design concept built to accommodate first and second home-owners with a desire to have a home in a pristine, expansive development that pays homage to untarnished views and preserved open space.

TOTAL UNITS:

- 776 Single Family Homes
(229 ¾ac lots, 327 1ac lots, 183 1 ½ ac lots, and 37 2ac+ estate lots)
- 350 TH/Condo/Casitas (1,000sf)
- 550 TH/Condo/Casitas (1,500sf)

REVENUE SUMMARY:

- \$5.2B in total home sales over the next 10+ years

CURRENT DEVELOPMENT STATUS:

- Phase 1 – 22 finished lots remain for sale, building permits being issued and vertical construction in process
- Cabins at Benloch Ranch – mass graded, utilities stubbed to site, ready to develop Spring '23
- Phase 3 – 134 lots ready to develop, groundbreaking Spring '23

TIMELINE:

- Residential development phased and on-going for 8-10 years (including infrastructure improvements and vertical construction)



HOSPITALITY DETAILS – FIRESIDE RESORT

SUMMARY:

With sustainable built, LEED-certified cabins, Fireside Resort is Park City's most innovative take on resort town lodging. We embrace modern, yet rustic design in our cabins, where we present a fresh approach to luxury lodging near the entrance to Benloch Ranch. Our cabins allow you to get back to nature while enjoying the intimacy of a boutique hotel, the atmosphere of a wooded campground, and the ambiance of your own cozy residence.

TOTAL UNITS:

- 145 private cabins available for nightly rental

REVENUE SUMMARY:

- \$13M annual revenue at resort stabilization

CURRENT DEVELOPMENT STATUS:

- Initial concept plans complete, site construction could begin as early as Spring/Summer '23 with Town of Hideout approvals

TIMELINE:

- With a target construction commencement of Spring/Summer '23, initial phase of cabins could be completed and ready for rental as early as Spring/Summer '24.



HOSPITALITY DETAILS – LUXURY HOTEL & GOLF



SUMMARY:

Benloch Ranch is planned to include an extensive, exquisite luxury hotel and spa facility. In addition, an 18-hole championship golf course layout is designed as a world class links style course. The sprawling footprint of the golf course, hotel and lodge phases will accommodate large events and tournaments alike and takes advantage of the stunning mountain views from atop Benloch Ranch, while embracing the natural open space of the area.

TOTAL UNITS:

- 200-key luxury hotel attached to high-end golf & spa facilities
- Championship-level 18-hole links style golf course

REVENUE SUMMARY:

- \$120M annual hotel & spa revenue after completion and stabilization

CURRENT DEVELOPMENT STATUS:

- Current location planned for “back of the ranch”, hotel and spa facility development expected to coincide with golf course development
- Concept plans ongoing, site construction could begin as early as Spring/Summer '23 with Town of Hideout approvals

TIMELINE:

- With Hideout approvals, desire for golf and hotel development to begin in 2023, with initial phases online late '24 or early '25; fully operation commencing in Summer 2025



COMMERCIAL & AMENITY DETAILS

SUMMARY:

We believe it is essential to provide future residents and resort/hotel visitors with an all-inclusive community. With this concept in mind, Benloch Ranch has been planned to include community retail, lodges, world class golf and spa facilities, and thoughtful sports & outdoor amenities that will appeal to a wide range of demographics.

TOTAL SQUARE FOOTAGE:

- Golf Course & Lodge – 30,000sf lodge
- Non-golf community lodge – 30,000sf
- Boutique Grocery – 6,000sf
- Community Retail - café, gear rental, workout studio, etc totaling 35,000sf
- Storage Units
- Paddleboarding Barn – 7,500sf
- Kids' Ranch - tow rope, ski hill, daycare facility, etc
- Equestrian Center - 20,000sf

REVENUE SUMMARY:

- \$26M annual golf membership and operations revenue
- \$18M annual non-golf amenity revenue
- TBD Community Retail and Boutique Grocery revenue

CURRENT DEVELOPMENT STATUS:

- Community Retail and Boutique grocery commercial pads ready for development as early as Spring '23 with Hideout approvals

TIMELINE:

- Golf and related lodge development to begin in 2023, fully operational Summer 2025
- Retail and Grocery could be online as early as 2024
- Remaining amenity and commercial developments to be phased with project over 2024-2026 range



ARCHITECTURE

At Benloch Ranch, several parameters were identified as key driving points for every design move. The large scale of the development at Benloch Ranch in the provides an opportunity and a challenge to improve the quality of the personal experience of nature with the built environment.

Some gaze off at the Jordanelle Reservoir or Uintas with expansive outdoor spaces that call for celebrations and parties while others gather friends and family beneath vaulted ceilings, and thoughtfully placed windows and layouts that impress and embrace. Whatever your preference from mountain traditional to mountain modern, the homes will stir your sense of the possibilities of life at Benloch Ranch.



File Attachments for Item:

2. Presentation and discussion of an initial concept plan and potential Annexation of parcel 00-0013-8250 (Creekside property)



Staff Review for Planning Commission

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Creekside Estates – Concept Plan

Date: November 28, 2022 (for the December 1, 2022 meeting)

Submittals: The Applicant, Chis Ensign, submitted an Application for Concept Plan Review

Project Background

1. The Applicant submitted a Concept Plan that proposes to:
 - a. Subdivide the 7.5-acre site into ten (10) single family lots
 - b. Connect to the main road in Deer Springs (Belaview Court) for access
2. Required Next Steps if the Planning Commission generally supports the Concept Plan:
 - a. Annex into the Town of Hideout (the site is located within the Town's Annexation Declaration Area)
 - b. Rezone the site to Residential 3 (R3) to support the density proposed

Concept Review

1. The Applicant has previously presented a petition to the Town Council for the Town of Hideout to annex this 7.5-acre site (May 14, 2020). There were a number of issues raised by the Town Council at the meeting and the Applicant formally withdrew the Petition for Annexation. A site visit was recommended prior any subsequent applications.
2. The City Council conducted a site visit, after the May 14, 2020 meeting, and did not think the proposed plan for 10 lots was appropriate in this location. Specifically, the Council members expressed concerns with the following:
 - a. Protection of the wetlands and the duck pond

- b. Access road – slope and impact to the newly installed ped/bike trail that would be bisected by the proposed road
 - c. The proposed density, 10 lots, was quite high and impactful to the property especially given its environment sensitivity
3. The proposed site plan with 10 lots is the same submittal that was made to the Town Council when the Petition for Annexation was made. The only difference is the inclusion of the wetlands delineation on the site plan.

Context - Proposed Creekside Estates Location (south side of Deer Springs)



** This property is not currently within the Town of Hideout's boundary and would require annexation into the Town if the Planning Commission was supportive of the Concept Plan*

Location of the Proposed Creekside Estates Annexation (south side of Deer Springs)



General Plan Analysis

New development proposals and pending requests for annexation can have significant impacts on the community. As such, they must conform to 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.



The Planning Commission must review the Town of Hideout's General Plan and determine if the proposed Concept Plan request (and subsequent Petition for Annexation) meets the intent and goals of the General Plan.

Recommendation

1. If the Planning Commission chooses to work with the Applicant, the following planning and design concepts should be considered:
 - a. A slope analysis (with detailed contour lines labeled) should be provided to determine where slopes greater than 30% exist – sensitive lands. Development should be moved from these locations.
 - b. Consider a rezone to Mountain Residential (rather than Residential 3 [R3] which is a medium density designation) and establish a maximum density allowed. The adjacent property, Deer Springs, is zoned Mountain (M) – the prior Zoning Ordinance designation most comparable to the Mountain Residential (MR) designation that is part of the new Zoning Ordinance.
 - c. Establish a minimum lot size and maximum house footprint. Mountain Residential requires a minimum of one (1) acre but environmental conditions likely warrant larger lots and greater protection of open space.
 - d. Ensure the proposed access road is the most appropriate or whether a connection to Belaview Court can be made that requires reduced linear feet of roadway construction.
 - e. Define open space requirements and trail connectivity.
 - f. Confirm location and type of stormwater management – specifically to protect the duck pond and surrounding wetlands.
 - g. Define retaining wall allowances (per the newly adopted Zoning Ordinance) – location and construction typology
 - h. Consider a requirement that the newly proposed road will be connected to the south if a subsequent development is proposed (and the hammerhead will be removed).

2. If the Planning Commission is not supportive of the Concept Plan as presented, the Commissioners can recommend denial of the project and/or the Applicant can consider a complete redesign.

Exhibit A
Proposed Site Plan – 10-Lot Subdivision



ENSIGN
 THE SPACEMAN ENGINEERS

SALT LAKE CITY
 216 W. 1000 S, SUITE 300
 SALT LAKE CITY, UT 84103
 Phone: 801.250.8529

LAYTON
 Phone: 801.545.1100

TOOELE
 Phone: 435.835.2500

CEDAR CITY
 Phone: 435.862.1483

RICHFIELD
 Phone: 435.896.2983

www.ensigneng.com

DATE: 10/20/2023
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SCALE: AS SHOWN

CREEKSIDE ESTATES
 HIDEOUT, UTAH

CONCEPTUAL

OVERALL PARCELS

1 OF 1

Exhibit B - Minutes from the TC Meeting on May 14, 2020

4. Continued Public Hearing: consider adopting Ordinance 2020-05 repealing and replacing Titles 3, 10, 11 and 12 of the Town Code

Mayor Rubin reviewed that Dan Dansie had some additional work on legal language to complete on the Title drafts, therefore this agenda item was not ready at this time for the Council's consideration. Mr. Dansie stated because there were some significant issues, he wanted to have a discussion offline with Council Member Dwinell, and then give the Council an opportunity to weigh in, possibly at a special meeting before the next Council meeting on May 28 if necessary. Following a brief discussion, it was decided that Mr. Dansie would meet with Council Members Dwinell and Baier, as well as Thomas Eddington to discuss the drafts on Monday, May 18 at 5:00 p.m.

Council Member Dwinell moved to continue the public hearing on this agenda item to May 28, 2020. Council Member Haselton made the second. Voting Aye: Council Members Baier, Shadle, Dwinell, Rupinkas and Haselton. Voting Nay: None. The motion carried.

5. Discussion and possible approval of Annexation Petition for Creekside Estates

Mayor Rubin gave a brief introduction on the Creekside Estates annexation petition submitted by Chris Ensign. The property consists of 7.5 acres between Deer Springs and the State park. Dan Dansie then reviewed the annexation process and the timeline involved as set out in the State Code. The Council's task this evening was to either reject the annexation petition or accept it for consideration and proceed through the review process. If rejected, the Petitioner would have an opportunity to re-submit the petition. He added there may be a window of time within which a Petitioner could re-apply. He clarified that if accepted, the Town would have 30 days to determine whether the subject property meets the criteria for annexation, however it does not mean the property is accepted until the certification process is completed.

Council Member Baier commented that she just learned of this agenda item and she hadn't had time to fully prepare for this decision. Thomas Eddington proceeded in further detail through his report on the subject annexation. Council Member Dwinell clarified that the project would be coming in as zoned either RSPA or Mountain according to current Town Code. Dan Dansie added that if the petition were to come in as Mountain, the Town could potentially create an agreement with the developer for some voluntary commitments with respect to this land. Mr. Eddington continued with his presentation. He pointed out there had been some discussion regarding connectivity on the Northeast corner of the property, however that area was privately owned, but it could be addressed during the review process. Council Member Dwinell commented the contact information for that property owner had been provided to Mr. Ensign for potential negotiations concerning that access.

Chris Ensign gave a brief history on the property, which is owned by his partner, Bart Warner, and some of the issues they considered in their proposed subdivision. He indicated he called the Wasatch County Clerk and hadn't heard back, so they hadn't been notified.

The Council wanted a more detailed and descriptive map, including topographical features that would give them a better sense of the property surrounding it and any potential impact to those properties. Council Member Baier stated annexation is completely discretionary, and if annexed into the Town, the Town would have more control and could negotiate with the landowner regarding exactions. Further, she was concerned the best trail in Town may be compromised because a road would transect it. She concluded, stating she would need to see more information before she would accept the petition. Council Member Haselton suggested, and the Council was supportive of scheduling a site visit to the property.

Mr. Ensign stated he is formally withdrawing the Petition for Annexation concerning the 7.5 acres known as Creekside Estates at this time and will resubmit the Petition on a later date. Further, he stated the Town could retain the funds he submitted with the current [Petition]VR1 and applied to his revised application.

A site visit will be scheduled and publicly noticed.

Council Members Shadle and Baier commented they would like to have procedures and timelines distilled into a memo or reference document so the Council would have a better understanding of annexations.

6. Wes Bingham - third quarter financial update

Wes Bingham proceeded through the 3rd quarter results.

His concern at this point based on trending revenue, was the building permits, which are forecast to come in at 90%, and if the trend continues, the Town will end its year 10% less than budgeted. Mr. Bingham then displayed information regarding annual growth in sales tax and figures for April, May and June of this year. Based on those figures, he estimated the Town could expect an additional \$18,000 through the end of the fiscal year.

Class C road revenue: two more payments will be coming, and the fund should be on budget.

Administrative expenditures:

Auditor: an amendment at the June meeting to address the increase in budgetary costs associated the audit will likely be presented.

Street expenditures: currently approximately 60% of budget. Discussion arose regarding the potential chip seal project to be voted on this evening. Mayor Rubin stated if passed, the work will not be completed before the end of the fiscal year. Mr. Bingham explained that funds remaining in a budget at year end (retained earnings) would need to be appropriated expenditures in the following year. He added if this project will start and be partially completed by fiscal year end, he estimated approximately \$50,000 could be expended without amending the budget. He added as long as the stated \$219,500 budgeted amount is not exceeded, the funds could be spent without a budget amendment. The Town could expend those dollars in July and August, and if needed, he would come back before the Council to ask for a budget resolution, using surplus revenue, depending on the timing of the street repair project. Mayor Rubin explained the streets project (to be voted upon this evening) will be billed in progress payments.

Enterprise Fund: need to factor in depreciation into the budget; even though rates will not be increased, given the current economic situation. He noted the rates set out in the budget were not sufficient. Typically, depreciation is not recorded until year end. He stated that while rate increases have not been proposed, the Town may need to review that by end of year. Mayor Rubin noted that the Town was now accounting for 10 years of infrastructure investment. Council Member Shadle added that the prior administration had nothing set aside for infrastructure as is customary in municipalities, so the current administration is essentially playing catch up. Mr. Bingham commented that he would try to get some better depreciation numbers, but even if those aren't yet allocated, the Town had enough cash set aside to address any short-term issues. He believes the Town will be able to cover depreciation and increase rates in a year, once the economy recovers.

Mayor Rubin commented the Town was set to have a 100% scope and flush of the sewer system which will provide a better sense where there are areas of concern in the waste system which can be more accurately addressed in the future budget.

File Attachments for Item:

3. Consideration of establishing the 2023 Planning Commission Regular Meeting schedule

**2023 ANNUAL MEETING SCHEDULE FOR THE MEETINGS OF THE
PLANNING COMMISSION OF HIDEOUT UTAH**

Pursuant to §52-4-202 of the Utah Code, the Town of Hideout hereby gives notice that the Hideout Planning Commission will generally hold its regular Planning Commission meetings for the 2023 calendar year on the third Thursday of each month. The regular meetings generally begin at 6:00 pm and are held at the Town offices located at 10860 N. Hideout Trail, Hideout, Utah, 84036 unless otherwise noticed.

January 19, 2023	July 20, 2023
February 16, 2023	August 17, 2023
March 16, 2023	September 21, 2023
April 20, 2023	October 19, 2023
May 18, 2023	November 16, 2023
June 15, 2023	December 21, 2023