



# HIDEOUT, UTAH PLANNING COMMISSION SPECIAL MEETING AND PUBLIC HEARING

June 03, 2022

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold a special meeting and public hearings electronically for the purposes and at the times as described below on Thursday, June 3, 2022.

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczuk's May 11, 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/>

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### Regular Meeting and Public Hearings

5:00 PM

#### I. Call to Order

1. [May 11, 2022 No Anchor Site Determination Letter](#)

#### II. Roll Call

#### III. Public Hearings

1. [Review and make a possible recommendation to the Town Council for the approval of Phase 2A and 2B of the Deer Springs Subdivision – CONTINUED FROM JUNE 2, 2022](#)
2. [Continued discussion and possible recommendation to the Hideout Town Council regarding a review of amendments made to the Boulders MDA including text amendments to the Hideout Municipal Code under this MDA and a site-specific density increase of 530 ERU's – CONTINUED FROM JUNE 2, 2022](#)

#### IV. Meeting Adjournment

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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. May 11, 2022 No Anchor Site Determination Letter



May 11, 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 12.83% of those tested since April 29, 2022. The seven-day average number of positive cases has been, on average, 379 per day since May 4, 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](mailto: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 June 10, 2022.

BY:

  
Anthony Matyszczyk,  
Planning Commission Chair

ATTEST:

  
Kathleen Hopkins, Deputy Town Clerk



**File Attachments for Item:**

1. Review and make a possible recommendation to the Town Council for the approval of Phase 2A and 2B of the Deer Springs Subdivision - **CONTINUED FROM June 2, 2022**



## Staff Review of Plan Submittal

To: Planning Commission  
Town of Hideout

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

Re: Deer Springs – Final Subdivision Approval for Phases 2A and 2B

Date: May 25, 2022

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*Re-submittals: The Applicant submitted the following plans:*

- Phase 2A – Subdivision Plat updated September 22, 2021
  - Phase 2B - Subdivision Plat updated September 22, 2021
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### Update

The Deer Springs subdivision, Phase 2A (50 lots) and 2B (24 lots) received Final Subdivision Approval on May 13, 2021 but the Applicant was unable to record the plat within the required six (6) months and requested a six (6) month extension (allowing recordation prior to May 13, 2022; a one year timeline in total) pursuant to Town Code, Section 11.06.36, which states, “The Town Council may grant a one-time extension to the recording of the Final Plat not exceeding six (6) months; provided, that the Developer submits the request for extension prior to expiration of the Final Plat and satisfies any new Town requirements pertaining to the public health, safety and welfare.”

The Hideout Town Code only allows for a one-time extension and since the Applicant was unable to record the plats prior to May 13, 2022, the Applicant must resubmit the subdivision applications for review by the Planning Commission and Town Council.

There are no changes proposed by the Applicant for Deer Springs. This project was reviewed by the Town Planner and Town Engineer in detail back in early/mid 2021 and was favorably recommended by the Planning Commission and approved by the Town Council on May 13, 2021 under the current code.

**Phases 2A & 2B**

Phase 2A



*VICINITY MAP*

Phase 2B



*KEY MAP*

**Full Site and Phasing Plan for Deer Spring  
(and Google Earth's Elevation Diagram – Slope from Jordanelle Parkway to SR 248)**



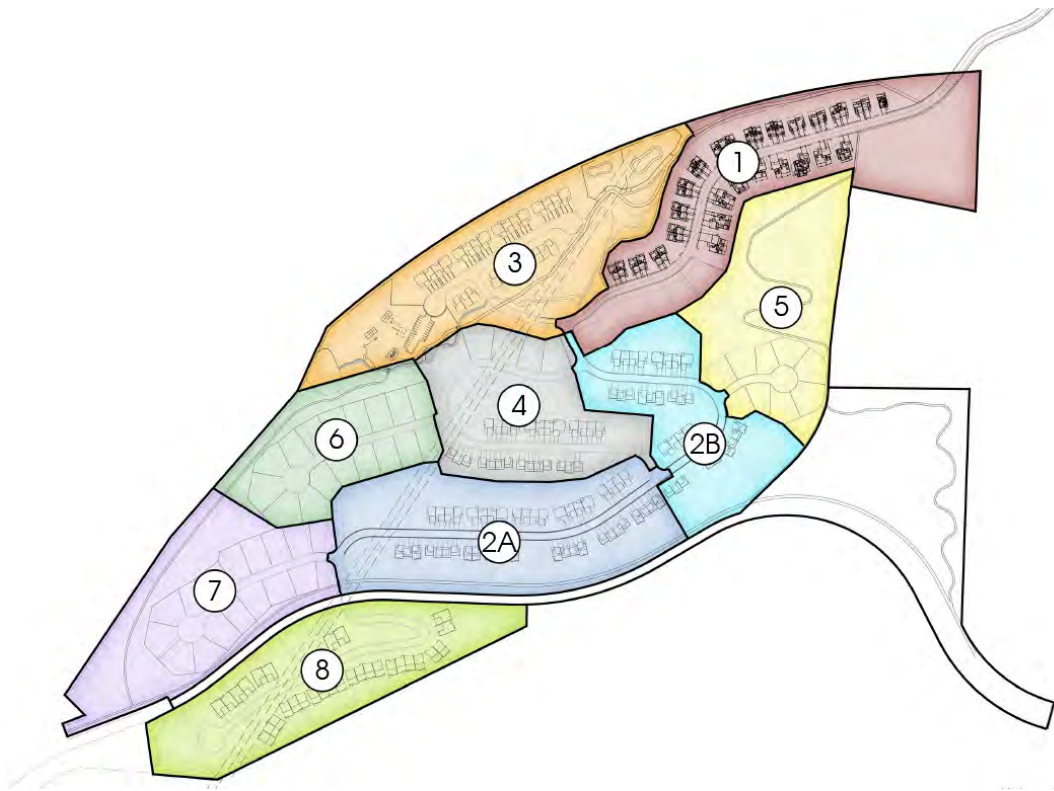
**3D Concept Imaging of Deer Springs**



**Next Steps – Informational Only**

The proposed amenities for the park (Deer Springs Phase 3, formerly Phase 4) have been submitted and will be presented to the Planning Commission and Town Council this summer.

**All Subdivisions - Layout per the Most Recent Phasing Plan**



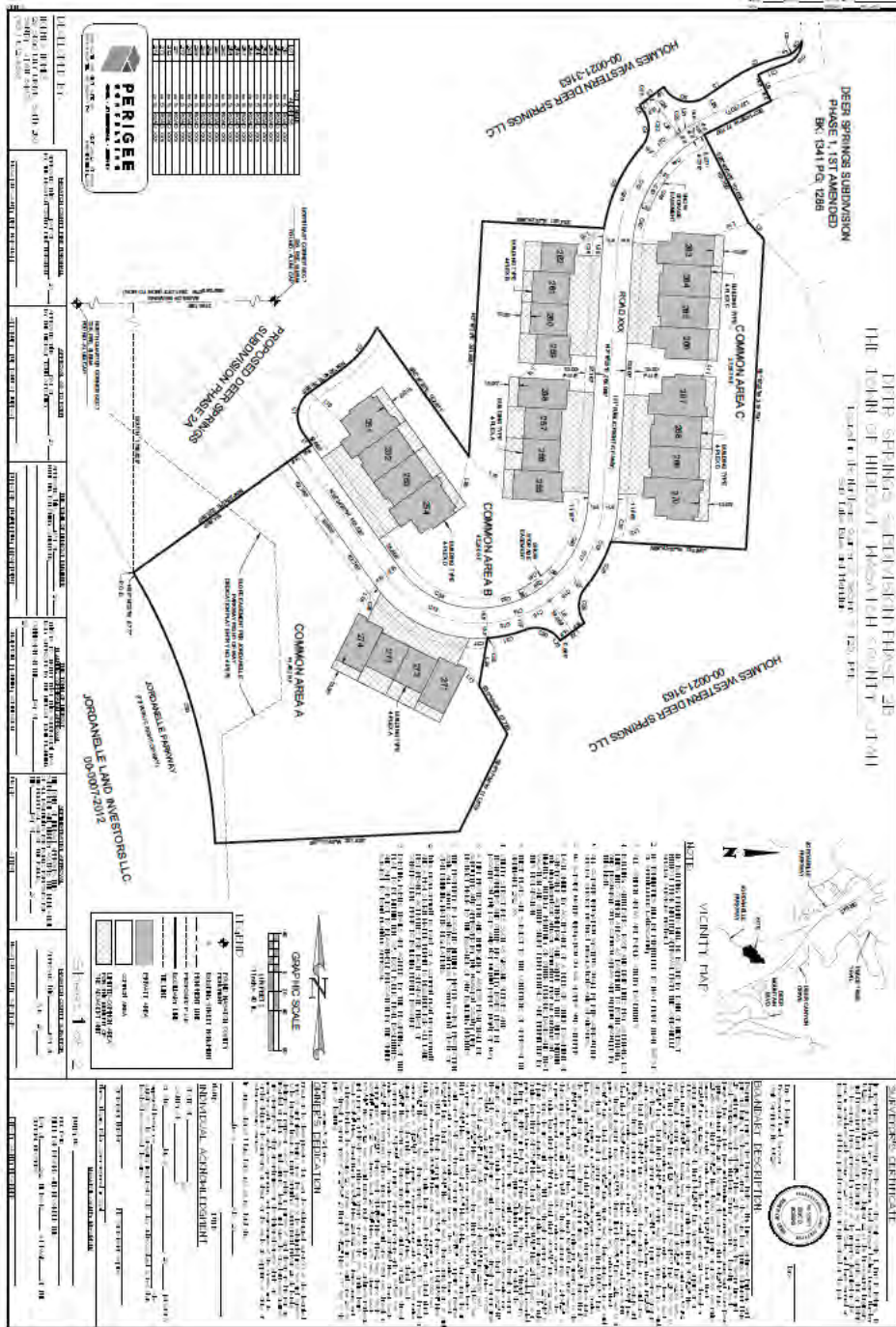
**Recommendation**

There are no changes proposed to the originally approved plats from the May 13, 2021 approval and there have been no Town Code zoning changes. Therefore, Staff recommends the Planning Commission review the Deer Springs Phase 2A and 2B subdivisions and forward a favorable recommendation to the Town Council.





### Exhibit B – Deer Springs Phase 2B Subdivision Plat



**Resolution 22-XX**

**A RESOLUTION APPROVING THE DEER SPRINGS  
PHASES 2A and 2B SUBDIVISIONS,  
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Deer Springs Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on April 28, 2021 to receive input on the proposed subdivision plats; and

WHEREAS, the Planning Commission, on April 28, 2021 conducted a public hearing and forwarded a positive recommendation to the Town Council; and

WHEREAS, on May 13, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, an extension for recordation (through May 13, 2022) was granted by the Town Council on November 11, 2021 which required recordation by May 13, 2022; and

WHEREAS, the Applicant did not record the subdivision prior to May 13, 2022;

WHEREAS, the Hideout Town Code does not have allowances for more than a one-time extension of six (6) months and therefore the Applicant must resubmit an application for the Deer Springs Phase 2A and 2B subdivisions; and

WHEREAS, legal notice of the public hearing was published on the Utah Public Notice website on \_\_\_\_\_ and on the Town's website in accordance with the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission, on June 2, 2022 \_\_\_\_\_; and

WHEREAS, the Town Council, on June 9, 2022 \_\_\_\_\_;

and

WHEREAS, it is in the best interest of Hideout, Utah to approve the Deer Springs Phase 2A & Deer Springs Phase 2B Subdivision plats in that these subdivision plats are intended to comply with the Hideout Municipal Code, the 2018 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

NOW, THEREFORE BE IT ORDAINED by the Town Council of Hideout, Utah as follows:

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact.

The subdivision plats as shown in Exhibits A and B are approved subject to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. The Phase 2A and 2B plats, as currently presented, are a reconfiguration/renaming of Deer Springs Phase 2 and Phase 3 subdivisions (per the overall Phasing Plan dated 29 April 2020).
2. The property is located within the Town of Hideout along Belaview Drive.
3. For Phase 2A, the total plat area is approximately 8.669 acres and includes 50 lots.
4. For Phase 2B, the total plat area is approximately 5.708 acres and includes 24 lots.
5. The total number of units for both phases was reduced from 77 units to 70 units; a reduction of seven (7) units for Phase 2A and 2B.
6. The Applicant worked with Town Staff to reconfigure the layout and eliminate the majority of the retaining walls.
7. Zoning for the property is Mountain Residential (MR).
8. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on July 12, 2018 and was recorded on August 6, 2018. The MDA has an allowance for up to 248 units (188 Townhomes and 60 detached Single Family units).
9. The MDA was amended on September 15, 2020 and titled First Amendment to the Master Development Agreement for Deer Springs Community.
10. The Second Amendment to the Master Development Agreement for Deer Springs Community was recorded on February 2, 2022. The Second Amendment amended the Phasing Plan and updated the payment timing for Section 10, "Additional Compensation"
11. The conditions of the MDA have been met to move forward with Phase 2A and 2B.
12. All existing and required easements will be shown on the plat prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.
13. No changes are proposed to the existing road alignment or uses associated with this plat.
14. Each Phase will have a separate final subdivision plat associated with it.

#### Conclusions of Law

1. The subdivision plats, as conditioned, comply with Hideout Municipal Code, Title 12 and the 2018 Master Development Agreement and subsequent Amendments.
2. The subdivision plats, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat as conditioned.
4. Approval of the subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. If the Applicant requests an extension for the subdivision plats, the Hideout Municipal Code requires that these submittals "satisfy[ies] any new Town requirements pertaining to the public health, safety and welfare"

#### Conditions of Approval

1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this

approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.

3. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements. All existing and required easements, based on review by the Town Engineer and JSSD will be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
4. A financial guarantee, in a form and amount acceptable to the Town and in conformance with these conditions of approvals, for the value of any required public improvements, such as water, sewer, landscaping, fire hydrants, etc. shall be provided to the Town prior to building permit issuance for new construction. All public improvements shall be completed according to Town standards prior to release of this guarantee. An additional ten (10) percent of the public improvement value shall be held by the Town for the warranty period and until such improvements are accepted by the Town.
5. The Applicant shall provide an complete set of updated construction plans, and address all engineering and planning comments prior to approval
6. The Applicant shall provide an updated plat, and address all comments, if any, from planning, engineering, and legal per final approval.
7. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction. All approved public trails, consistent with the Master Development Agreement and the Parks Open Space & Trails (POST) Plan, shall be shown on the plats as either 10'-0" wide easements for public use or the following note shall be included on the plat: 'All common area may be used for publicly accessible trails.'
8. The recorded plat shall include, but is not limited to, the following plat notes:
  - a. These plats are subject to the conditions of approval in **Resolution 2022-XX**.
  - b. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots and not within public right of way.
  - c. A fire protection and emergency access plan shall be submitted and approved by the Wasatch County Fire District prior to the issuance of any building permits.
  - d. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
  - e. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
  - f. Existing public trails are agreed, by the recording of this plat, to be within ten (10') foot public trail easements and are subject to reasonable relocation by the Owner subject to Town Planner approval.
9. The Applicant agreed to meet the current Town Code requirements (26'-0" of asphalt plus curb and gutter) for road construction; and a paved bike lane shall be incorporated into all new streets per Town code.
10. The Applicant will work with the Town Planner and Town Engineer to incorporate an appropriate amount of visitor parking throughout each Phase of the proposed subdivision.
11. The construction plan set should be updated to include all retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
  - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
  - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.

- c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
12. AGEC's concerns and comments must be addressed and adequately resolved regarding the landslide deposits in the area of Phases 2-4. Approval is dependent on the development being considered safe from a geological hazard perspective.
13. AGEC's concerns and comments must review and approve an updated retaining wall design report. Where applicable and pertinent to the updated plans, AGEC's most recent comment letter must also be addressed.
14. Per the Planning Commission's recommendations on April 28, 2021, the Applicant has eliminated some four-plex units and created a few duplex and triplex units in Phase 2A to create additional variation in neighborhood character. There are only four-plex units proposed for Phase 2B. The Applicant shall work with the Town Planner and Town Engineer in an attempt to further reduce the number of four-plex units and increase the number of duplexes and triplexes. The Applicant shall also work with the Town Engineer and Town Planner to increase horizontal and vertical articulation (FFL grade variation) and a minimum of 4'-0" horizontal step backs should be incorporated for each individual unit whether part of a duplex, triplex or four-plex.
15. Park/Playground: The Applicant in the First Amendment to the MDA agreed and construct the park simultaneously with subsequent Phase 3 and to be completed before final plat recordation of Phase 3.
16. The proposed amenities and detailed site design for the park have not been provided and shall be included in the construction plan set. The final design must be approved by the Planning Commission. At minimum, this park shall be 3.5 acres in size and include:
  - i. A gazebo, approximately 20 x 20 feet in size, with stone columns and cedar shingle roof;
  - ii. A playground;
  - iii. Two (2) pickleball courts;
  - iv. Sidewalks;
  - v. Six (6) benches;
  - vi. Open lawn for play;
  - vii. Appropriate trees and shrubs; and
  - viii. A small parking lot is also provided for convenience.
- b. In order to accommodate the needs of dogs and their owners and to avoid infringing on the rights and contentment of others, a 1.3-acre dog park will be provided. There will separate areas for large and small dogs. The park will include:
    - i. Fencing: black vinyl-coated chain link fence, 4 feet in height
    - ii. A total of eight (8) benches;
    - iii. Waste stations; and
    - iv. Lawn and trees.
  - c. Dripline irrigation for the trees and shrubs must be incorporated into the landscape.
  - d. No fencing is proposed or approved. No chain link fencing is permitted around the park.
  - e. The street lights must be dark-sky compliant fixtures.
  - f. A detailed plan of the park and amenities must be provided for review and approval by the Town Planner.
  - g. The above items must be reviewed and approved by the Town Planner prior to implementation.
17. Snow storage areas must be delineated on the plats.

18. Trails: Proposed trails (and surface type) to be completed as part of Phases 2A and 2B shall be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
19. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors.
20. A Landscape Plan shall be provided for all of Phases 2A and 2B (and the park area) prior to commencement of any construction (and prior to issuance of any Building Permits) on any subsequent phases. This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Planner.
21. The Applicant shall submit a Construction Mitigation Plan (CMP) that will be approved by the Town Planner and Town Engineer.
22. A subdivision construction permit, improvement agreement, and all fees and bonds will be required prior to any construction.
23. The final plats (mylar) is subject to review may require additional notes and corrections.
24. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.
25. Resolve ACOE and DEQ concerns regarding damage to wetlands and contamination of the waterway in phase 1 prior to approval
26. Restore the JSSD lift station emergency pond prior to acceptance of any additional phases.

The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.

**SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon passage.

**PASSED AND ADOPTED** this XX<sup>th</sup> day of XX, 2022

TOWN OF HIDEOUT

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Phil Rubin, Mayor

ATTEST:

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Alicia Fairbourne, Town Clerk







**File Attachments for Item:**

2. Continued discussion and possible recommendation to the Hideout Town Council regarding a review of amendments made to the Boulders MDA including text amendments to the Hideout Municipal Code under this MDA and a site-specific density increase of 530 ERU's -  
**CONTINUED FROM JUNE 2, 2022**



## **Staff Report for the Boulders – Development Agreement Review and Rezone Request**

To: Chairman Tony Matyszczyk  
Town of Hideout Planning Commission

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

Re: The Boulders Development Agreement Review and Rezoning Request

Date: 18 May 2022

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*Updated Submittals: Site Plan (12 May 2022)  
Concept and Site Plan Documents (12 May 2022)  
Draft MDA (23 April 2022 and Updated 3 May 2022)*

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### **Updates for the Planning Commission**

1. Since the Planning Commission forwarded a favorable recommendation, with conditions, for the proposed rezoning, the Applicants have appeared before the Town Council on three different occasions.
2. At that last Town Council meeting on May 4<sup>th</sup>, 2022, the Town Council reviewed the most pressing issues associated with the proposed project. These issues led the Town Council to remand the project back to the Planning Commission for review and input because Councilmembers felt the project had changed substantively since the Planning Commission had reviewed it.
3. The Applicants are continuing to update materials for the Planning Commission and Town Council and have indicated they will need additional time to finalize information requested from the Town Council.
4. The Applicants held an open house on April 27, 2022 to introduce the project to the community and outside parties interested in real estate opportunities.
5. The Town Council requested an online Community Survey to get residents' input regarding long-range planning issues, recognizing the proposed scale of The Boulders



and its potential impact on the community. This survey will likely be distributed to the community at the end of this week (maybe May 20<sup>th</sup>) or early next week as an online survey – via Survey Monkey. The survey will remain open for two weeks.

6. The Planning Commission and the Applicants should agree upon a detailed timeline for future meetings so that the public fully understands the sequencing of future meetings should they wish to participate.
7. The Applicants prepared a 3D computer model that they will present to the Planning Commission.

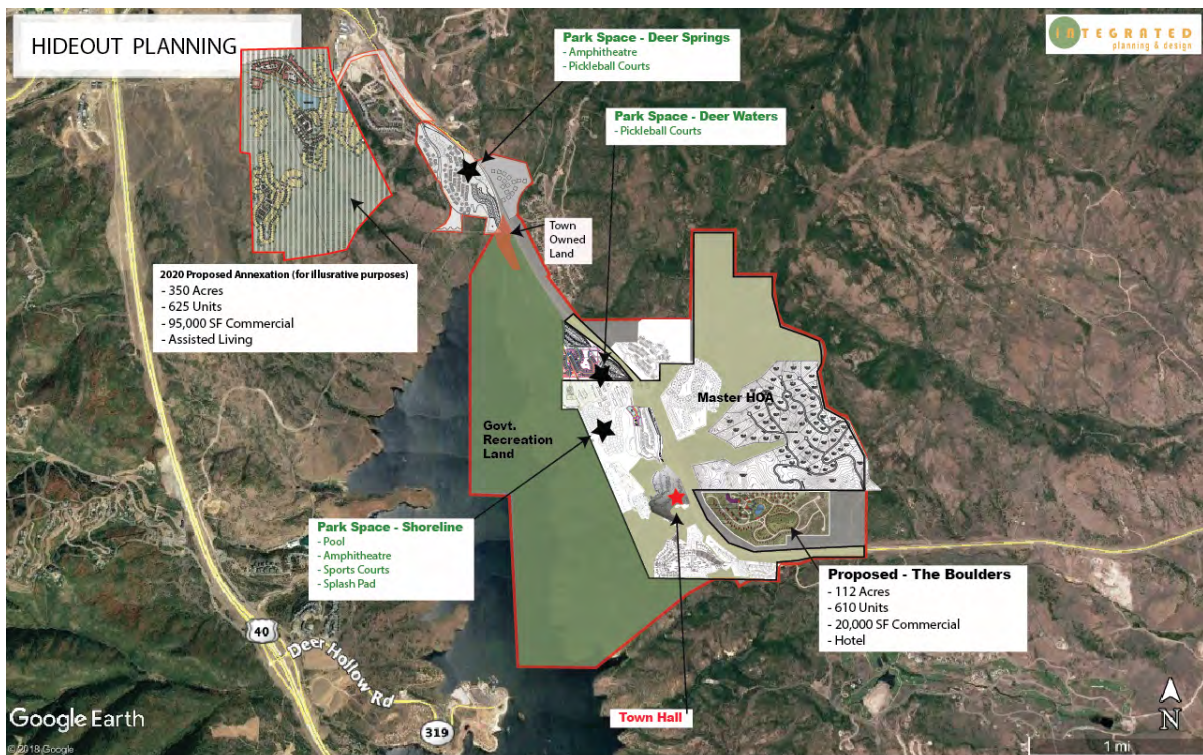
## Context for the Proposed Rezone and Project

At prior meetings where The Boulders was discussed, some members of the Planning Commission and Town Council had some questions about the overall development patterns in the community. Rather than try to answer questions via a long narrative, the following map of the community provides a pretty clear overview of the approved and entitled development projects. Here is some background information regarding approved and entitled projects:

• Master HOA/Hideout Canyon MDA:	1,975 units/lots
• Deer Waters:	+/-110 units/lots
• Deer Springs:	248 units/lots
• Lakeview:	69 units/lots
• <u>KLAIM:</u>	<u>88 units/lots</u>
<b>Total:</b>	<b>+/-2,490 units/lots*</b>

\* Approximately 553 of these are currently built-out and complete (with Certificates of Occupancy) and approximately 185 of these are the existing Deer Mountain Affordable Housing. Essentially, the Town has built out approximately 368 units since its founding.

\* This figure does not include the proposed 2020 annexation project (625 residential units and 95,000SF of commercial development (which has been found void ab initio by the District Court) nor is The Boulders included (610 residential units and 20,000 SF of commercial)



\* Note – The proposed Annexation Area has been found void ab initio by the District Court judge



## Items for Discussion and Input (Discussion Items from Town Council Hearing on May 4, 2022)

### 1. Fiscal Analysis

- a. The Applicants are currently preparing a fiscal impact analysis with anticipated revenues and expenses for the Town. This will include property tax revenue, sales tax revenue, transient room tax revenue, etc. In addition, the analysis will include expenses the Town would incur such as road maintenance and repair, snow removal, trail upkeep, utility lines, etc. – from both an anticipated staff cost and a hard/materials cost perspective.

### 2. Density & Vesting of the Code

- a. As a condition to the effectiveness of the MDA, the Developer will restrict the overall density of the Project to 585 units or 530 ERUs by recording a deed restriction or via CCRs on the Property with rights granted to the Town to enforce said deed restrictions or CCRs.
  - i. Is the Planning Commission comfortable with this density?
  - ii. This current proposal is not to use Hideout Zoning Designations, with edits, for this project but rather to create new zoning designations for the project.
- b. As proposed, the Developer is vested with the rights outlined in the MDA when MDA is approved by Town Council.
  - i. Is the Planning Commission comfortable with vesting the current Code to the MDA or do you want future code changes related to land use, development standards, and design to apply to this multi-year project.

### 3. Minimum SF of Commercial

- a. 20,000 SF of commercial proposed:
  - i. Hotel (+/-4,000 SF for a restaurant and +/-4,000 SF of retail), B&B (+/-4,000 SF for a restaurant/cafe), Clubhouse (+/-2,000 SF), Retail Pad (+/-2,500 SF in the separate mixed-use building)
  - ii. +/-7,500 SF of additional commercial space on the first floor of two or three of the big house condos.
- b. At present, the draft MDA reads that if the Applicants can't get a hotel to build on the site, the land will remain vacant.
  - i. The Planning Commission previously recommended the project with the understanding that a hotel would be built in the early phases of the project. The favorable recommendation for a zoning change was closely tied to the General Plan goal of getting more commercial development in the Town.

- ii. Does the Planning Commission wish to include a date by which the hotel will be constructed to ensure sales tax revenue? 3 years? 5 years? Does Council desire a minimum level (4-star) hotel that they want included in the MDA?
- iii. If the hotel is not constructed within the determined timeline, does the Planning Commission wish to include language that the land under the hotel (and parking area) will revert to the Town?
- c. At present, the draft MDA reads that if the Applicants can't fill the +/-7,500 SF of commercial space in the retail building and on the first floors of the big house condos within one (1) year of Certificate of Occupancy (CO) for the residential condos, the space will revert to residential use. In the alternative, the Town can lease and (or buy at a later date) the bottom floor of Condo A and Condo B to be used for the Town offices.
  - i. Is the Planning Commission comfortable with this language in the MDA?

#### 4. Complete Build-Out Timeline and Water

- a. The draft MDA does not have a detailed timeline for proposed development activities.
  - i. The Planning Commission initially recommended a detailed phasing plan: Phase 1 by X year, Phase 2 by X year, etc.
  - ii. Does Planning Commission still recommend a phasing plan?
  - iii. There should be a project completion date included in the MDA.
  - iv. Water is proposed to be acquired subdivision by subdivision. If water is not obtained, no construction can occur.

#### 5. Amenities and Timing

- a. The Applicants shall explain the proposed sequencing for proposed amenities such as the pond, pavilion, amphitheater, trails, etc. Right now, the sequencing appears to be tied to building permits and issuance of Certificates of Occupancy (COs).
  - i. If the Planning Commission recommends an overall Phasing Plan as noted in #3, amenity construction should be wrapped into the overall Phasing Plan.
  - ii. The Planning Commission should review the map prepared and included at the beginning of this Staff Report to confirm the type of amenities needed in Town. Some are duplicative: Deer Springs includes an amphitheater and park as part of Phase 3. Deer Waters includes pickleball courts. Subsequent phasing in Shoreline also includes a pool, an amphitheater, sports courts, splash pad, etc.
  - iii. Applicants are requesting exemption from providing the 18 acres of public space as is required by the Town's current code.
  - iv. The proposed Amenity Phasing Plan:

1. Amphitheater & Pond: built when 200 units obtain Certificates of Occupancy (CofO)
  2. Pavilion: 300 units CofO
  3. Pickleball Courts: 400 units CofO
  4. Clubhouse and Pool: 500 units CofO
  5. Operation, Maintenance, and upkeep of the amenities will be completed through HOA dues collected on completed residential and commercial units within the development. Hideout residents outside the development may opt in and pay their share of HOA dues.
6. Request from Applicants for Relief from 2020 Hideout Town Code Requirements
- a. Roads and rights-of-way widths to Town standards
  - b. Sensitive lands restriction on development
  - c. Stormwater and basin locations
  - d. Retaining wall heights
  - e. visitor parking and parking calculations and bike parking
  - f. Change to the setbacks required in all zoning district designation
  - g. Exemption for public space requirements
  - h. Other
7. Design Standards
- a. The Planning Commission has required Design Standards for prior MDAs and this project should include standards that address:
    - a. Commercial / Hotel
    - b. Housing
    - c. Landscaping
    - d. Bridges, Roads, Culverts
    - e. Inclusive of Precedent Images
    - f. Etc.
  - b. The Applicants shall include the Town Planner, a Planning Commissioner and a Town Council member on the anticipated Design Review Committee (DRC).
  - c. No design standards have been drafted or submitted.
8. Contributions to Town
- a. \$2.5mn for a pedestrian underpass under SR248 in a location to be determined by the Town and the POST Committee.
    - i. Payment is recommended at \$500,000 per year for the first five years and that money will come from the PID; the residents in the district will pay for this.



- ii. Is Council comfortable with this amount, which is approximately half of what the cost will be for an underpass?
- iii. If an underpass is not approved by UDOT, the funds should be available for use by the Town at its sole discretion to be used for another park/recreation/infrastructure project.
- b. \$300,000 for future snow plowing and maintenance of the main/spine roads the Applicants want to dedicate to the Town to maintain.
  - i. Is the Council comfortable accepting this responsibility for road dedication (and maintenance, repair, and replacement)?
  - ii. The Public Works Director should weigh in on the estimated cost to maintain the roads – snow plowing, replacement and repair, etc. Maintenance and repair projects will continue for the life of the project.
  - iii. Applicants are proposing 28 units of affordable housing.

9. Undisturbed Land

- a. A minimum of 45% of the total (gross) site was proposed as undisturbed to the Planning Commission.
- b. Updates to the preliminary grading plan have seen this reduced to 5% – 15% of the site as undisturbed.
  - a. The Planning Commission must provide input regarding the maximum amount of land disturbance permitted. Recent projects, Shoreline Phase 3 and Lakeview, with the densities proposed, required an almost complete denuding of the sites to accommodate development.
  - b. The Planning Commission in their review and recommendation for the proposed annexation in 2020 reduced the density proposed by the developer and ensured more than 200 acres of the +/-350 acres would be open space (and most of this was to be undisturbed).
- c. This value must be defined numerically in the MDA
- d. 'Undisturbed land' must be defined in the MDA
- e. Areas to remain undisturbed must be illustrated on a site plan and included in the MDA.

10. Connectivity to Nearby Neighborhoods

- a. The Applicant shall explain the proposed connection to Golden Eagle and the entrance road to Golden Eagle.

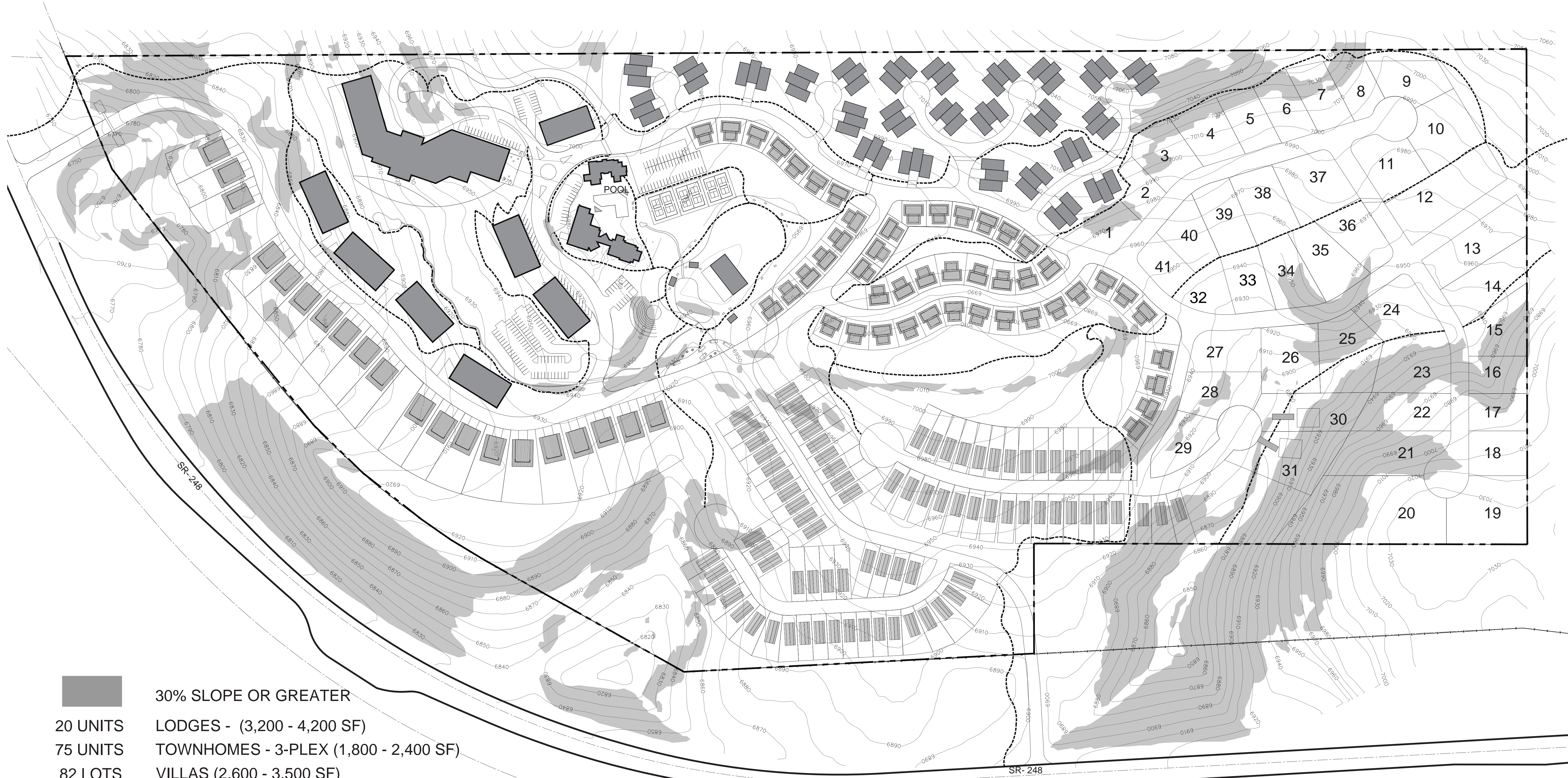
11. Delineation of Housing Types and Numbers

- a. The Applicants shall provide the exact numbers of each housing type and square footage for each type. This information is necessary for the Planning Commission and Town Council to understand, in detail, how many actual



units/doors/keys will be constructed and how this relates to the maximum ERUs permitted per the MDA.

- b. The type of housing proposed should also be included in the overall Phasing Plan for The Boulders.



- 30% SLOPE OR GREATER
- 20 UNITS LODGES - (3,200 - 4,200 SF)
- 75 UNITS TOWNHOMES - 3-PLEX (1,800 - 2,400 SF)
- 82 LOTS VILLAS (2,600 - 3,500 SF)
- 41 LOTS SINGLE FAMILY (1/3 AC - 1/2 AC LOTS- 4500 SF)
- 150 UNITS CONDO/HOTEL (650 - 1,250 SF)
- 120 UNITS CONDOS
- 15 UNITS MIXED USE
- 48 UNITS CASITAS (2,200 SF - 2,800 SF)
- 20 UNITS EXISTING HOME- B&B (11,400 SF)
- 28 UNITS AFFORDABLE HOUSING

112 ACRES TOTAL

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT MASTER PLAN

**SKYHAWK**  
DEVELOPMENT

05.03.22





- Phase 1
- Phase 2
- Phase 3

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT


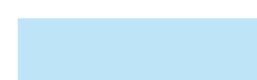
## ROAD PHASING

**SKYHAWK**  
DEVELOPMENT

05.03.22



THIS PAGE IS OUTDATED, THE APPLICANT AND TOWN ARE CONSIDERING NEW ZONING DESIGNATIONS THAT WILL BE PART OF THE MDA

-  NMU (35 ACRES)
-  R6 (80 ACRES)

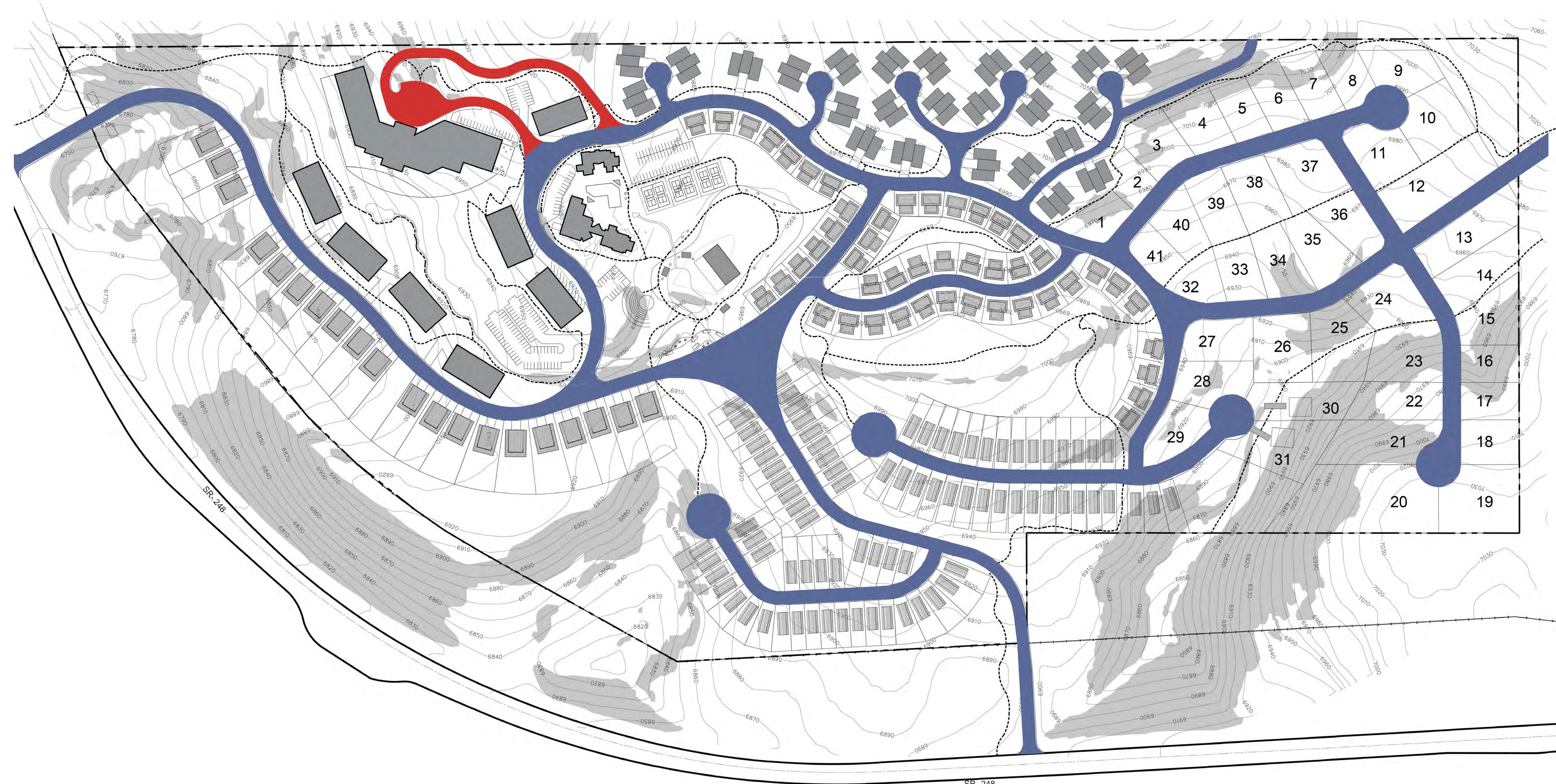
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT ZONES

**SKYHAWK**  
DEVELOPMENT

05.03.22





- PRIVATE ROAD
- PUBLIC ROAD

PRELIMINARY SUBJECT TO CHANGE

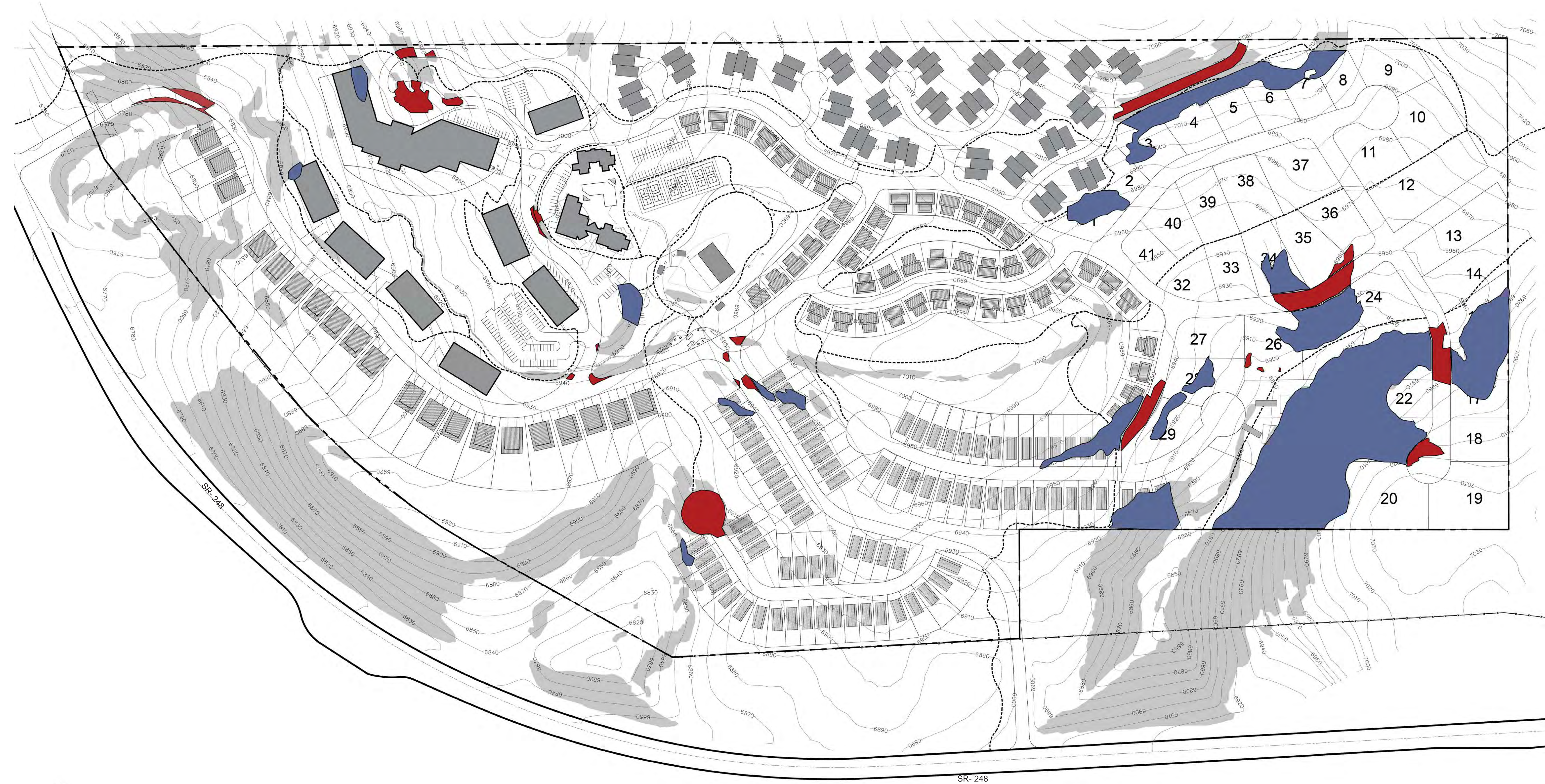
# BOULDERS AT HIDEOUT

## PUBLIC & PRIVATE ROADS

**SKYHAWK**  
DEVELOPMENT

05.03.22





- 30% SLOPES BEING DISTURBED DUE TO ROADWAYS
- 30% SLOPES BEING DISTURBED DUE TO ROADWAYS

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## 30% DISTURBED SLOPES

**SKYHAWK**  
DEVELOPMENT

05.03.22





- PHASE ONE (AMPHITHEATER) CofO 200 UNITS
- PHASE TWO (POND, PARK, & PAVILION) CofO 300 UNITS
- PHASE THREE (PICKLE BALL COURTS) CofO 400 UNITS
- PHASE FOUR (CLUBHOUSE & POOLS) CofO 500 UNITS

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## AMENITIES PHASING

**SKYHAWK**  
DEVELOPMENT

05.03.22







TOTAL 112 ACRES - 35% OPEN SPACE

TOTAL UNDISTURBED OPEN SPACE - 22.28 ACRES

- CONDOS, HOTEL, BOUTIQUE HOTEL, - 2.06 ACRES
- LODGES, CASITAS, VILLAS, SINGLE FAMILY HOMES, TOWNHOMES, CLUBHOUSE - 49.33 ACRES
- OPEN SPACE - 39.64 ACRES 35%

PRELIMINARY SUBJECT TO CHANGE

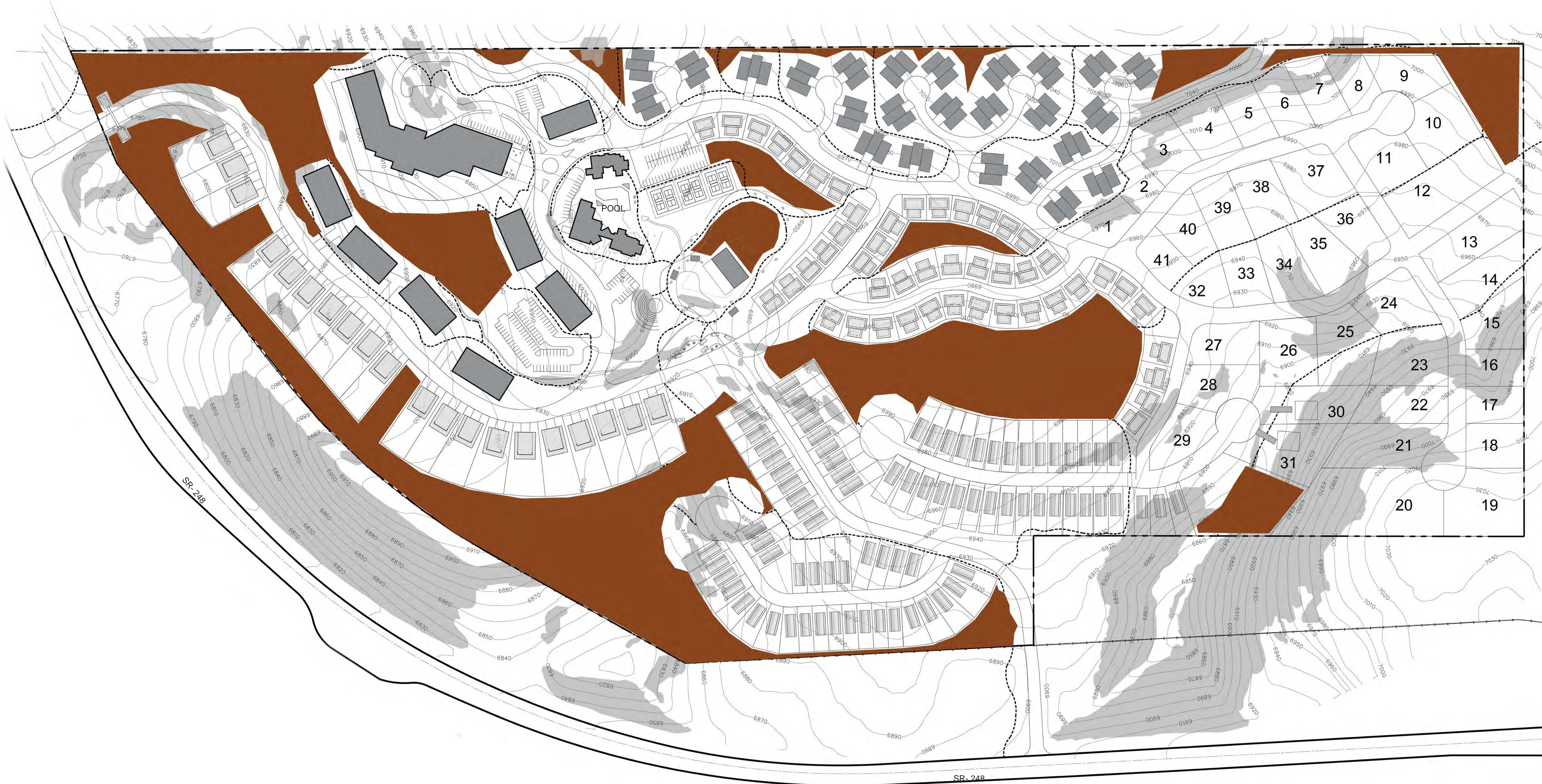
# BOULDERS AT HIDEOUT

## OPEN SPACE

**SKYHAWK**  
DEVELOPMENT

05.03.22





**UNDISTURBED OPEN SPACE - 22.28 ACRES**

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## UNIDSTURBED OPEN SPACE

**SKYHAWK**  
DEVELOPMENT

05.03.22





**8' ASPHALT TRAIL**

**NATURAL TRAIL**

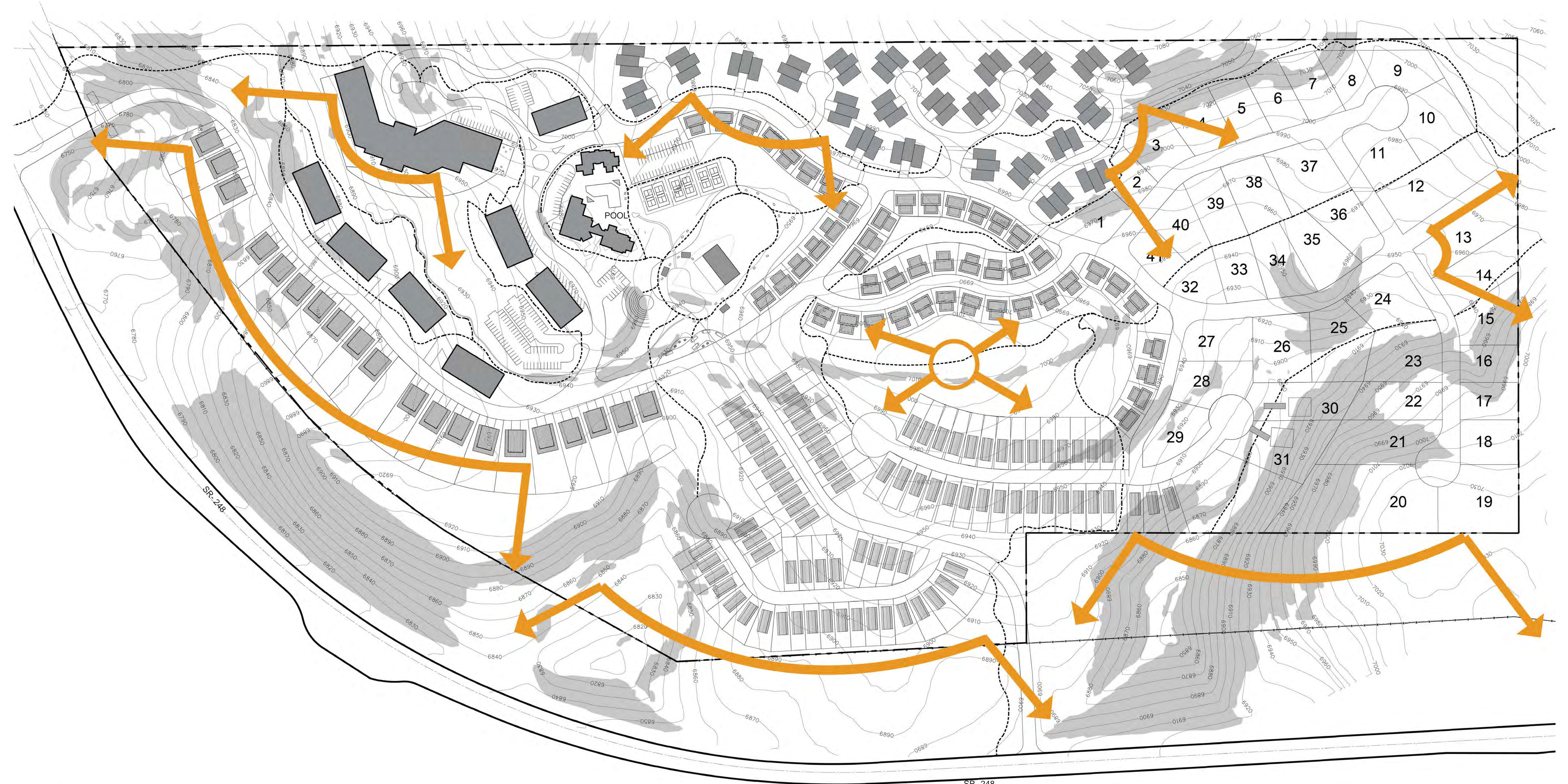
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT TRAILS

**SKYHAWK**  
DEVELOPMENT

05.03.22





 VIEWS

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT VIEWS

**SKYHAWK**  
DEVELOPMENT

05.03.22





 POTENTIAL WILDLIFE CORRIDORS

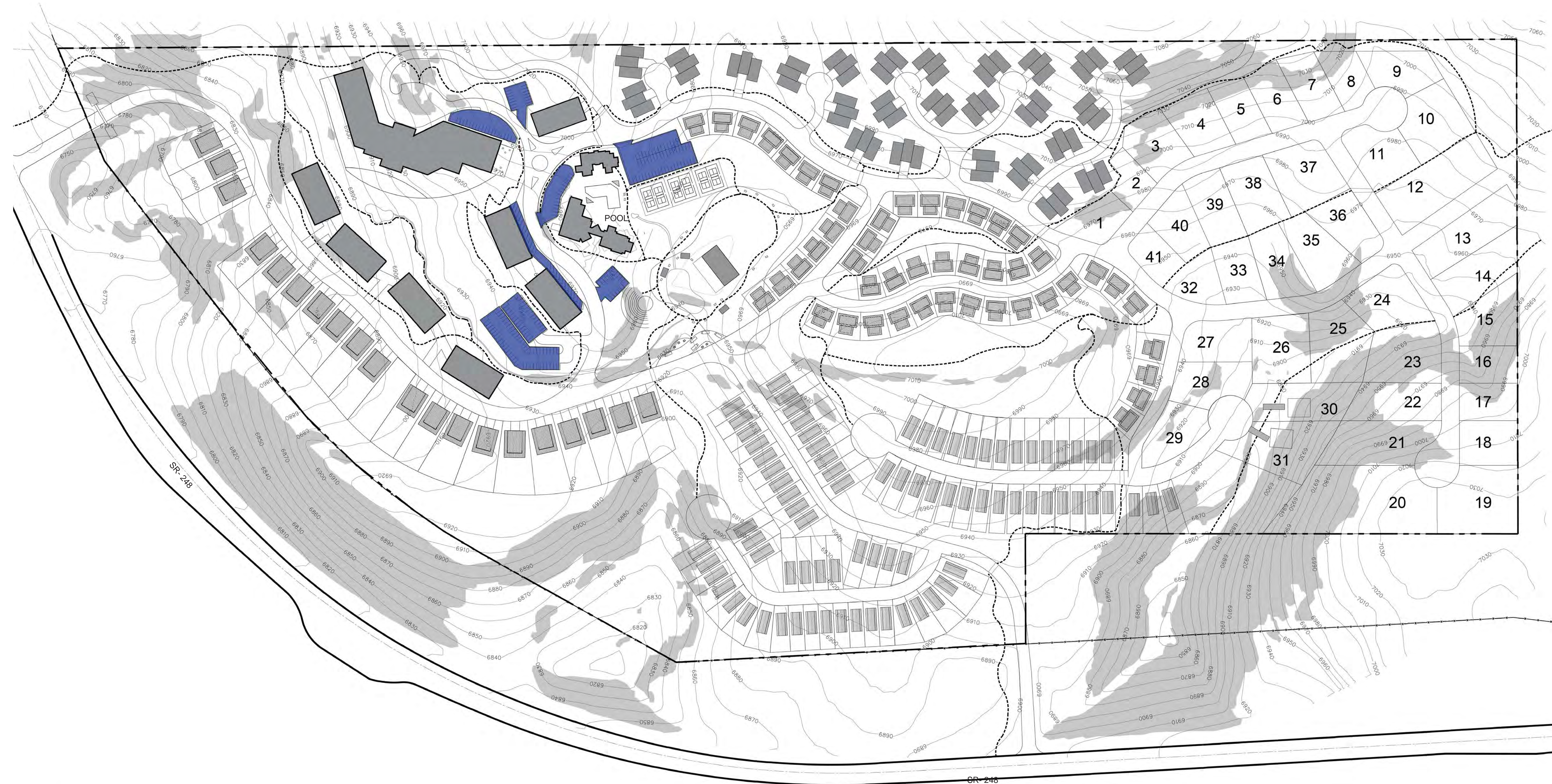
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT WILDLIFE CORRIDORS

**SKYHAWK**  
DEVELOPMENT

05.03.22





**OUTDOOR PARKING - TOTAL: 210 STALLS**

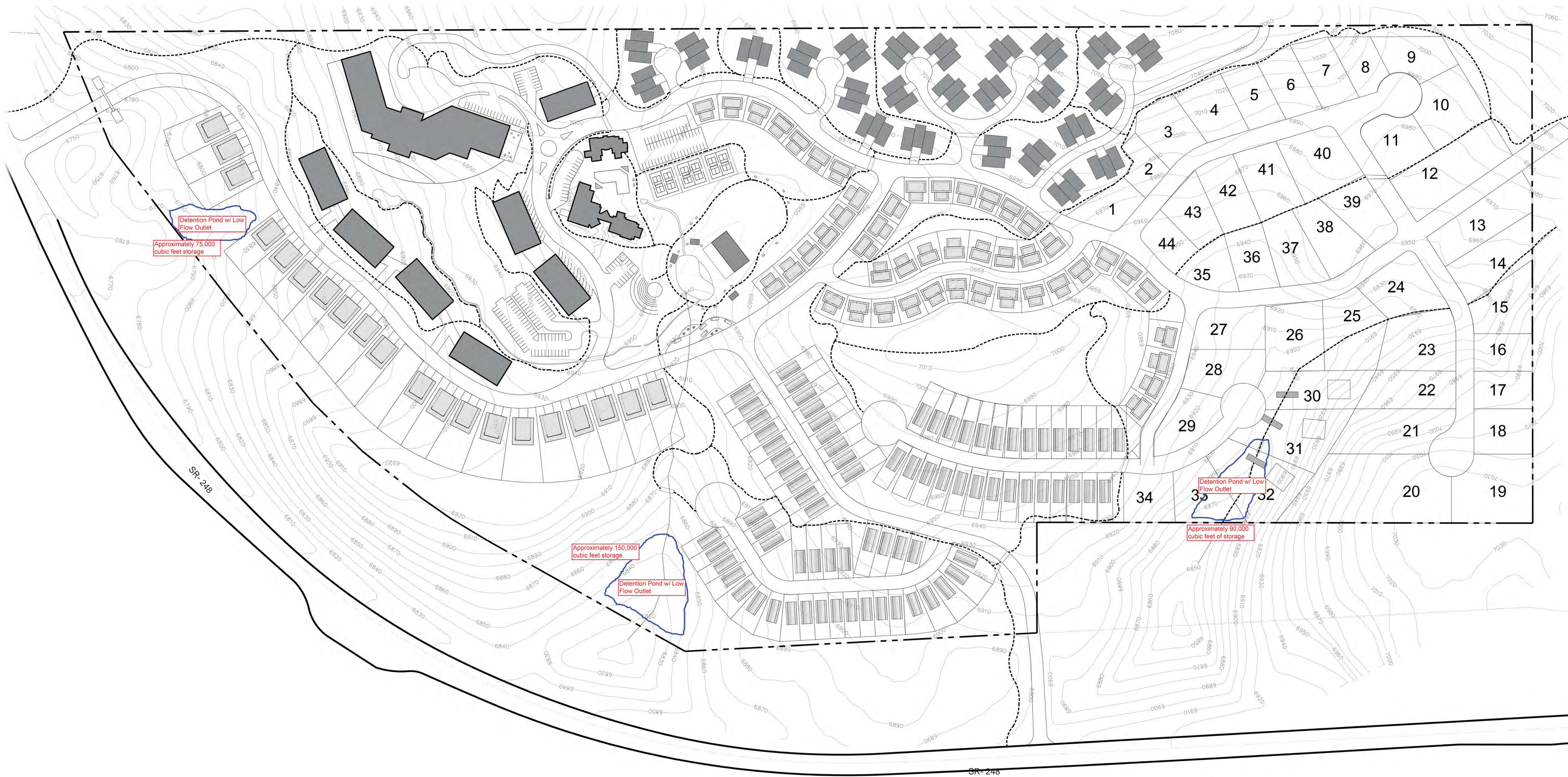
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT OUTDOOR PARKING

**SKYHAWK**  
DEVELOPMENT

05.03.22





 PROPOSED WATER DETENTION

PRELIMINARY SUBJECT TO CHANGE

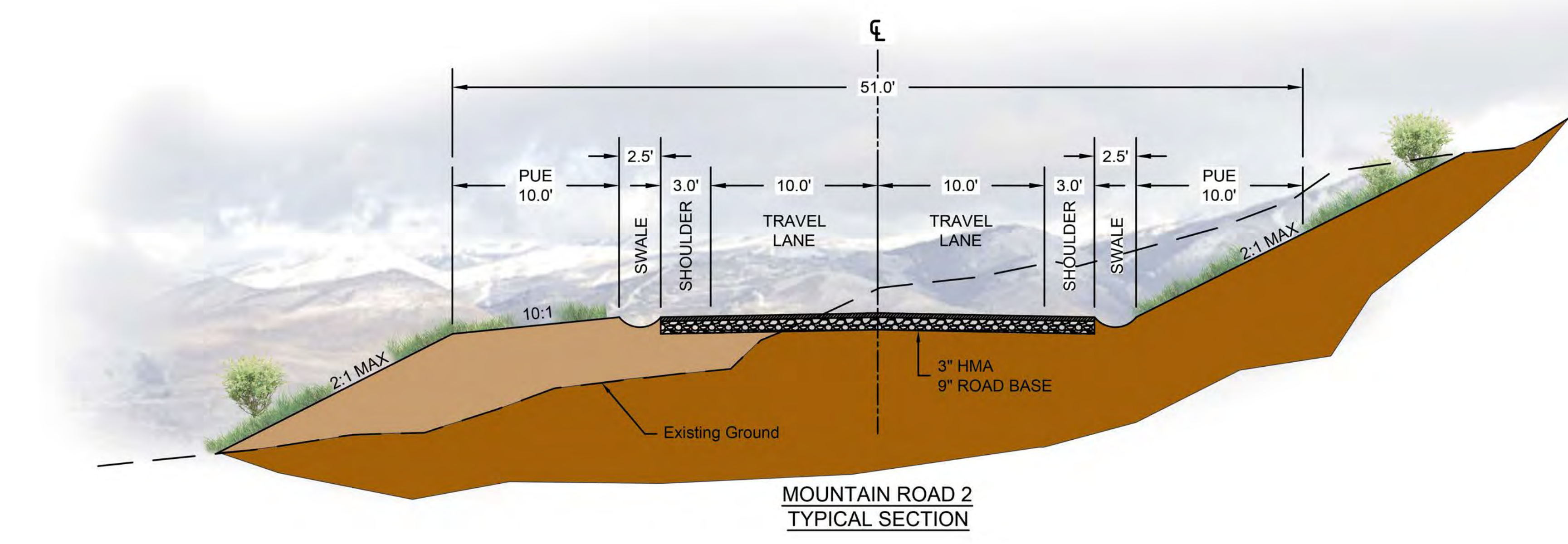
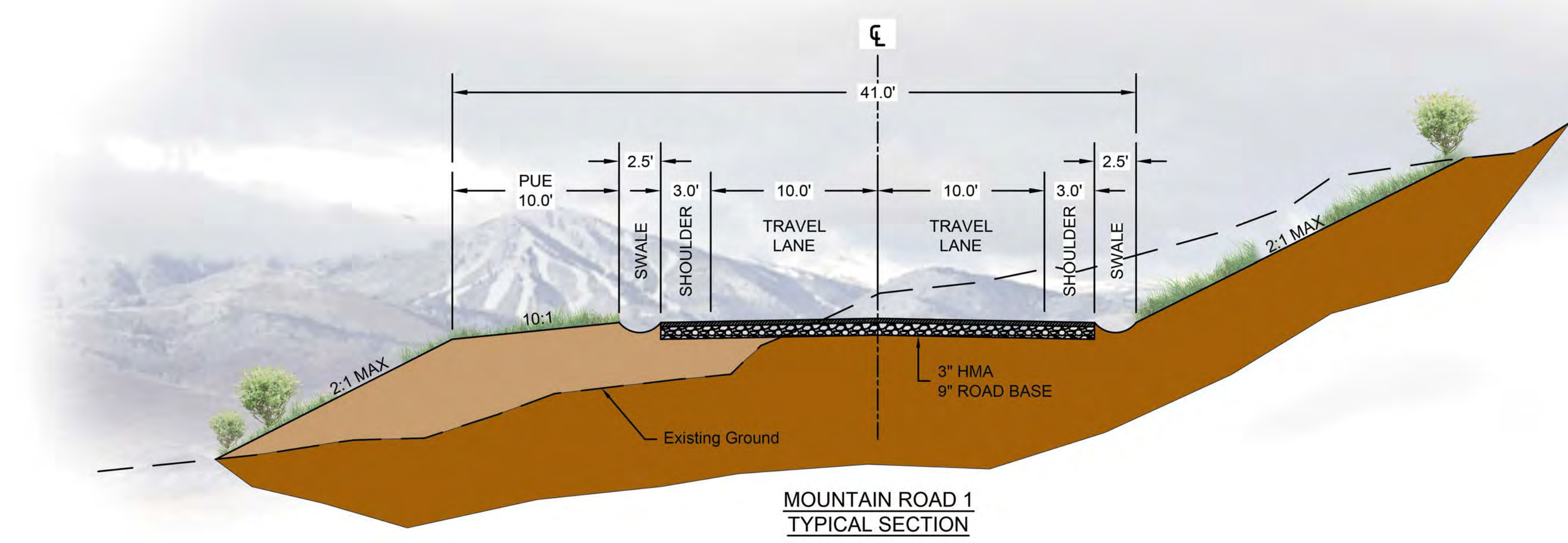
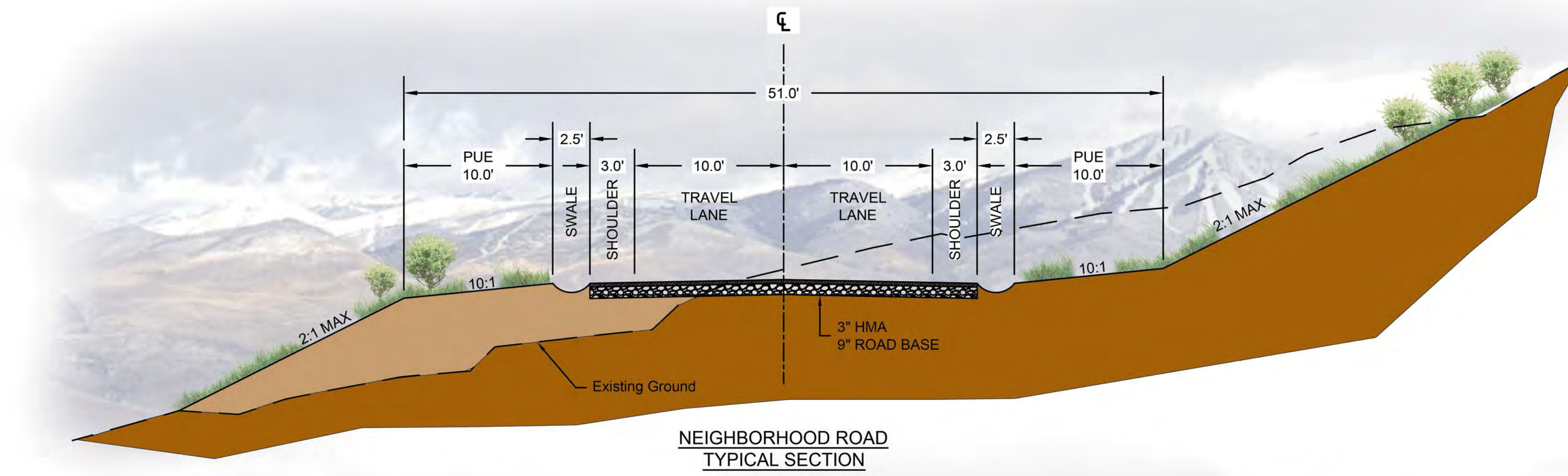
# BOULDERS AT HIDEOUT

## PROPOSED WATER DETENTION

**SKYHAWK**  
DEVELOPMENT

05.03.22

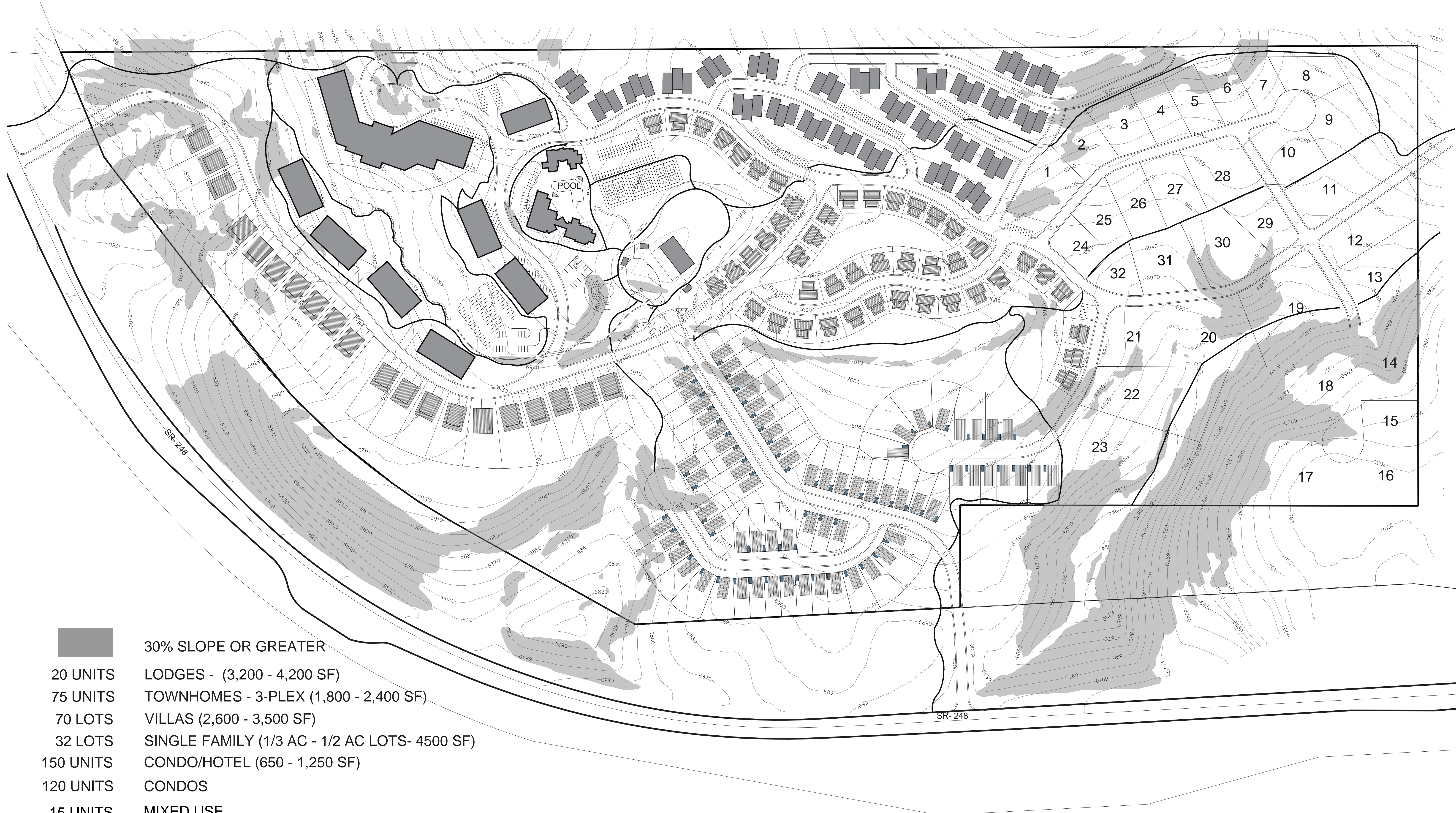
**PEC**  
PROJECT ENGINEERING CONSULTANTS



PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT TYPICAL SECTIONS





- 30% SLOPE OR GREATER
- 20 UNITS LODGES - (3,200 - 4,200 SF)
- 75 UNITS TOWNHOMES - 3-PLEX (1,800 - 2,400 SF)
- 70 LOTS VILLAS (2,600 - 3,500 SF)
- 32 LOTS SINGLE FAMILY (1/3 AC - 1/2 AC LOTS- 4500 SF)
- 150 UNITS CONDO/HOTEL (650 - 1,250 SF)
- 120 UNITS CONDOS
- 15 UNITS MIXED USE
- 47 UNITS CASITAS (2,200 SF - 2,800 SF)
- 20 UNITS EXISTING HOME- B&B (11,400 SF)
- 28 UNITS AFFORDABLE HOUSING

112 ACRES TOTAL

577 UNITS TOTAL

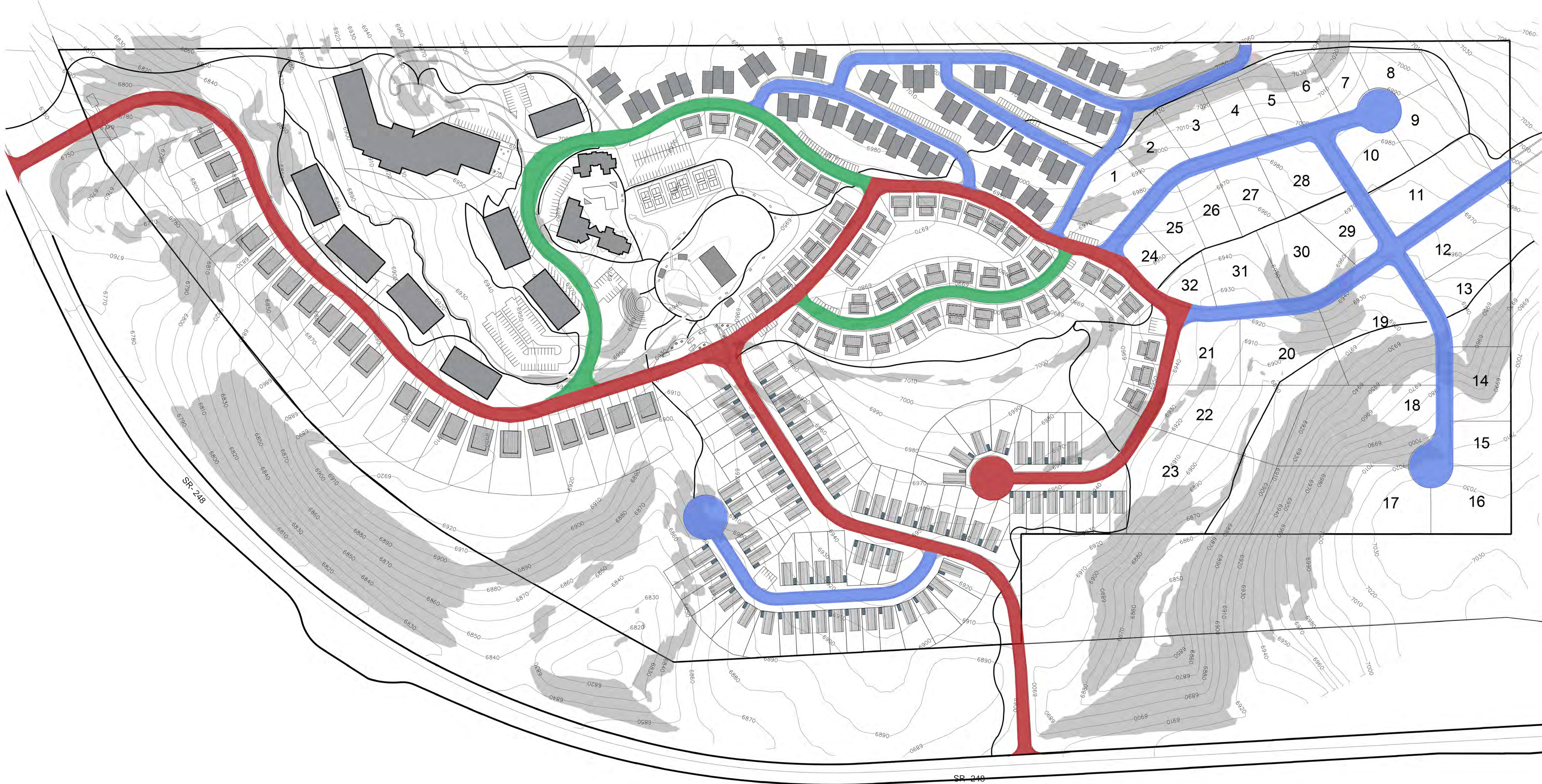
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT MASTER PLAN

**SKYHAWK**  
DEVELOPMENT

06.02.22





- Phase 1
- Phase 2
- Phase 3

PRELIMINARY SUBJECT TO CHANGE

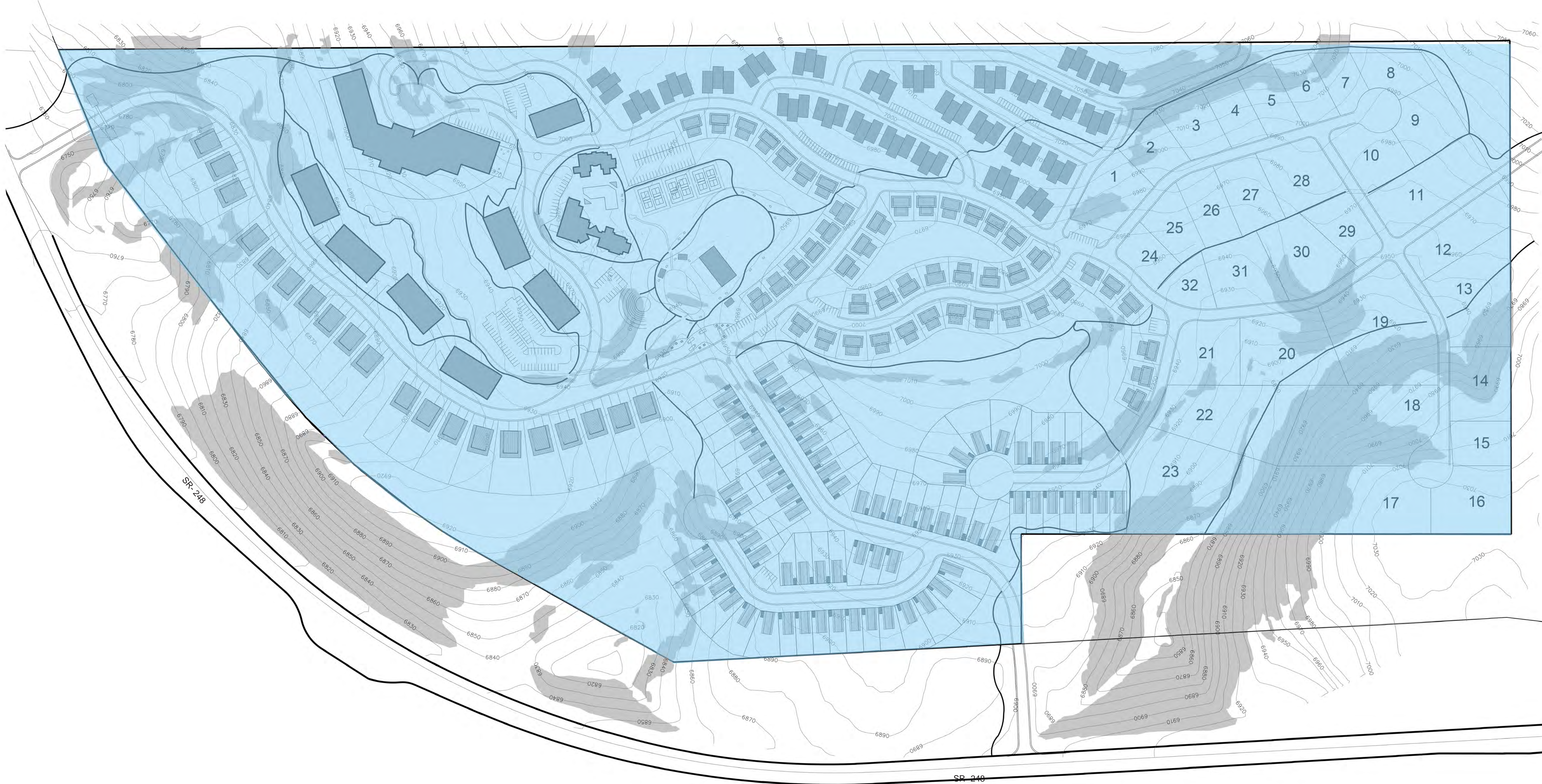
# BOULDERS AT HIDEOUT

## ROAD PHASING

**SKYHAWK**  
DEVELOPMENT

06.02.22





 MOUNTAIN ZONING (112 ACRES)

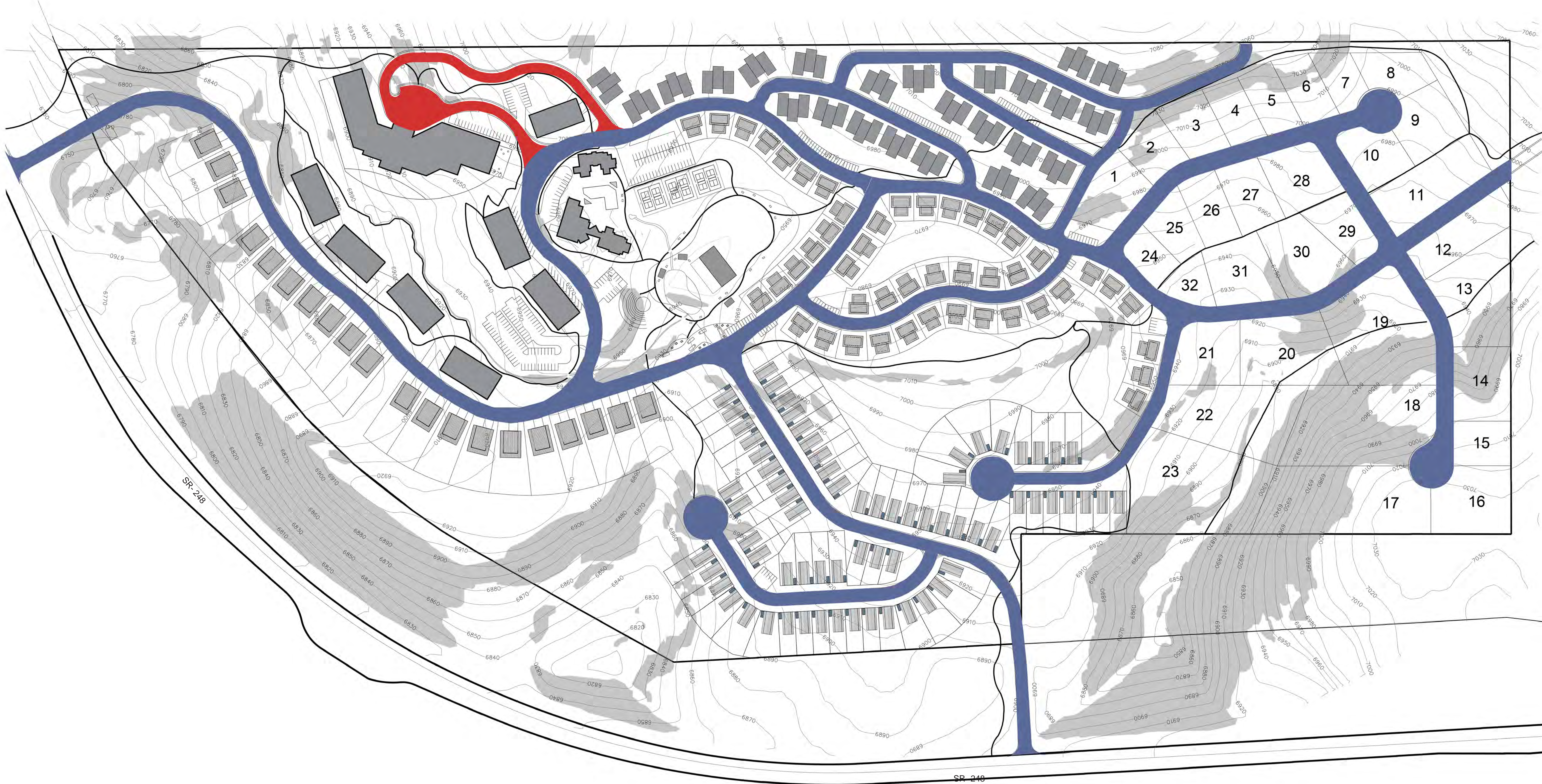
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT ZONES

**SKYHAWK**  
DEVELOPMENT

06.02.22





- PRIVATE ROAD
- PUBLIC ROAD

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## PUBLIC & PRIVATE ROADS

**SKYHAWK**  
DEVELOPMENT

06.02.22





- 30% SLOPES BEING DISTURBED DUE TO ROADWAYS
- 30% SLOPES BEING DISTURBED DUE TO ROADWAYS

PRELIMINARY SUBJECT TO CHANGE

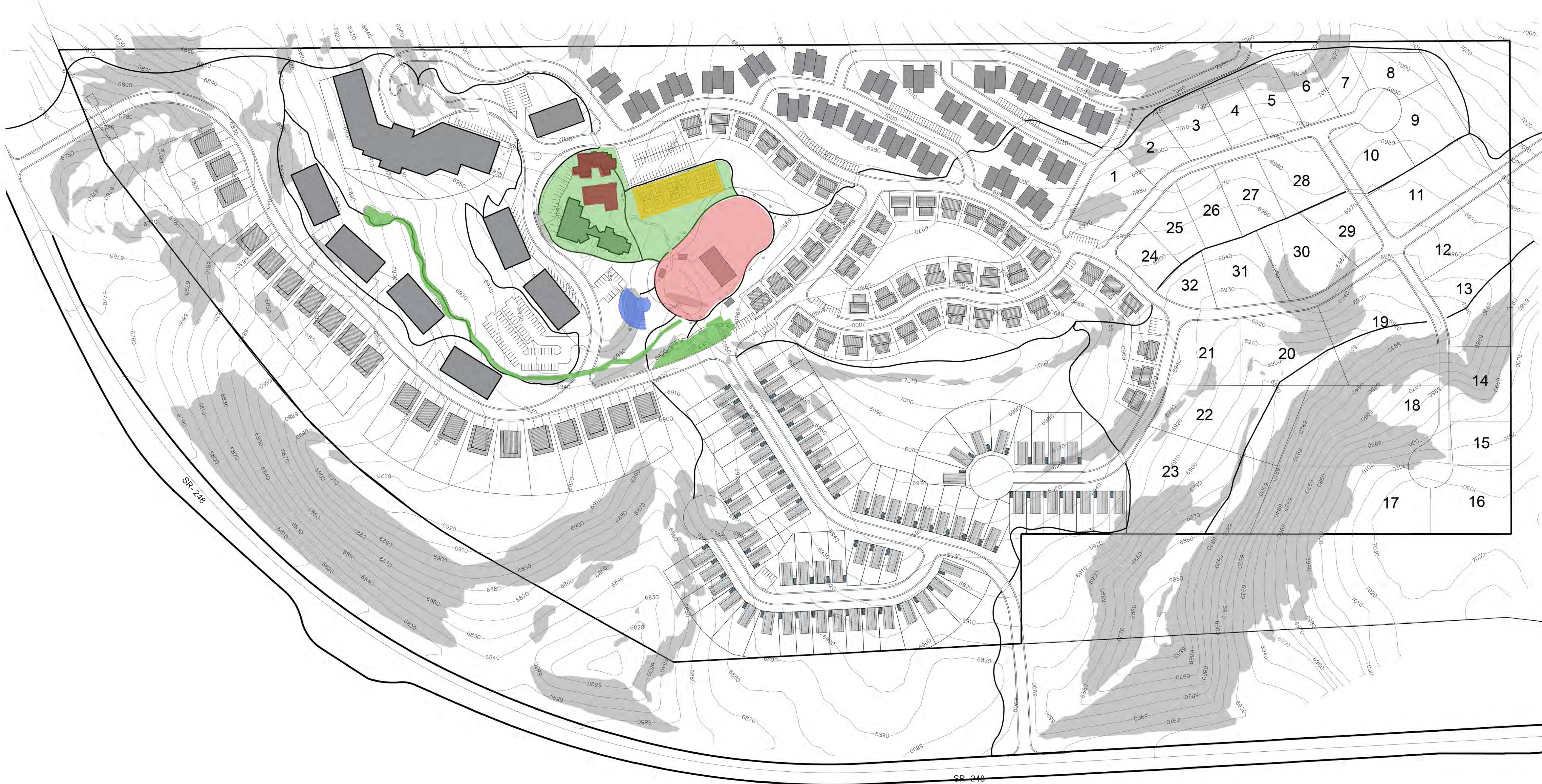
# BOULDERS AT HIDEOUT

## 30% DISTURBED SLOPES

**SKYHAWK**  
DEVELOPMENT

06.02.22





- PHASE ONE (AMPHITHEATER) CofO 200 UNITS
- PHASE TWO (POND, PARK, & PAVILION) CofO 300 UNITS
- PHASE THREE (PICKLE BALL COURTS) CofO 400 UNITS
- PHASE FOUR (CLUBHOUSE & POOLS) CofO 500 UNITS

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## AMENITIES PHASING

**SKYHAWK**  
DEVELOPMENT

06.02.22





TOTAL 112 ACRES - 32% OPEN SPACE

CONDOS, HOTEL, BOUTIQUE HOTEL, - 2.06 ACRES

LODGES, CASITAS, VILLAS, SINGLE FAMILY HOMES, TOWNHOMES, CLUBHOUSE - 73.66 ACRES

OPEN SPACE - 36.28 ACRES 32%

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## OPEN SPACE

**SKYHAWK**  
DEVELOPMENT

06.02.22

**PEC**  
PROJECT ENGINEERING CONSULTANTS



**8' ASPHALT TRAIL**

**NATURAL TRAIL**

PRELIMINARY SUBJECT TO CHANGE

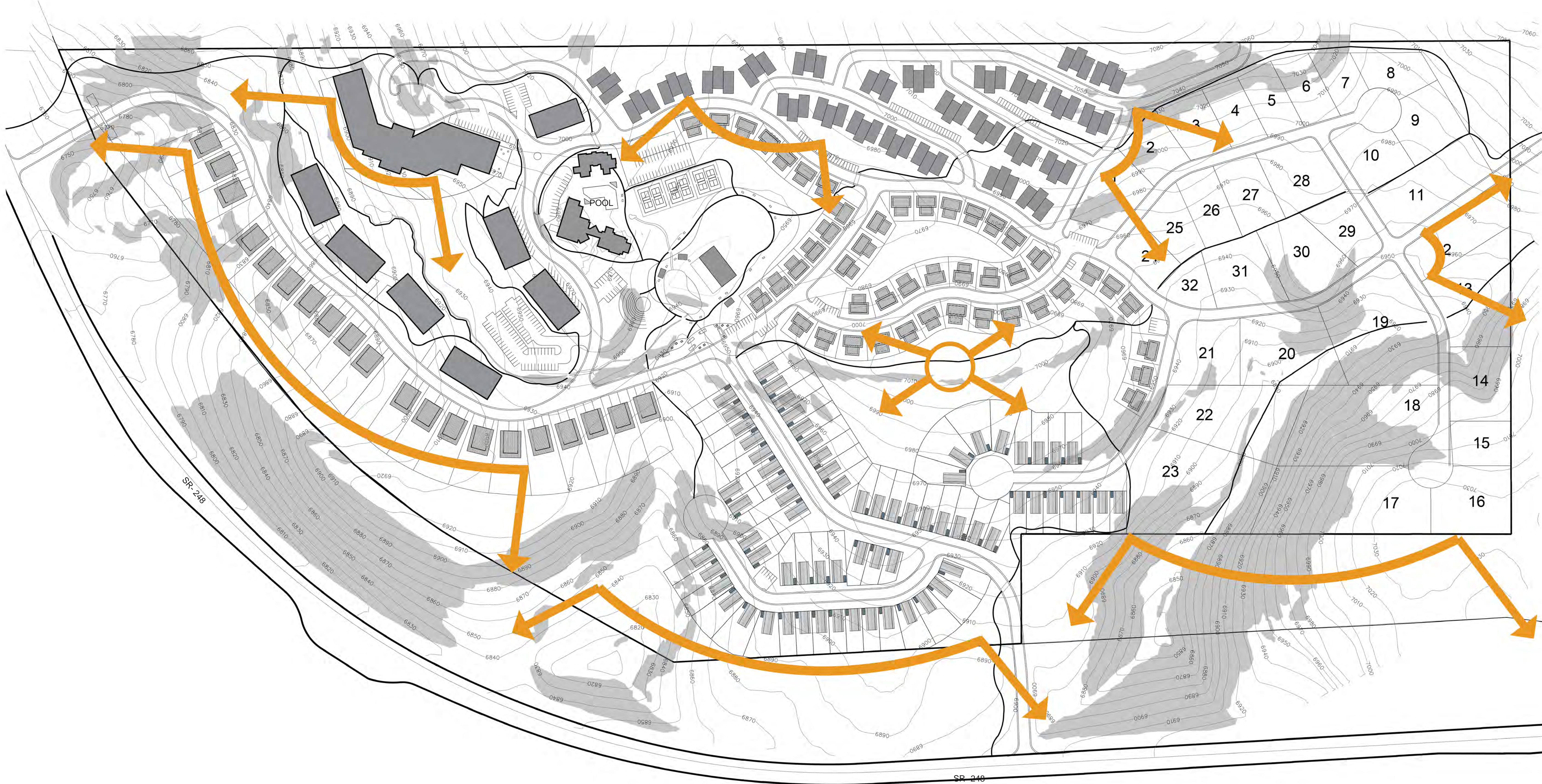
# BOULDERS AT HIDEOUT TRAILS

**SKYHAWK**  
DEVELOPMENT

06.02.22







 VIEWS

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT

## VIEWS

**SKYHAWK**  
DEVELOPMENT

06.02.22

**PEC**  
PROJECT ENGINEERING CONSULTANTS



 POTENTIAL WILDLIFE CORRIDORS

PRELIMINARY SUBJECT TO CHANGE

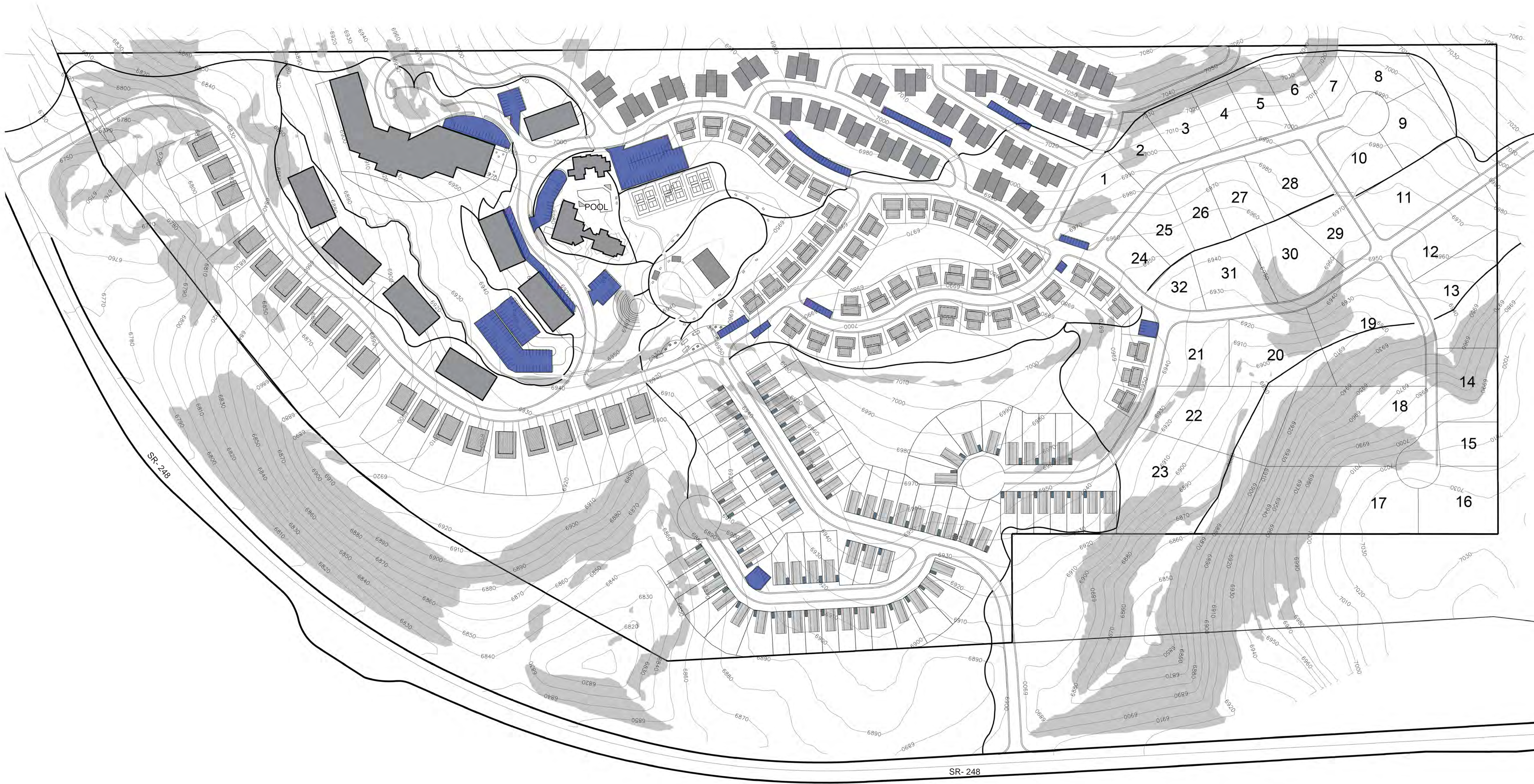
# BOULDERS AT HIDEOUT

## WILDLIFE CORRIDORS

**SKYHAWK**  
DEVELOPMENT

06.02.22

**P.E.C.**  
PROJECT ENGINEERING CONSULTANTS



**OUTDOOR PARKING - TOTAL: 328 STALLS**

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT OUTDOOR PARKING

**SKYHAWK**  
DEVELOPMENT

06.02.22

**PEC**  
PROJECT ENGINEERING CONSULTANTS



**Detention Pond w/ Low Flow Outlet**  
**Approximately 75,000 cubic feet storage**

**Detention Pond w/ Low Flow Outlet**  
**Approximately 150,000 cubic feet storage**

**Detention Pond w/ Low Flow Outlet**  
**Approximately 90,000 cubic feet storage**

**PROPOSED WATER DETENTION**

PRELIMINARY SUBJECT TO CHANGE

**BOULDERS AT HIDEOUT**  
**PROPOSED WATER DETENTION**

**SKYHAWK**  
 DEVELOPMENT

06.02.22





**PROPOSED SNOW REMOVAL LOCATIONS**

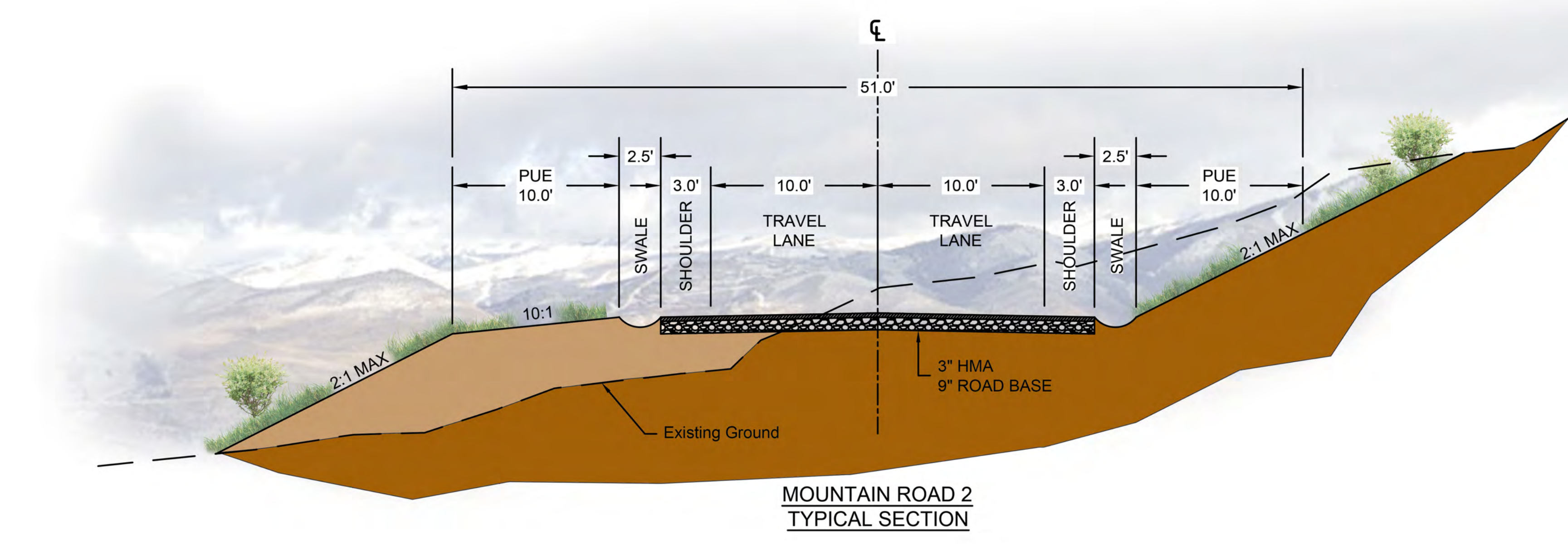
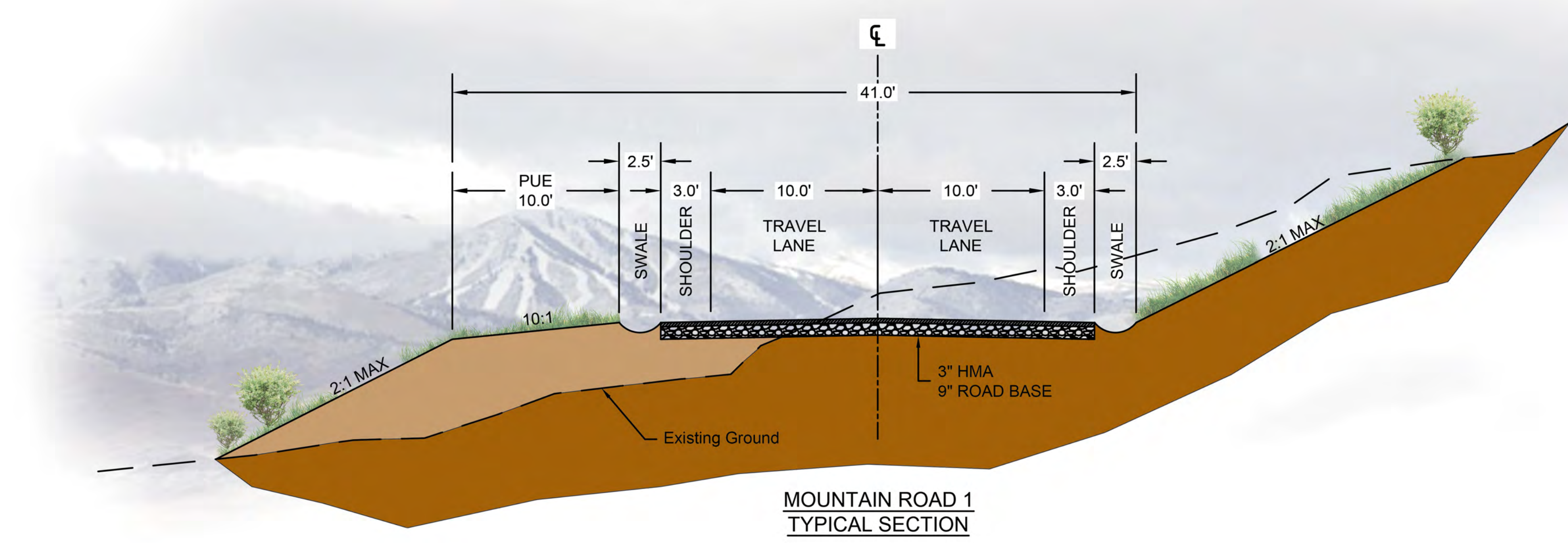
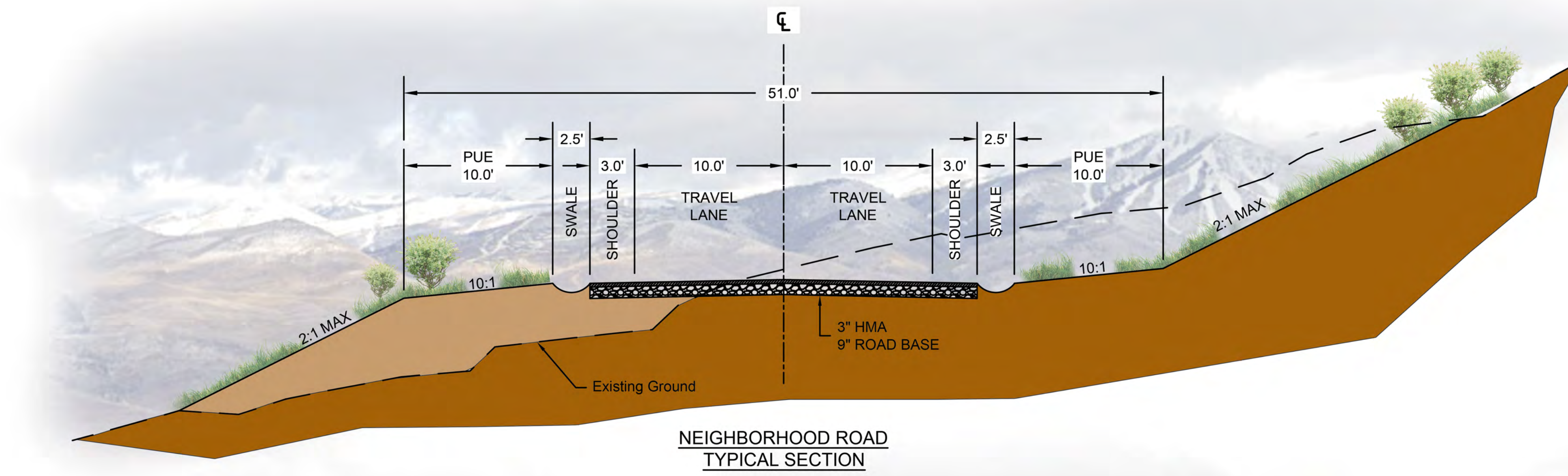
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT PROPOSED SNOW REMOVAL LOCATIONS

**SKYHAWK**  
DEVELOPMENT

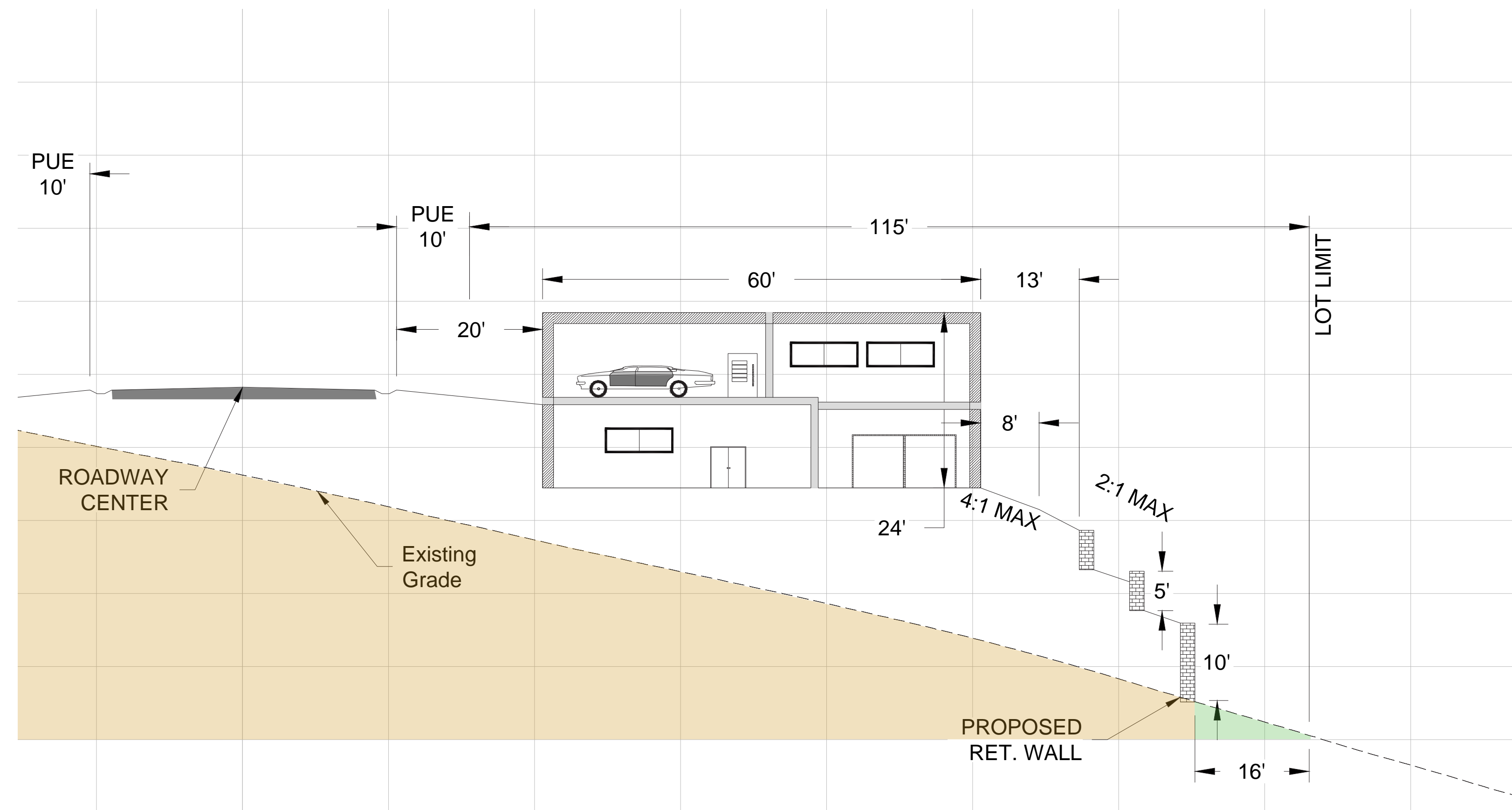
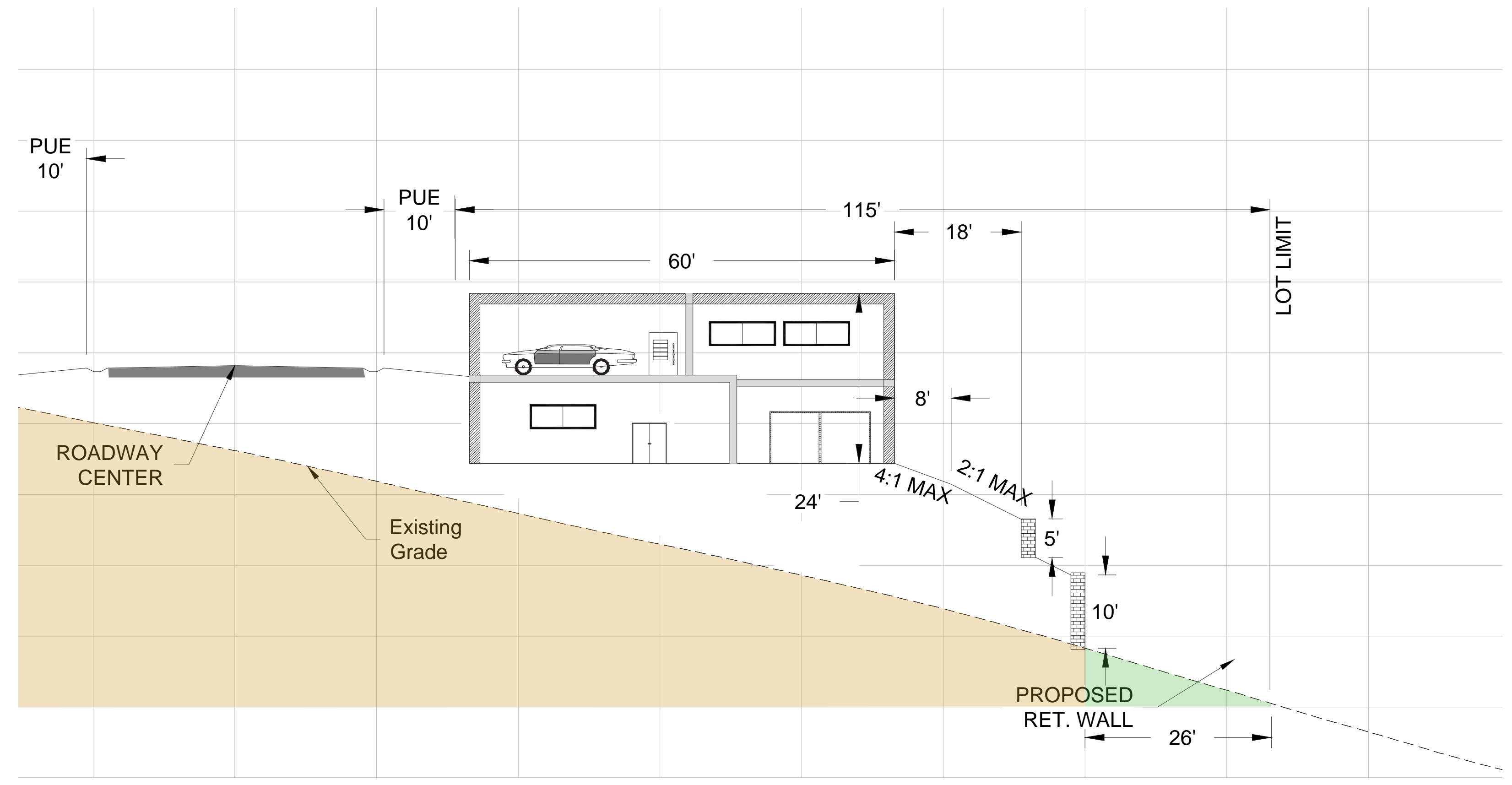
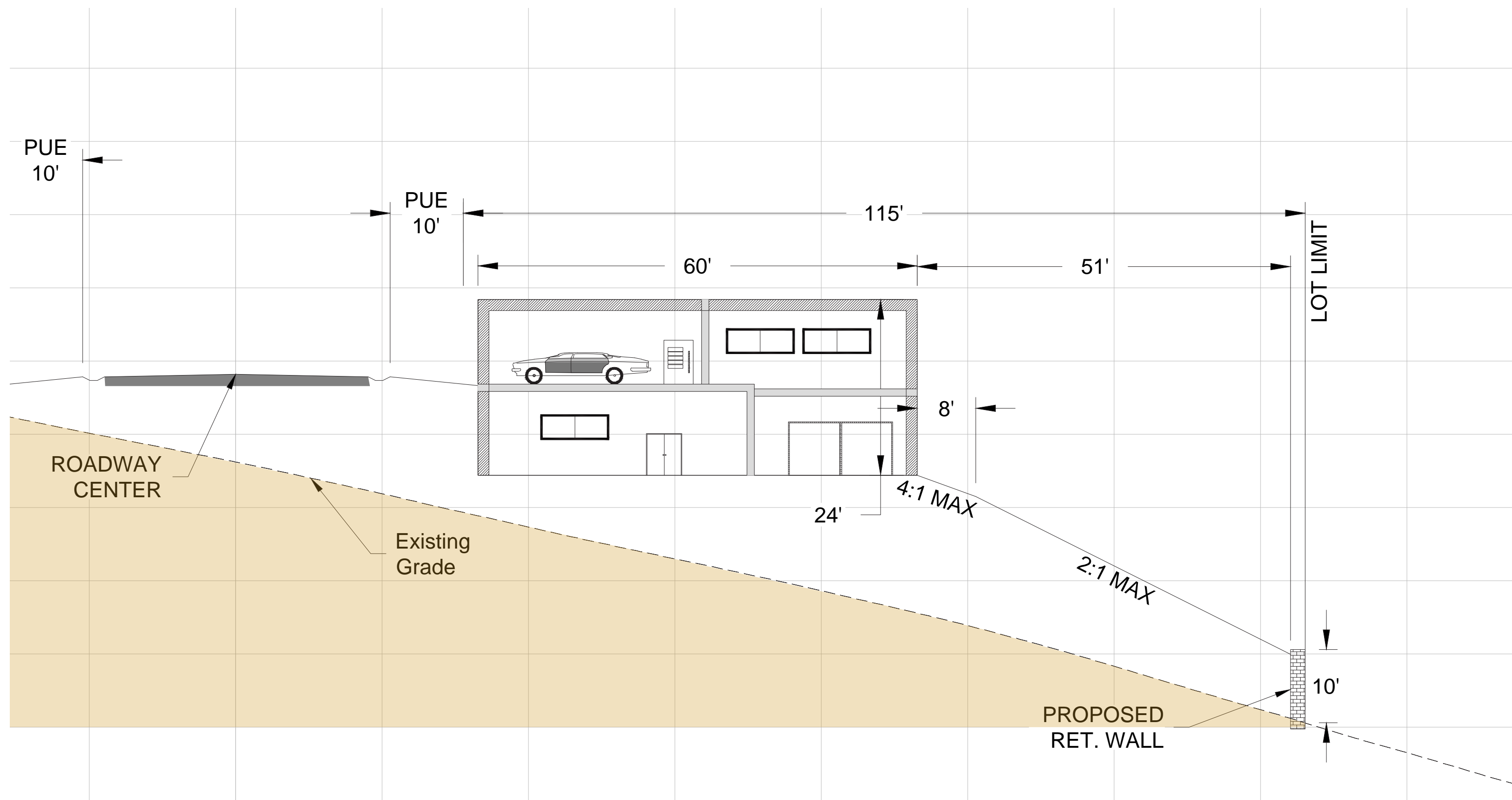
06.02.22

**PEC**  
PROJECT ENGINEERING CONSULTANTS



PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT TYPICAL SECTIONS



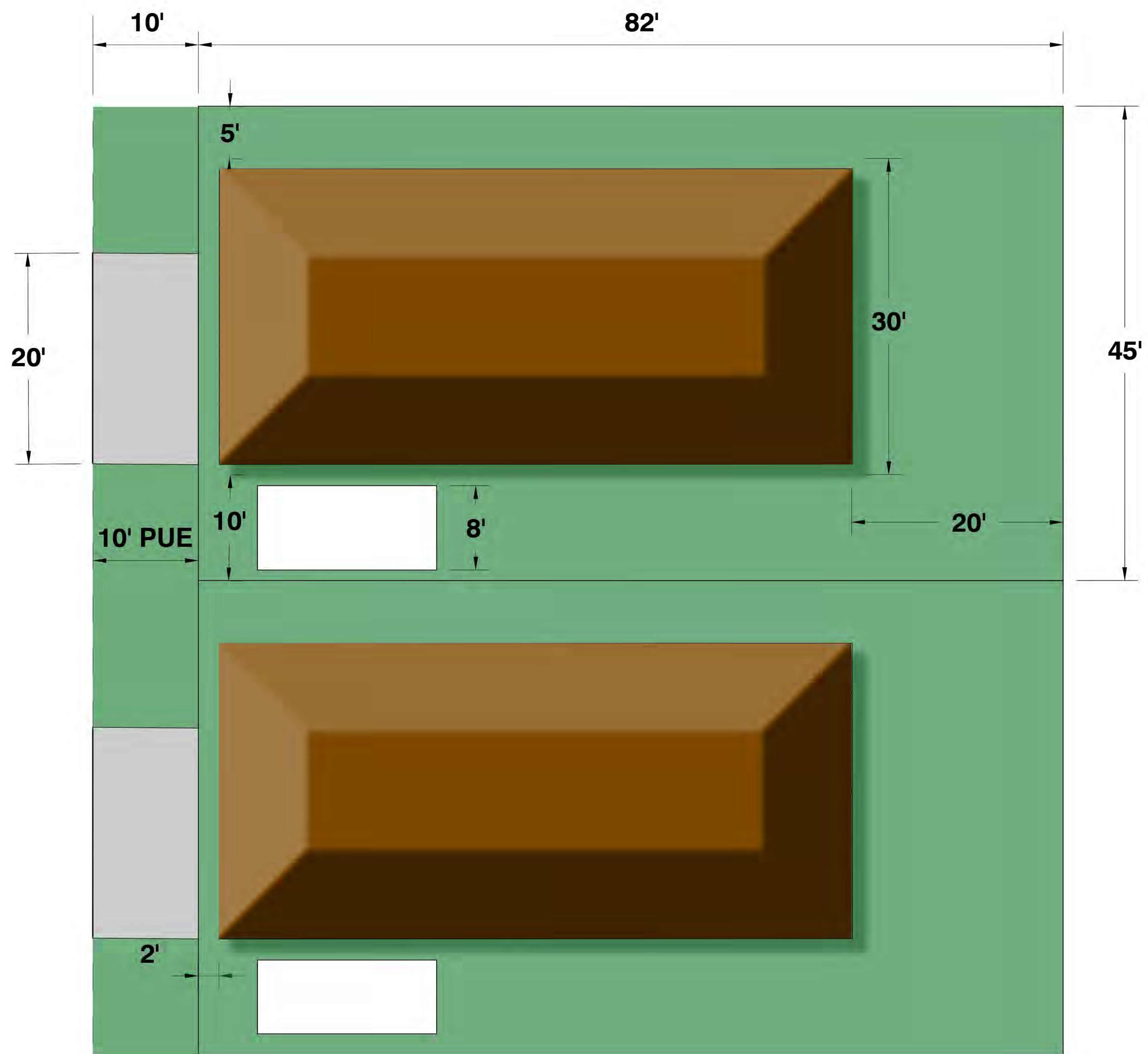
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT VILLAS TYPICAL SECTIONS

**SKYHAWK**  
DEVELOPMENT

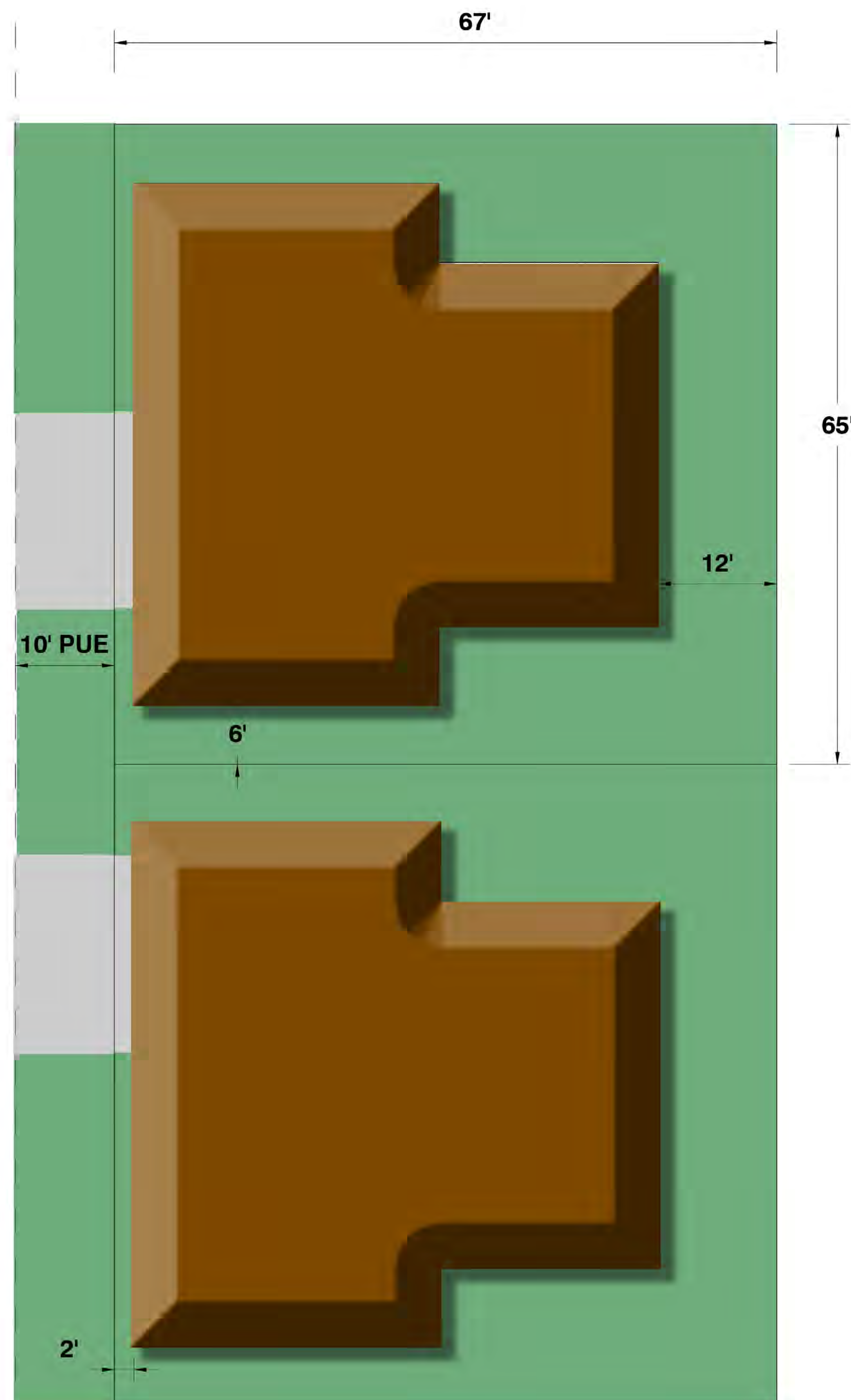
06.02.22

**PEC**  
PROJECT ENGINEERING CONSULTANTS

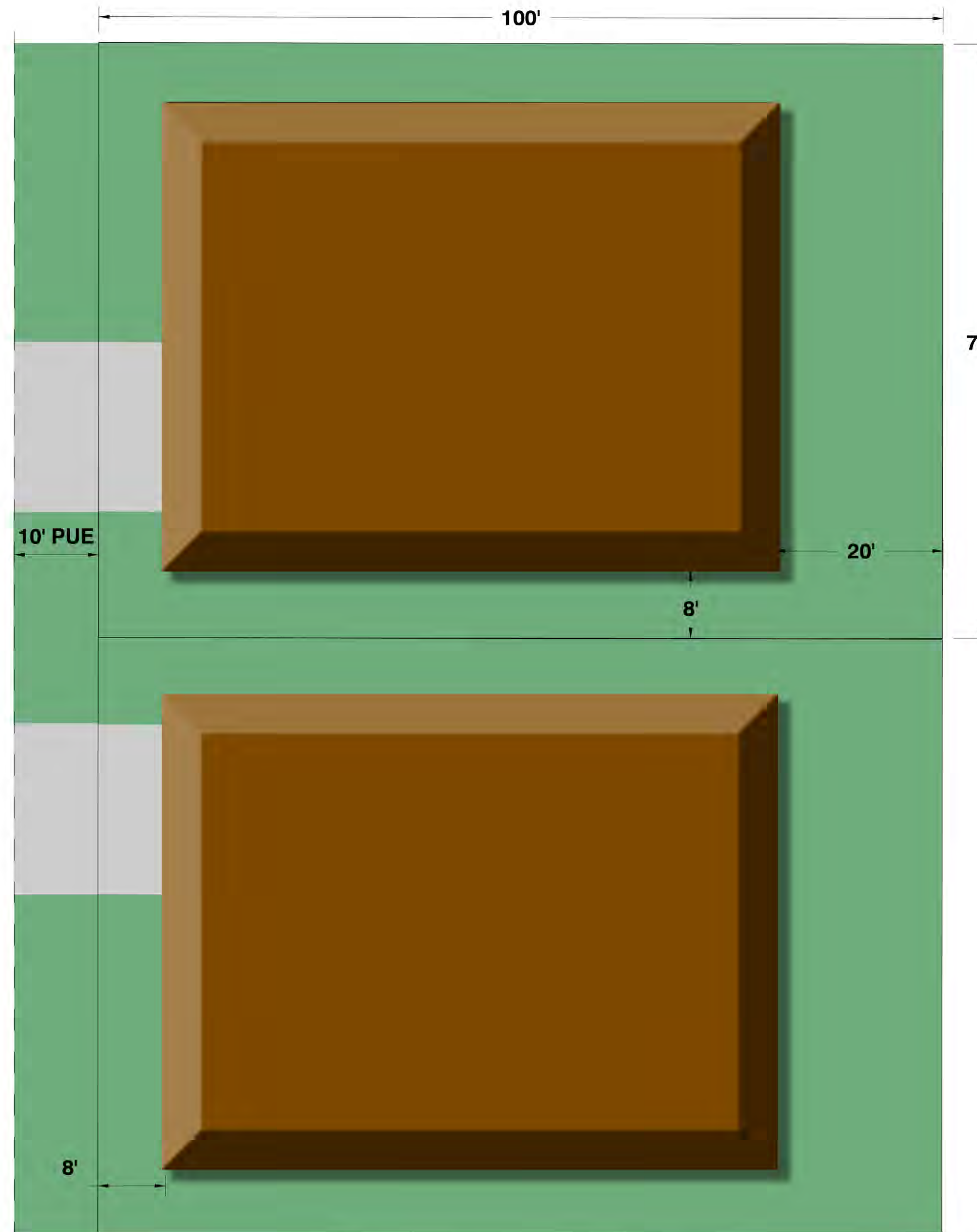


PRELIMINARY SUBJECT TO CHANGE





PRELIMINARY SUBJECT TO CHANGE



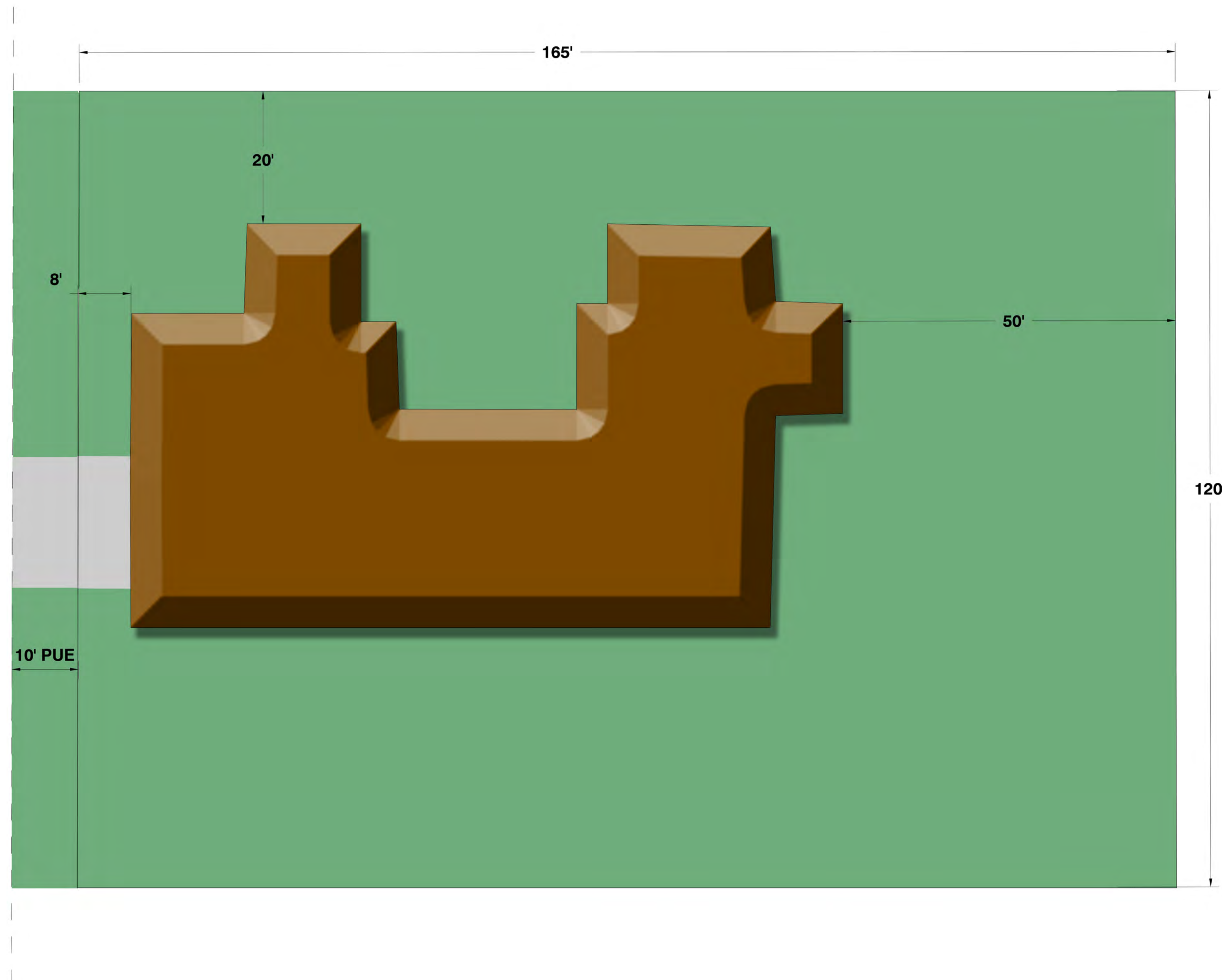
PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT LODGES

**SKYHAWK**  
DEVELOPMENT

06.02.22





PRELIMINARY SUBJECT TO CHANGE



APEX

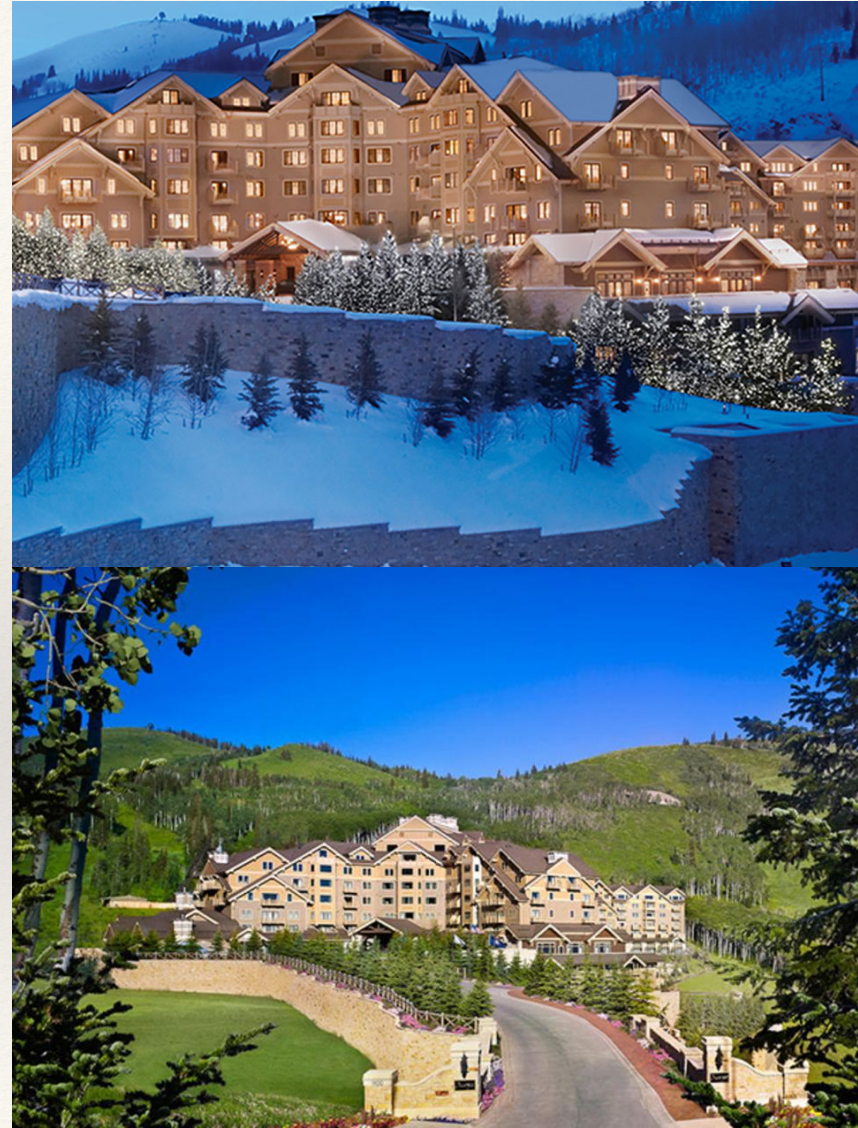
30' OR MORE





MONTAGE

30' MORE





ST REGIS

50' OR MORE





PRELIMINARY SUBJECT TO CHANGE

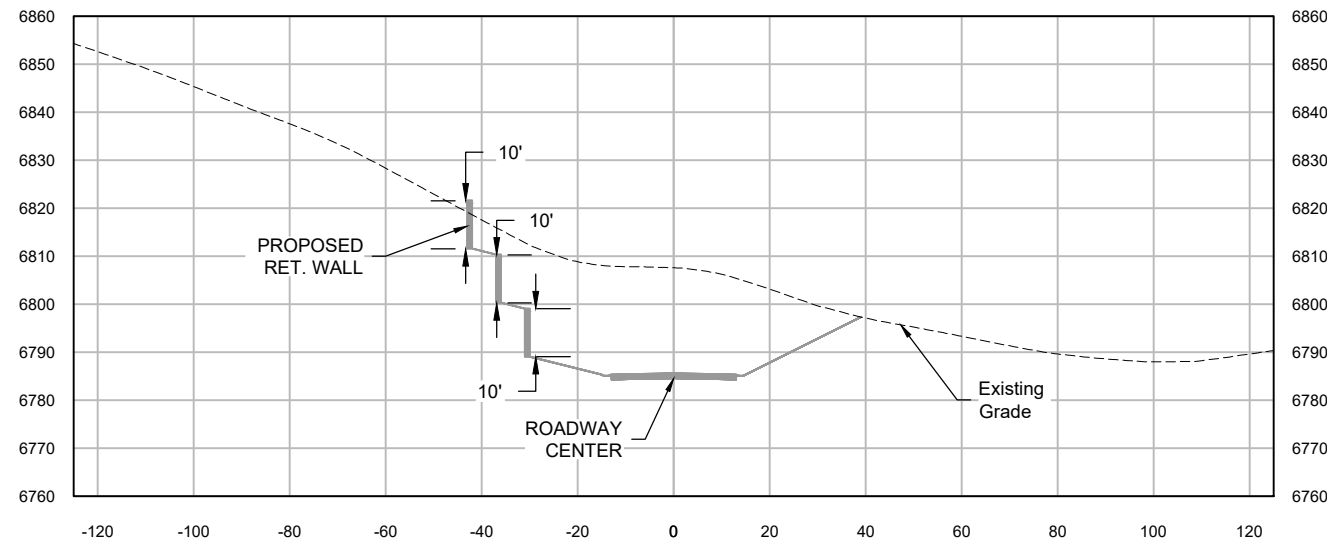
# BOULDERS AT HIDEOUT

## PLAN VIEW

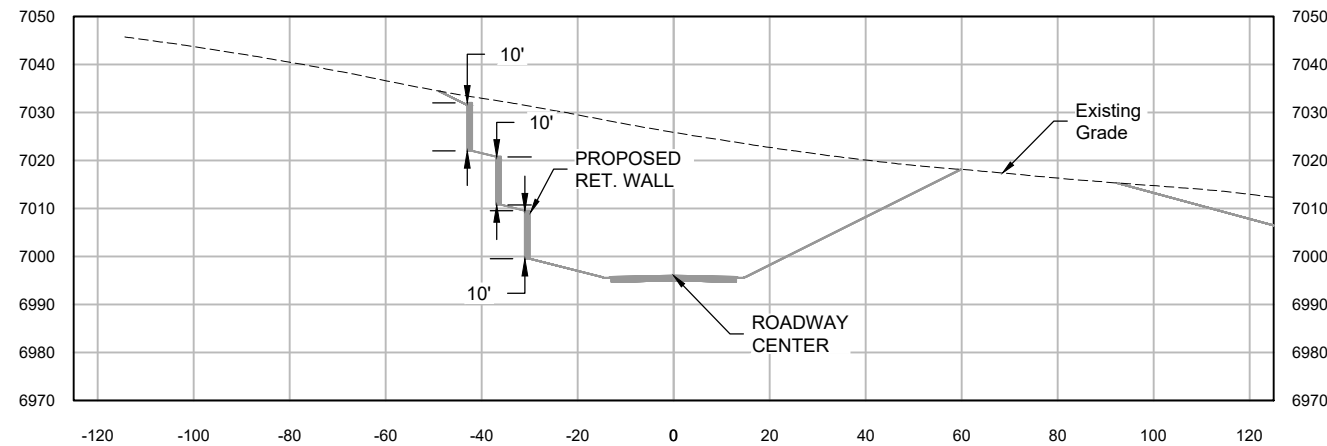
**SKYHAWK**  
DEVELOPMENT

06.03.22

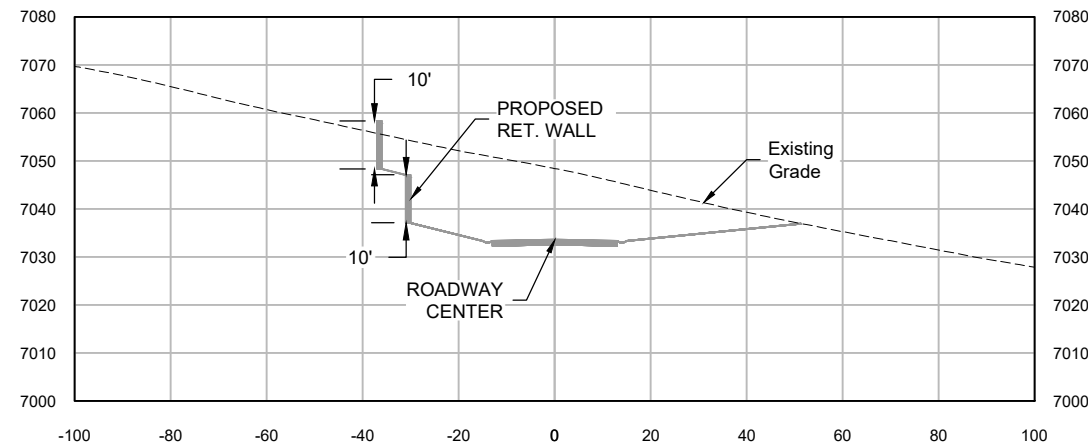
**PEC**  
PROJECT ENGINEERING CONSULTANTS



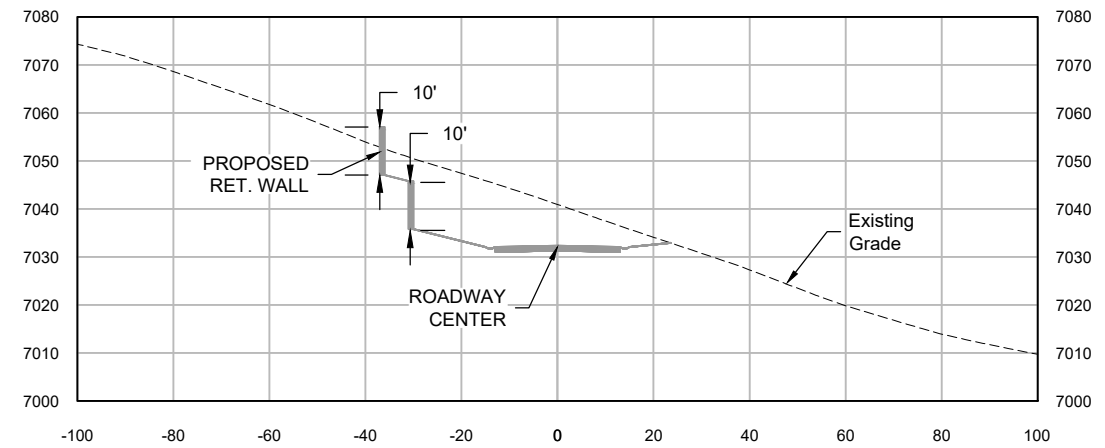
CROSS SECTION MAIN RD 1  
SECTION A-A



CROSS SECTION DR 2  
SECTION B-B



SECTION C-C



SECTION D-D

CROSS SECTION RD 4

PRELIMINARY SUBJECT TO CHANGE

# BOULDERS AT HIDEOUT CROSS SECTIONS



06.03.22

