



HIDEOUT, UTAH PLANNING COMMISSION SPECIAL MEETING AND PUBLIC HEARINGS

March 04, 2025

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold a Special Meeting and Public Hearings electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Tuesday, March 4, 2025.

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/>

Special Meeting and Public Hearings

6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Meeting Minutes

1. [February 18, 2025 Planning Commission Minutes DRAFT](#)

IV. Public Hearings

1. Consideration and possible approval of a Conditional Use Permit (CUP), formerly known as a Planned Performance Development (PPD), for the Wildhorse Development to allow a Cluster Development with smaller lots in the Mountain Residential (MR) Zoning District.
2. Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0020-8164 (Wildhorse Development) from Mountain (M) Zone to Neighborhood Mixed Use (NMU). This proposed development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.
3. Discuss and possibly make a recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development.
4. [Discuss and possibly make a recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 \(the "Elkhorn Springs" Development\) from Mountain \(M\) zone to Neighborhood Mixed Use \(NMU\), Residential 6 \(R6\), Residential 20 \(R20\), and Natural Preservation \(NP\).](#)
5. Discuss and possibly make a recommendation to Town Council regarding a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals.

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. February 18, 2025 Planning Commission Minutes DRAFT

Minutes
Town of Hideout Planning Commission
Regular Meeting
February 18, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a rescheduled Regular Meeting on February 18, 2025 at 6:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

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

II. Roll Call

Present: Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Glynnis Tihansky

Attending Remotely: Chair Tony Matyszczyk
Commissioner Donna Turner (joined at 7:09 PM)

Excused: Commissioner Peter Ginsberg (alternate)
Commissioner Chase Winder (alternate)

Staff Present: Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Gordon Miner, Town Engineer

Public Attending Remotely: Tim Schoen, Jerry Crylen, Tom Longhi, Kristian Mulholland, Richard Otto, Diane Schoen, Nate Brockbank, Kurt Basford, Paul Watson, Eric Davenport, Kirk Benson, John Gray, Anne Gruber, Jim Gruber, Jonathan Gunn, Michael Lee, Cindy Lee, Ilana Polster, James Scheiman, Katie Shepley, Reme Shipley, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. January 16, 2025 Planning Commission Minutes DRAFT

There were no comments on the January 16, 2025 draft minutes.

1 *Motion: Commissioner Tihansky moved to approve the January 16, 2025 Planning*
2 *Commission Minutes. Commissioner Cooper made the second. Voting Yes: Commissioner*
3 *Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No:*
4 *None. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion*
5 *carried.*

6 **IV. Agenda Items**

7 **1. Presentation and possible approval of an updated concept plan for the Wildhorse**
8 **Development on parcel 00-0020-8164. This development is located on the northern side of SR-**
9 **248, between the Woolf property and the Klaim Subdivision.**

10 Town Planner Thomas Eddington provided an overview of the updated concept plan and referred
11 to the Staff Report included in the meeting materials. He discussed the relocated commercial area,
12 new plans for retaining walls, steep slope areas and new lot configurations. He noted the number
13 of residential single family home lots had been reduced to eight from an earlier plan for ten lots.
14 In response to a question from Commissioner Rachel Cooper regarding the proposed height of the
15 commercial building, Mr. Eddington explained that with the new location of this part of the
16 development, the height restrictions previously discussed would not apply.

17 Mr. Eddington identified areas of retaining walls which would exceed the current Town Code and
18 where the Applicant would be seeking a variance. Members of the Applicant's team including
19 Messrs. Tim Schoen, Jerry Crylen, Richard Otto, Kurt Basford and Kristian Mulholland answered
20 a variety of question on the layout, parking area, lot sizes and retaining wall designs. It was noted
21 that the plans for the retaining walls could change based on the extent of bedrock throughout the
22 property that would be determined once excavation commenced.

23 Mr. Eddington discussed the proposed cluster development and requested setbacks for residential
24 lots which would be less than the current Mountain zoning requirement. Chair Matyszczyk stated
25 he was comfortable with the proposed setbacks given the number of home lots had been reduced
26 leaving more open space overall.

27 Commissioner Cooper asked if a traffic light would be installed at the entrance to SR-248. Town
28 Engineer Gordon Miner stated that it would be dictated by the corridor agreement with UDOT;
29 Mr. Eddington stated a traffic light was not anticipated under the current corridor agreement but
30 may be reevaluated in the future at UDOT's discretion.

31 Mr. Otto discussed a concept for three to five villas added to the concept plan which would be
32 smaller residential units subject to height restrictions. Mr. Miner noted the proposed roads would
33 be private so they were not subject to the Town's standards however all roads would need to meet
34 fire district code.

35 Mr. Eddington discussed a variety of conditions which he and Mr. Miner suggested being included
36 if this concept plan were to be approved and explained next steps which would require approval
37 of a rezone application and Master Development Agreement (MDA) at a future public hearing.

38 *Motion: Commissioner Tihansky moved to approve the updated concept plan with the*
39 *conditions suggested by the Town Planner and Town Engineer for the Wildhorse*
40 *Development. Commissioner Pieper made the second. Voting Yes: Chair Matyszczyk,*
41 *Commissioner Pieper and Commissioner Tihansky. Voting No: Commissioner Cooper.*
42 *Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion*
43 *carried.*

1 **2. Presentation and possible approval of an updated concept plan for the Elkhorn Springs**
2 **Development on parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property").**

3 Mr. Nate Brockbank, Applicant, joined the meeting and asked if a special meeting would be
4 scheduled for early March based on his previous conversations with town staff and the submittal
5 of a draft MDA a few weeks prior. Mr. Eddington stated that it was the plan if the concept plan
6 was approved at this meeting.

7 Mr. Eddington provided an overview of the updated concept plan which included thirty-six
8 stacked flat units, 137 single family lots and fifty-three town homes. He discussed the commercial
9 acreage and community center which would be deeded to the town and stated Holmes Homes
10 would build the community center for the Town to manage.

11 Mr. Eddington referred to the Staff Report which had been included in the meeting materials, and
12 discussed areas of open space and sensitive lands, coordination with the developer of the Golden
13 Eagle subdivision regarding a shared access road, drainage channels and wildlife corridors which
14 would need to be protected.

15 Mr. Brockbank discussed an expected phasing plan and noted development would begin with road
16 construction and infrastructure to be connected from pipes along SR-248 and moving further into
17 the property. Mr. Miner stated the complete engineering review would be conducted based on the
18 application to be submitted; Mr. Eddington reviewed a number of conditions he and Mr. Miner
19 suggested being part of an approval of the concept plan.

20 Regarding road construction within the development, Mr. Paul Watson stated all roads except the
21 collector road to Golden Eagle would be private and would follow the prior town guidelines in
22 effect at the time of the concept plan application. Mr. Miner stated private roads would need to
23 comply with fire district code. Mr. Eddington discussed the next steps if this concept plan was
24 approved would be the approval of a rezone application and MDA at a future public hearing.

25 ***Motion: Commissioner Pieper moved to approve the updated concept plan with the conditions***
26 ***suggested by the Town Planner and Town Engineer for the Elkhorn Springs Development.***
27 ***Chair Matyszczczyk made the second. Voting Yes: Chair Matyszczczyk, Commissioner Pieper and***
28 ***Commissioner Turner. Voting No: Commissioner Cooper and Commissioner Tihansky.***
29 ***Abstaining from Voting: None. Absent from Voting: None. The motion carried.***

30 **V. Meeting Adjournment**

31 Mr. Eddington announced a special meeting and public hearing would be scheduled for March 4,
32 2025. There being no further business, Chair Matyszczczyk asked for a motion to adjourn.

33 ***Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Pieper made***
34 ***the second. Voting Yes: Commissioner Cooper, Chair Matyszczczyk, Commissioner Pieper,***
35 ***Commissioner Tihansky and Commissioner Turner. Voting No: None. Absent from Voting:***
36 ***None. The motion carried.***

37 The meeting adjourned at 7:57 PM.

38
39
40 _____
41 Kathleen Hopkins
Deputy Recorder for Hideout

File Attachments for Item:

4. Discuss and possibly make a recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the “Elkhorn Springs” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP).

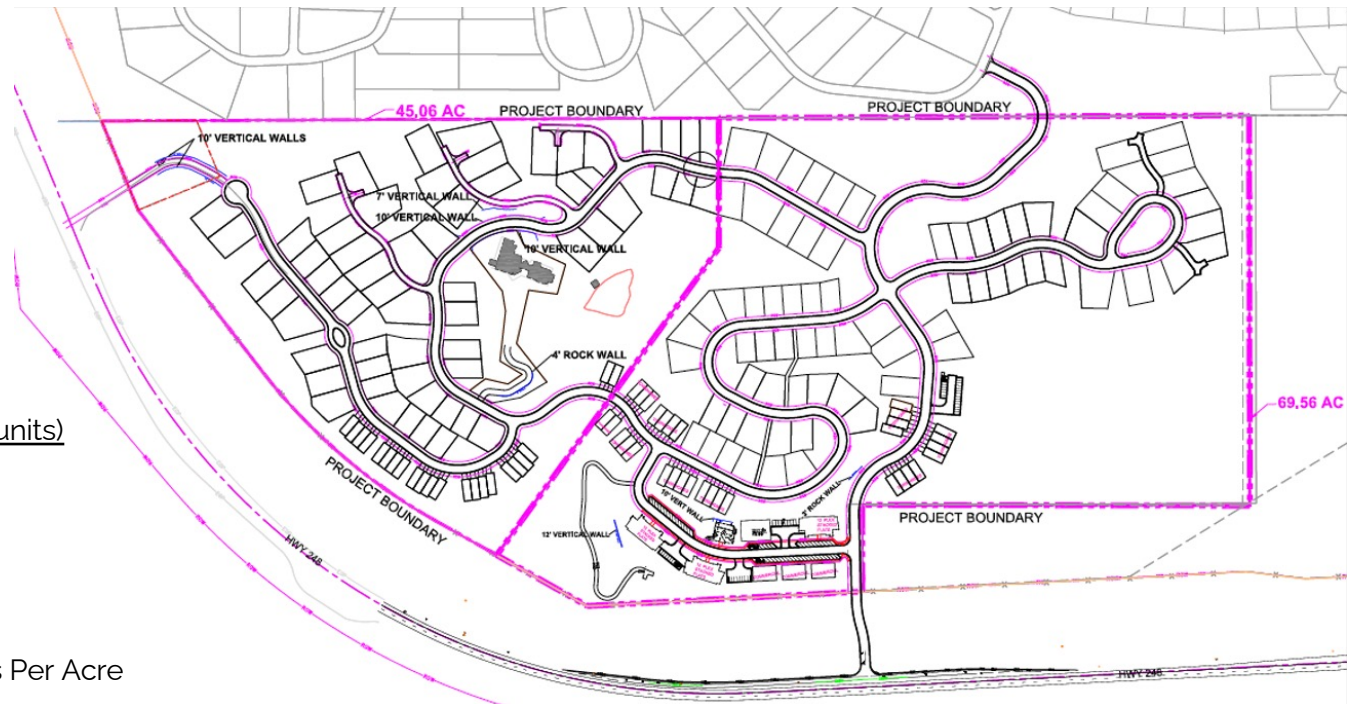
Elk Horn Springs Development Rezoning Request & MDA

Staff Report/Presentation

March 4, 2025

Planning Commission Meeting

Lot Configuration and Road Network



<u>Proposed Density:</u>	226 lots (units)
SF	137 units
TH	53 units
Stacked	36 units

Development Area: 115 acres

Density : 1.96 Units Per Acre

+ 3 Commercial Pads 12,000 SF (footprint)

All Units are proposed as nightly rentals – resort development

Lot Configuration and Road Network

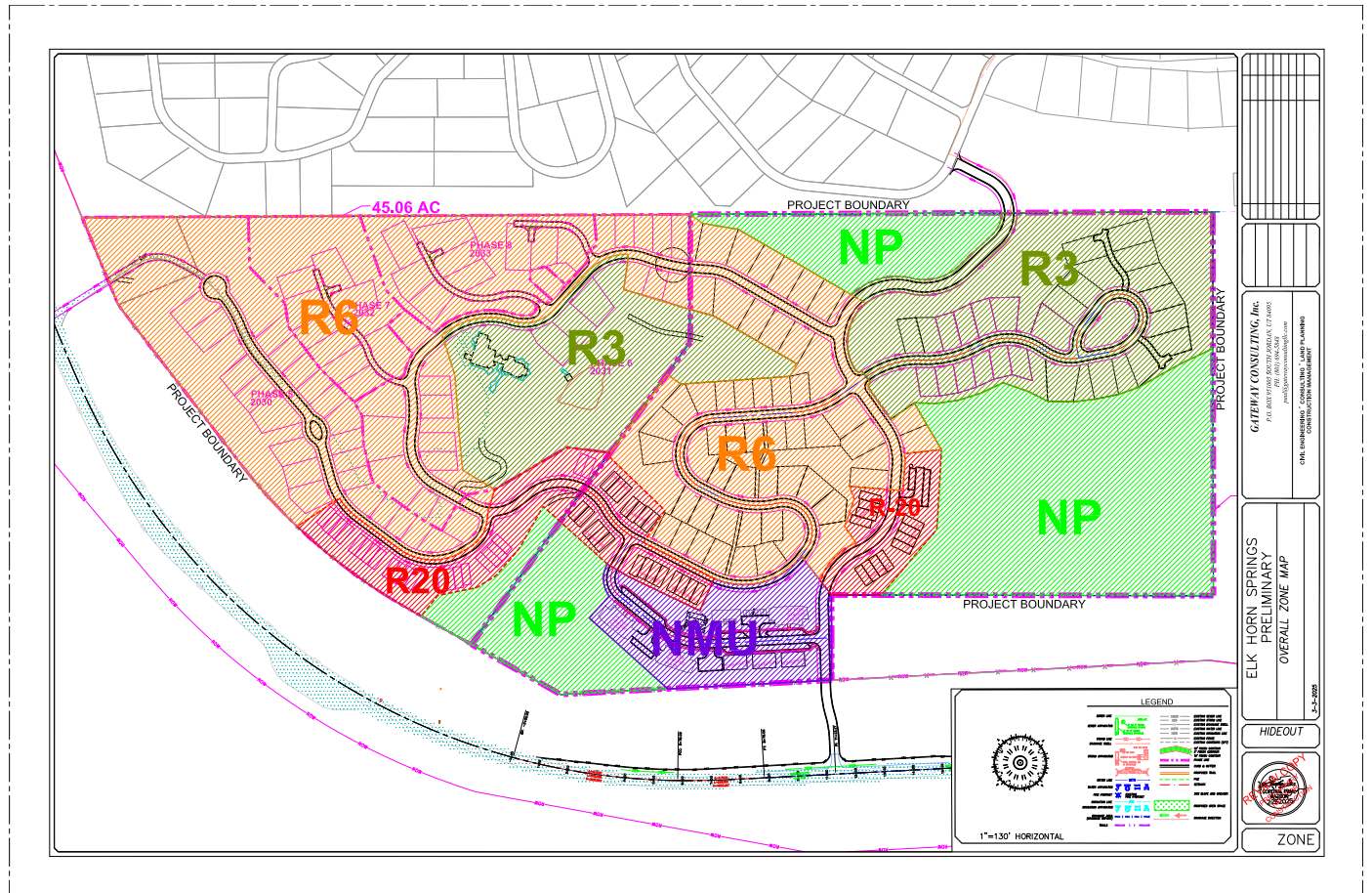
R3 – Up to 3 lots per acre

R6 – Up to 6 lots per acre

R20 – Up to 20 lots per acre

NMU – Up to 20 units per acre & Grocery, restaurant allowed (retail is a CUP; consider allowing per MDA)

NP – Natural Preservation, no buildings permitted



2019 General Plan

- When the Planning Commission considers a concept plan or rezoning request, any recommendation must be in compliance with the General Plan.
- The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Planning Commission should review the proposed CUP and cluster proposal for rezoning and determine whether it complies with the General Plan.



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.

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.

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.

6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

Master Development Agreement (MDA)

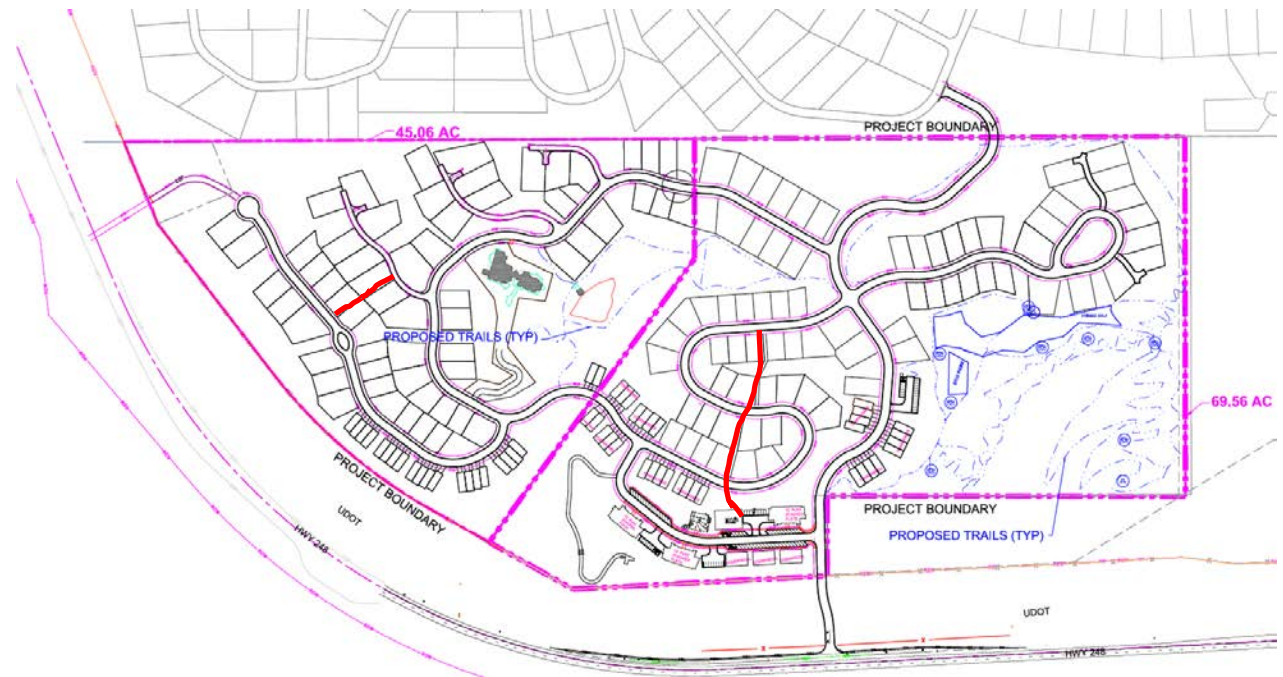
Community Impact Analysis – Developer Obligations

- **Clubhouse, Pool and Indoor Pickleball Facilities** – size, design, amenities, and phasing to be included in the MDA.
 - **Parks – this includes** a dog park and frisbee golf park. Final location and timing to be determined in coordination with UDOT and the wildlife corridor/drainage basin (Murdoch Hollow).
 - **Land/Open Space Dedication** – the +/-15 acres must be legally defined and mapped for inclusion in the MDA.
 - **Trails – proposed** within the land (+/- 15 acres to be dedicated to the Town). Trail construction type, width, materials, and final locations to be reviewed by the Town Planner and Town Engineer. Details to be included in the MDA.
-
- **Commercial Buildings and Land** - three commercial building pads (5,0000 SF footprint) to be dedicated to the Town. The land under and surrounding these building must be legally defined and mapped for inclusion within the MDA. The PC recommended that the developer build one of the three, to Town Design Standards, as part of their developer obligations.
 - **Town Entry Sign** - commitment to fabricate and place a sign on the south end of Town (where the existing wooden sign is located just south of the entry road to Golden Eagle). This sign will match the sign committed by the Developer on the north side of Town that was part of the Deer Springs MDA.
 - **Alta Survey, Topographical Assessment and Design Engineering for Spine Trail** - cash payments totaling \$750,000 to pay for the design of the trail system for a 10'-0" asphalt trail extending from Kamas to Park City Heights.

Updates Required per Concept Plan

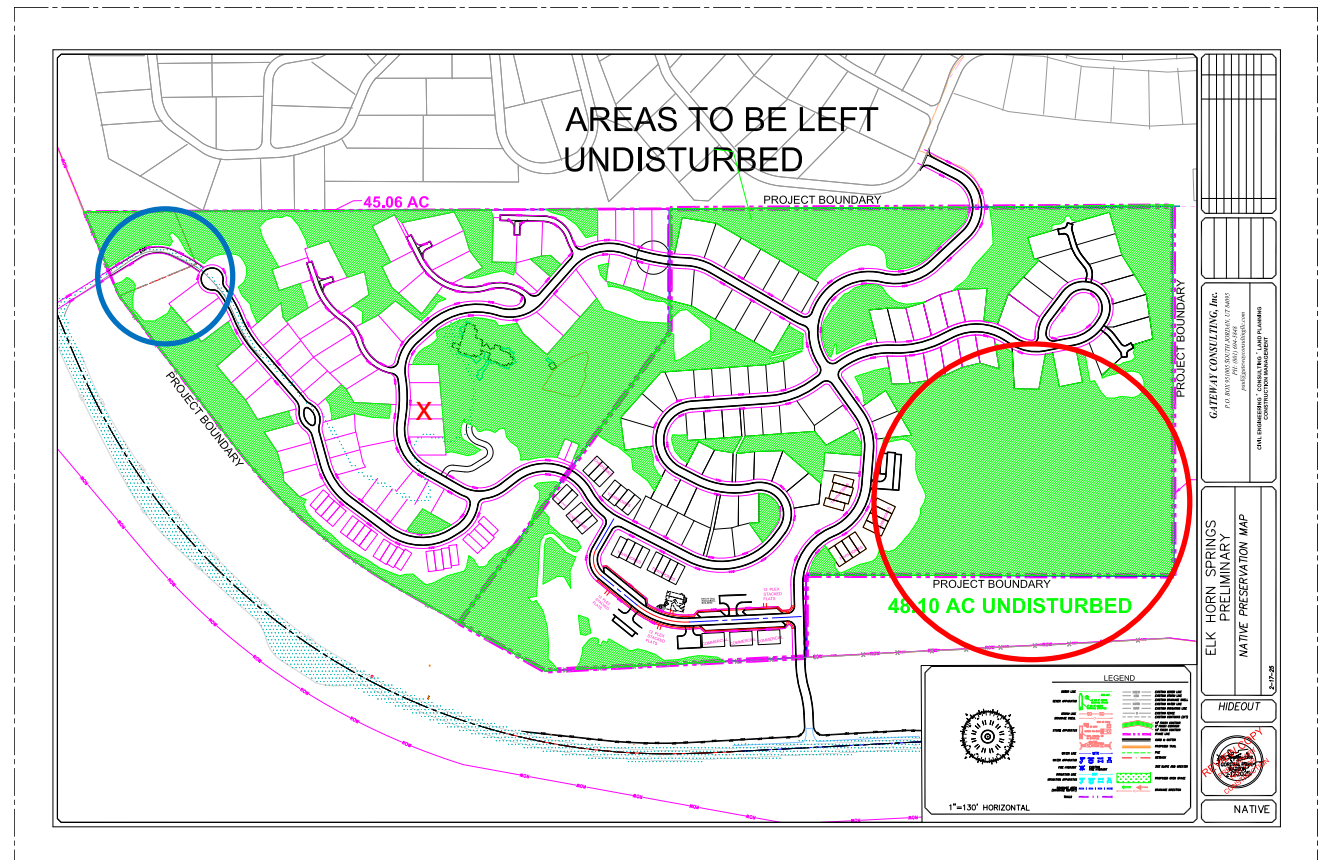
Updated Trail Network

- The updated proposal will have to be reviewed in accordance with UDOT and wildlife corridor recommendations.
- The “Old Town Park City” stairways shall be built as part of the overall street, trail, and other horizontal infrastructure (in red) and within a designated easement.
- These need to be included on the site plan and shall be designated as easements on the subdivision plan that is recorded with Wasatch County.



Undisturbed Land

- Preservation of the existing slopes and vegetation will be strictly enforced
- LOD (limits of disturbance) designations will be tied to the lot lines as illustrated in this map
- The dog park and frisbee golf may have to be moved up and out of the wildlife corridor / drainage basin on the southeastern section of the development site
- The existing entry has conflicting information (blue circle) – will it be disturbed?



Proposed Slope Disturbance

- A proposed landscaping plan is required for all stormwater basins (circled in red). The proposed basin along SR248 will require significant screening. Profiles of the basins shall be provided for review.



Proposed Housing Typology – Design Standards



2019 General Plan

- When the Planning Commission considers a concept plan or rezoning request, any recommendation must be in compliance with the General Plan.
- The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Planning Commission should review the proposed conceptual site plan and determine whether it complies with the General Plan.



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.

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.

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.

6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

Master Development Agreement (MDA)

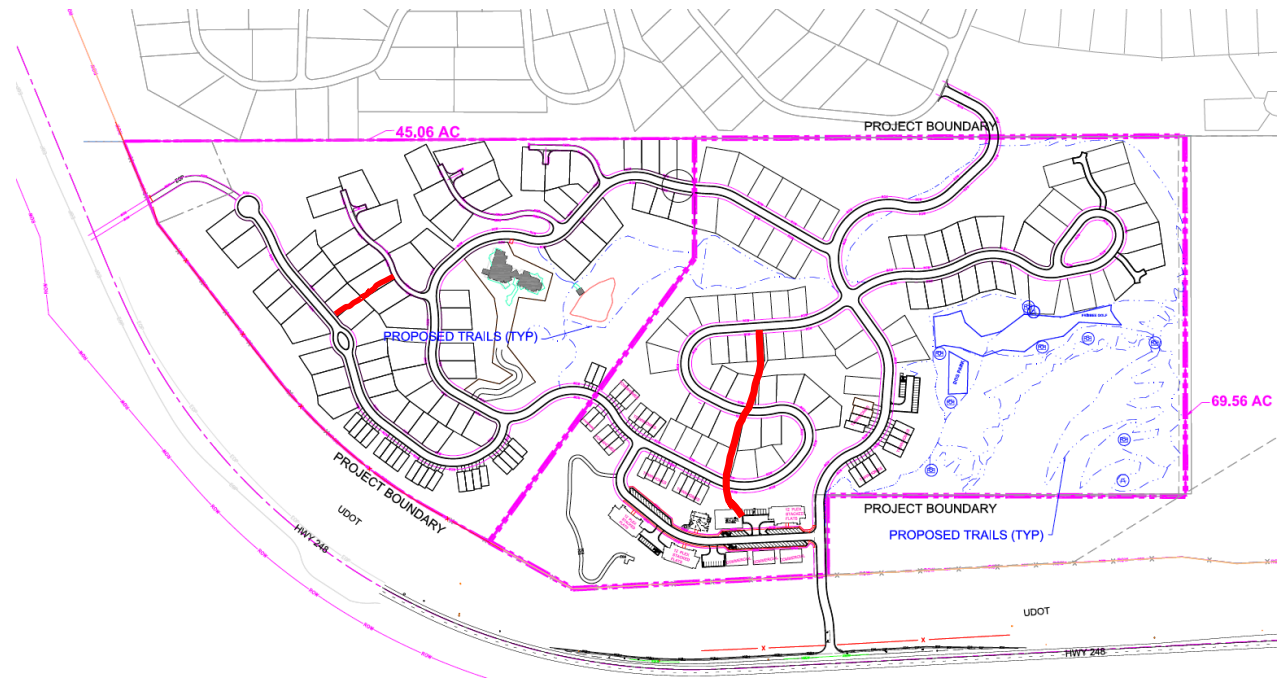
Community Impact Analysis – Developer Obligations

- **Clubhouse, Pool and Indoor Pickleball Facilities** – size, design, amenities, and phasing to be included in the MDA.
 - **Parks – this includes** a dog park and frisbee golf park. Final location and timing to be determined in coordination with UDOT and the wildlife corridor/drainage basin (Murdoch Hollow).
 - **Land/Open Space Dedication** – the +/-15 acres must be legally defined and mapped for inclusion in the MDA.
 - **Trails – proposed** within the land (+/- 15 acres to be dedicated to the Town). Trail construction type, width, materials, and final locations to be reviewed by the Town Planner and Town Engineer. Details to be included in the MDA.
-
- **Commercial Buildings and Land** - three commercial building pads (5,0000 SF footprint) to be dedicated to the Town. The land under and surrounding these building must be legally defined and mapped for inclusion within the MDA. The PC recommended that the developer build the commercial development, to Town Design Standards, as part of their developer obligations.
 - **Town Entry Sign** - commitment to fabricate and place a sign on the south end of Town (where the existing wooden sign is located just south of the entry road to Golden Eagle). This sign will match the sign committed by the Developer on the north side of Town that was part of the Deer Springs MDA.
 - **Alta Survey, Topographical Assessment and Design Engineering for Spine Trail** - cash payments totaling \$750,000 to pay for the design of the trail system for a 10'-0" asphalt trail extending from Kamas to Park City Heights.

Updates Required per Concept Plan

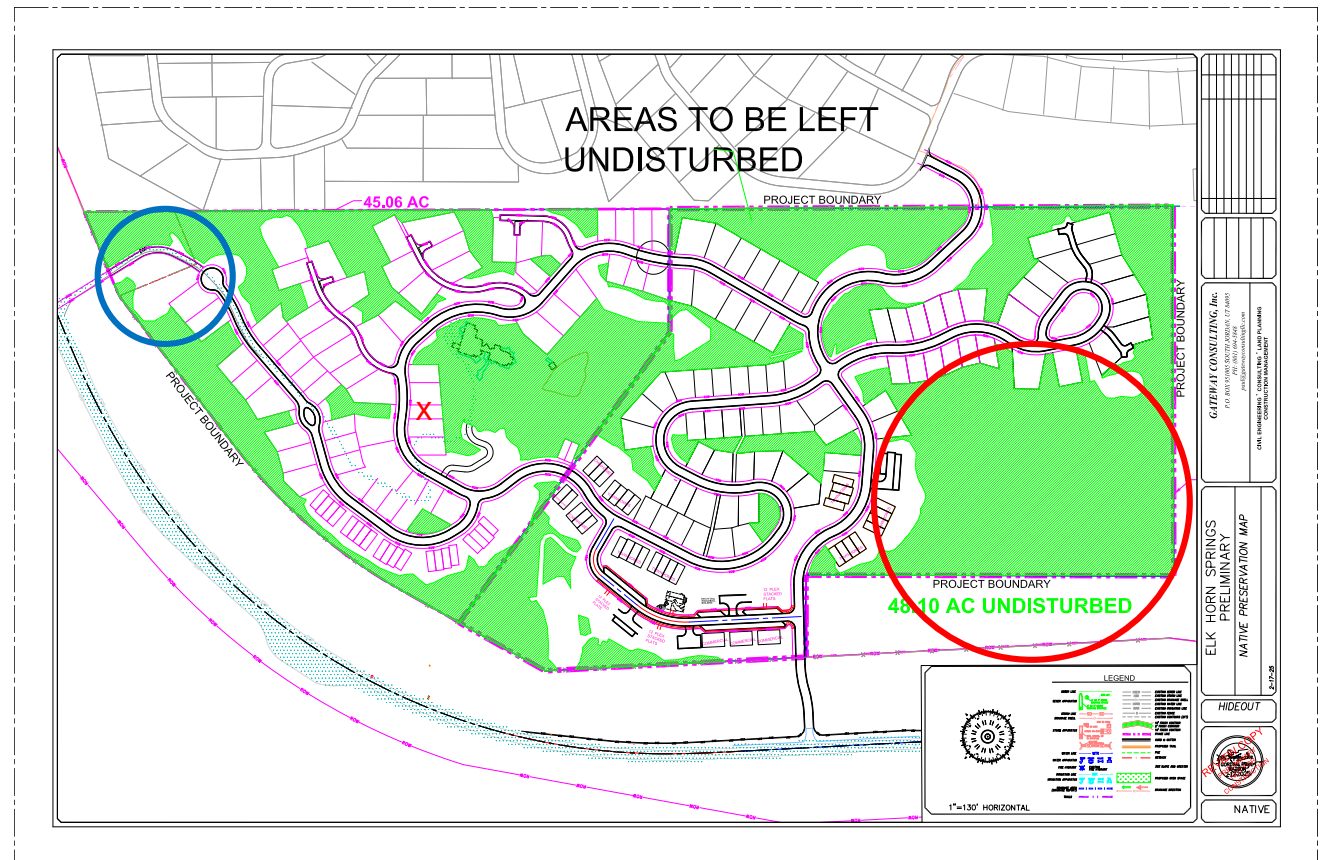
Updated Trail Network

- The updated proposal will have to be reviewed in accordance with UDOT and wildlife corridor recommendations.
- The “Old Town Park City” stairways shall be built as part of the overall street, trail, and other horizontal infrastructure (in red) and within a designated easement.
- These need to be included on the site plan and shall be designated as easements on the subdivision plan that is recorded with Wasatch County.



Undisturbed Land

- Preservation of the existing slopes and vegetation will be strictly enforced
- LOD (limits of disturbance) designations will be tied to the lot lines as illustrated in this map
- The dog park and frisbee golf may have to be moved up and out of the wildlife corridor / drainage basin on the southeastern section of the development site
- The existing entry has conflicting information (blue circle) – will it be disturbed?



Proposed Slope Disturbance

- A proposed landscaping plan is required for all stormwater basins (circled in red). The proposed basin along SR248 will require significant screening. Profiles of the basins shall be provided for review.

