



HIDEOUT, UTAH PLANNING COMMISSION

REGULAR MEETING

March 16, 2023

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting electronically for the purposes and at the times as described below on Thursday, March 16, 2023

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's March 16, 2023 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting
6:00 PM

I. Call to Order

1. [March 16, 2023 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [February 16, 2023 Planning Commission Minutes DRAFT](#)

IV. Agenda Items

1. Announcement of Rachel Cooper as a regular voting member of the Planning Commission
2. Discussion and consideration of rescheduling the April 20, 2023 Regular Planning Commission Meeting
3. [Discussion of a concept plan for a potential development Bloom in Hideout \(the Salzman property, parcels 00-0020-8182 and 00-0020-8184\)](#)

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. March 16, 2023 No Anchor Site Determination Letter



March 16, 2023

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 Resolution 2022-R-17. 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 17.36% of those tested since March 1, 2023. The seven-day number of positive cases has been, on average, 212.7 per day since March 8, 2023.

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

Interested parties may join by dialing in as follows:

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

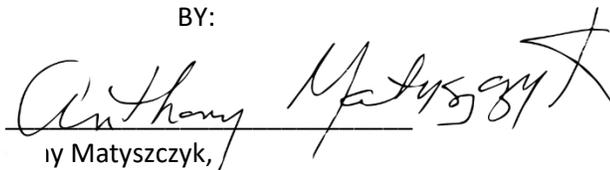
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

Additionally, comments may be emailed to hideoututah@hideoututah.gov. 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 April 15, 2023.

BY:


Anthony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. February 16, 2023 Planning Commission Minutes DRAFT

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Minutes
Town of Hideout
Planning Commission Regular Meeting and Public Hearing
February 16, 2023
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on February 16, 2023 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:02 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

II. Roll Call

PRESENT:

Chair Tony Matyszczyk
Commissioner Rachel Cooper (alternate)
Commissioner Jonathan Gunn
Commissioner Glynnis Tihansky
Commissioner Donna Turner

STAFF PRESENT:

Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Timm Dixon, Director of Engineering
Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

OTHERS IN ATTENDANCE: Eric Hales, Cliff Neerings, Damian Taitano, Greg McIntire, Ty Frisby, John Greer, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. January 19, 2023 Planning Commission Minutes DRAFT

There were no comments on the January 19, 2023 draft minutes.

Motion: Commissioner Turner made the motion to approve the January 19, 2023 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. Voting No: None. The motion carried.

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IV. Agenda Items

1. Planning Commissioner resignation

Chair Matyszczyk announced the resignation of Planning Commissioner Ryan Sapp and stated the Mayor and Town Council would appoint new a Planning Commissioner and possible Alternates at a future date.

2. Update on potential Hideout Fire Station

Representatives of Wasatch County Fire District, Fire Chief Eric Hales and Fire Marshall Clint Neerings were asked to present their findings on a potential site and plan for a fire station in Hideout. Mr. Hales reviewed the proposed location on a Town owned 7-acre parcel on SR-248, just north of the Klaim subdivision and shared three preliminary architectural plans of the building. He noted the proposed fire station would include two vehicle bays, could house up to five fire fighters and emergency response (EMS) personnel, and would utilize approximately one acre of the parcel. He added the proposed building would be approximately 8,000 square feet, and the site would necessitate approvals from Utah Department of Transportation (UDOT) to build a secondary access location onto SR-248.

Town Planner Thomas Eddington noted the Town is in the very early stages of assessing this property and Town Staff are simultaneously exploring various use options on this site and will continue to work with the Fire District team to evaluate options that could co-exist on the site. These options might include a trailhead and parking area and some sort of mixed-use commercial development.

In response to questions from Commissioner Jonathan Gunn, Mr. Hales stated the station could accommodate an ambulance location in addition to fire response vehicles and could be staffed with various combinations of fire fighter and EMS personnel. Mr. Hales stated there could be remaining buildable sites on the parcel for other public needs such as a sheriff station and/or Town Hall, but he noted the options were somewhat limited by the steepness and drainage areas of the property.

Mr. Hales stated this was an ideal location for a fire station as it was well within five miles of most of the Hideout residents and would shorten response times from the existing closest fire station located across the Jordanelle reservoir. Mr. Neerings discussed the additional benefits of an improved insurance rating with this proposed location being within 5 miles of most of the Town.

Commissioner Glynnis Tihansky asked if a traffic light on SR-248 would be necessary. Mr. Hales responded it would depend on overall traffic conditions, but he thought a very long entrance lane to the road could be safe. This matter would be discussed with UDOT.

Commissioner Donna Turner stated she liked the central location of the proposed site and was hopeful the location would also accommodate other uses including a future Town Hall site. Commissioner Gunn asked if UDOT might be amenable to ceding some any of its right-of-way in order to provide more level buildable property for this public amenity. Mr. Eddington stated it was a possibility which the team would explore.

Commissioner Tihansky asked if the existing acceleration/deceleration lanes would be sufficient. Mr. Hales stated the Fire District team would work with UDOT on this as well as approvals for additional access to SR-248. Mr. Neerings noted the presentation was still very preliminary, but they wanted to introduce the early concept and begin the process of working with the Town to move forward.

1 Commissioner Gunn stated he was supportive of the concept which would improve the Town's public
2 safety.

3 There being no further questions from the Planning Commissioners, Messrs. Hales and Neerings were
4 thanked for their presentation, excused and departed the meeting at 6:30 PM.

5
6 **3. Preliminary discussion of a potential development Bloom in Hideout (the Salzman**
7 **property)**

8 Chair Matyszczyk reported this item would be continued to a date uncertain.

9
10 **V. Public Hearing**

11 **1. Discussion and consideration of amending the Town's Annexation Policy Plan to include**
12 **additional acreage in Wasatch County, southeast of Hideout**

13 Commissioner Tihansky asked for clarification on the concerns expressed in the Jordanelle Special
14 Services District (JSSD) comment letter, and asked whether JSSD was already servicing Benloch
15 Ranch as currently approved for development by Wasatch County. Mr. Eddington stated the Town
16 Staff had reached out to JSSD to discuss their concerns but had only traded voicemails to date. Mr.
17 Eddington noted there was no anticipated increase in density for the overall Benloch Ranch project
18 should an annexation to Hideout be approved in the future. In response to a question from
19 Commissioner Gunn, Mr. Eddington stated he would not expect any of the terms of the existing
20 agreement between JSSD and Benloch Ranch to be altered in the event of a future annexation, and
21 Town Staff would discuss that with JSSD along with their other concerns noted in the comment letter.
22 Commissioner Gunn suggested inviting JSSD to a future Planning Commission meeting.

23 Mr. Eddington reminded the Planning Commissioners that a potential annexation application from
24 Benloch Ranch might be considered in the future, however the agenda item for this meeting was to
25 review and discuss an amendment of the Town's Annexation Policy Plan and the proposed annexation
26 declaration area (ADA) map. He also reminded the Planning Commissioners an approval to expand
27 the ADA would not require the Town to approve any specific or future annexation applications.

28 Mr. Eddington reviewed the updated map which had been included in the meeting materials, noted
29 several parcels which were included in the ADA but were not related to Benloch Ranch, and reminded
30 the Planning Commissioners any future annexation would need to ensure a contiguous connection to
31 the Town and not leave any "islands" of non-annexed property within future Town boundaries. He
32 also noted any parcel owners interested in annexation would have to initiate an application to the Town
33 and would not be automatically annexed without a public hearing process. He stated the approval of
34 the amended ADA was the necessary first step before considering any annexation application requests.

35 Chair Matyszczyk opened the Public Hearing at 6:48 PM. Mr. Damian Taitano asked what the purpose
36 was for limiting the ADA. Mr. Eddington explained it was a legal requirement for all Utah towns to
37 define these areas of future potential annexation which were limited by boundaries of neighboring city
38 and county lines.

39 There being no additional public comments related to this matter, the Public Hearing was closed at
40 6:55 PM and Chair Matyszczyk asked for a motion.

1 ***Motion: Commissioner Tihansky made the motion to make a positive recommendation to Town***
2 ***Council to expand the Town’s Annexation Declaration Area as presented, subject to the Town***
3 ***Staff meeting with Jordanelle Special Services District representatives to discuss and address the***
4 ***concerns stated in its comment letter. Commissioner Gunn made the second. Voting Yes:***
5 ***Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner Tihansky, and***
6 ***Commissioner Turner. Voting No: None. The motion carried.***

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9 **VI. Meeting Adjournment**

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

11 ***Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Turner made the***
12 ***second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, Commissioner***
13 ***Tihansky and Commissioner Turner. Voting No: None. The motion carried.***

14 The meeting adjourned at 6:59 PM.

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19 _____
20 Kathleen Hopkins
Deputy Recorder for Hideout

File Attachments for Item:

3. Discussion of a concept plan for a potential development Bloom in Hideout (the Salzman property, parcels 00-0020-8182 and 00-0020-8184)



Staff Report for The Bloom – Concept Plan Review

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: The Bloom Concept Plan for the Salzman Property

Date: Prepared for the March 16, 2023 Planning Commission Meeting

Submittals: Concept Plan Application, Concept Master Plan, Slope Plan and Precedent Images all dated March 2023

Introduction and Background

The Salzman property is familiar to the Planning Commission since The Boulders submitted a Concept Plan application in 2022. That application was ultimately withdrawn by the Applicants and a final vote was never made by the Planning Commission. The current proposal is for the same property but proposes less density and proposes a portion of the site (+/- 40 acres surrounding the existing house) to remain in its current condition. The proposed Concept Plan proposes a mixed-use development that is primarily made up of a mix of single-family homes, townhomes, casitas, a hotel, and commercial uses.

Site Characteristics

Total Acres of Site: 114 Acres

Current Zoning: Mountain (M)

Allowed Density: One (1) unit per acre or approximately 85 – 100 units after road infrastructure is built and steep slopes preserved.

Concept Density: +/-318 units primarily concentrated on the +/-75 acres that make up the eastern part of the site. 20,000 – 25,000 SF of neighborhood commercial

space is also proposed. The units are generally designated as the following use or housing types:

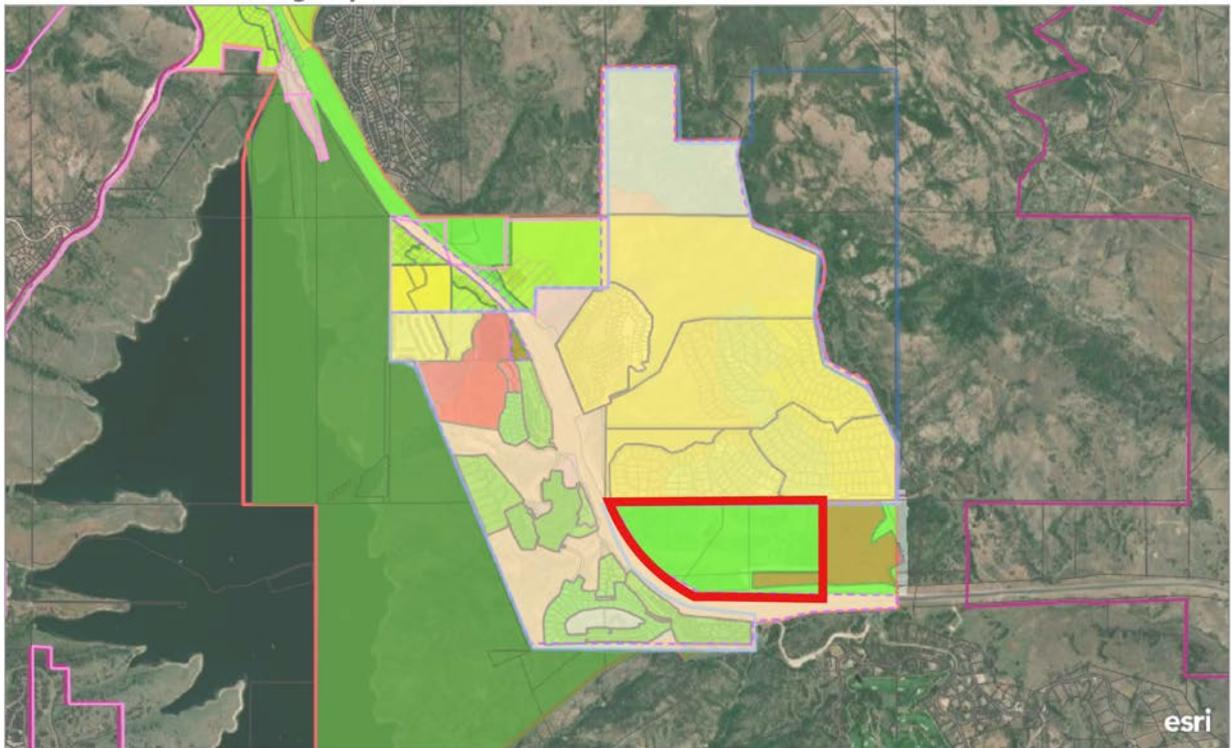
- Neighborhood Commercial: 20,000 - 25,000 SF
- Boutique Hotel: 60 units (120 keys w/lockout units)
- Casitas: 80 units
- Townhomes: 100 units
- Single-Family Lots: 18 lots

General Uses:

The Applicants are proposing a development concept that includes a variety of residential building typologies, a hotel, town commercial uses, and a hotel.

Site Location (proposed site in red outline)

Town of Hideout Planning Map

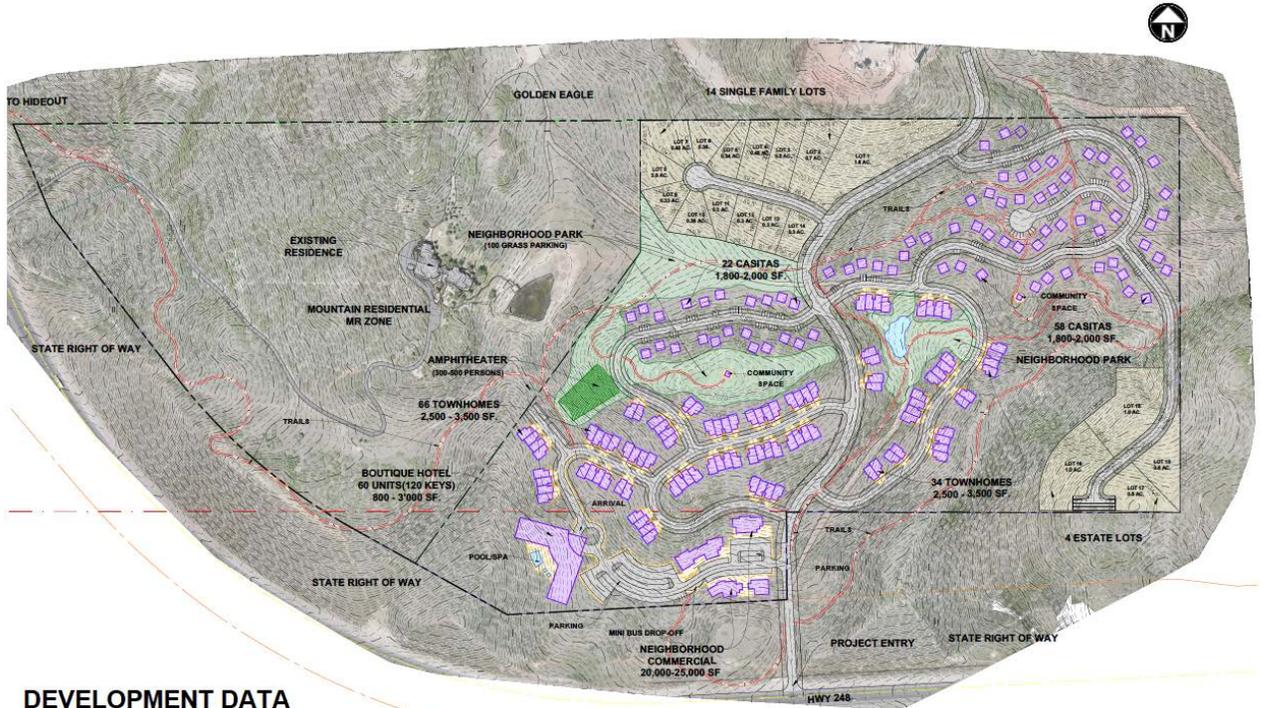


Planning map for the Town Of Hideout

0,6km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Utah AGRC

The Bloom Concept Plan (March 2023)



DEVELOPMENT DATA

NEIGHBORHOOD COMMERCIAL	20,000-25,000 SF.
BOUTIQUE HOTEL	60 UNITS (120 Keys)
CASITAS	80 UNITS
TOWNHOMES	100 UNITS
SINGLE FAMILY LOTS	18 LOTS

Planning Issues & Concerns for Discussion

Density: The proposed density is +/-300% of what is currently allowed. Where +/-100 of single-family units are permitted on one-acre lots, the Applicants propose +/-318 units. It is noteworthy that the proposed Concept Plan has essentially clustered the development on the eastern portion of the site – a concept that essentially leaves the western portion untouched by new development. The Applicants should be prepared to discuss whether this area would be preserved as open space or remain undisturbed via a conservation easement or similar mechanism if an up-zoning was granted for the eastern portion of the site. The prior Concept Plan (in 2022) for this site proposed a density that was a 500%+ increase beyond existing allowances. This project would require a rezoning application which lends itself to a thorough discussion of the benefits and impacts associated with a conceptual up-zoning of such scale. A re-zone is a legislative decision by

the Town which gives the Town discretion to grant it or not. The proposed density would be +/- 2.80 units/acre. By way of comparison, Deer Springs (97 acres) has a density of 2.57 units/acre and Lakeview (22.4 acres) has a density of 3.08 units/acre. Assuming the density is directed to the +/-75 acres of the site, the density in this area would be +/-4.24 units/acre.

Uses: The proposed commercial area would provide the local commercial opportunities that are missing in the community and frequently requested by residents. The Applicants have indicated this commercial area would include uses such as a coffee shop, restaurants, a fitness/wellness studio, etc. The Applicants should be prepared to discuss these uses in more detail. The physical separation of the proposed commercial area (e.g., independent buildings) from the hotel is preferred to being incorporated within the hotel as it provides easier access/use for residents – it creates a more inclusive or welcoming built environment.

Parks: Are parks, trails and open spaces, as proposed, open to all residents or limited to the development's residents?

Access: There is only one ingress/egress proposed from SR248. With the proposed density, a second access off SR248 or connectivity through Golden Eagle (with no gate) will be required per the Town Engineer. The Applicants should explain the location of the primary road – it appears to coincide with the location of the emergency access road for Golden Eagle and will improve this access-way. The Applicants should clarify the location and intent. A road, or stub, will also be required on the eastern property line to provide a connection to possible future development.

Open Space/Buffers: The proposed development has clustered areas with open space buffers providing park/trails proposed. Additional detail should be provided: type of trails, surface treatment, etc.

Sensitive Lands: Per the Town's updated Zoning Code, areas with greater than 30% slopes must be preserved – development activity including buildings and roads must be moved to areas with less than 30% slopes. Major drainage ways - valleys and ravines - must also be protected from development.

Connection to Town: The Town is disconnected as a result of SR 248 – it creates a very real and dangerous barrier for pedestrian and bike connectivity in particular. A connection to the south side of SR248 has been a goal of the Town



Planning Commission and Town Council since the completion of the Parks, Open Space and Trails (POST) Plan in 2019. A partnership approach to address this disconnect should be pursued as part of any project on this site.

Infrastructure: Issues regarding water rights and availability must be addressed. Additionally, how will the road infrastructure be built and financed? A phasing plan should ultimately be presented.

Zoning: As the Applicants and the Planning Commission review the Concept Plan and additional detail is ultimately provided, staff will assess whether the proposed Concept Plan will meet Town Code and determine if any variances are necessary.

Next Steps

The Planning Commission should review the Proposed Concept plan and provide input to the Applicants. A Concept Plan application is an opportunity for the Planning Commission to provide input and weigh the anticipated benefits and impacts associated with the proposed development. The Planning Commission should be prepared to provide direction to the Applicants. Can the project help the Town get amenities or tax base from the last large piece of undeveloped (and unentitled) property? Any up-zoning must be consistent with the principles articulated in the General Plan. The Planning Commission should relay all concerns, missing components, and ideas so that the next iteration of the Concept Plan includes these components in a comprehensive manner.

BLOOM

In Hideout

BLOOM

Planning Commission Meeting March 16th:

- About us
- High level vision
- Numbers - Density
- A few other fun things
- Answer questions

About Us

BLOOM

Ryan Sapp and Jenni Hogan

- Home sweet home - Local developers, we are the end users, we want to live and enjoy this development also
- Passionate about this land - Magical special land, our goal is to honor this sacred land
- Legacy project for us - Personal money & Full-time focus, We are all in to make this great!
- We are invested in Hideout - We have several properties already, love it for the same reasons others love it, and it's important for us to keep that essence of "hideout"
- We love building teams - Winning track record in biz & sports, excited to be the leaders of this project

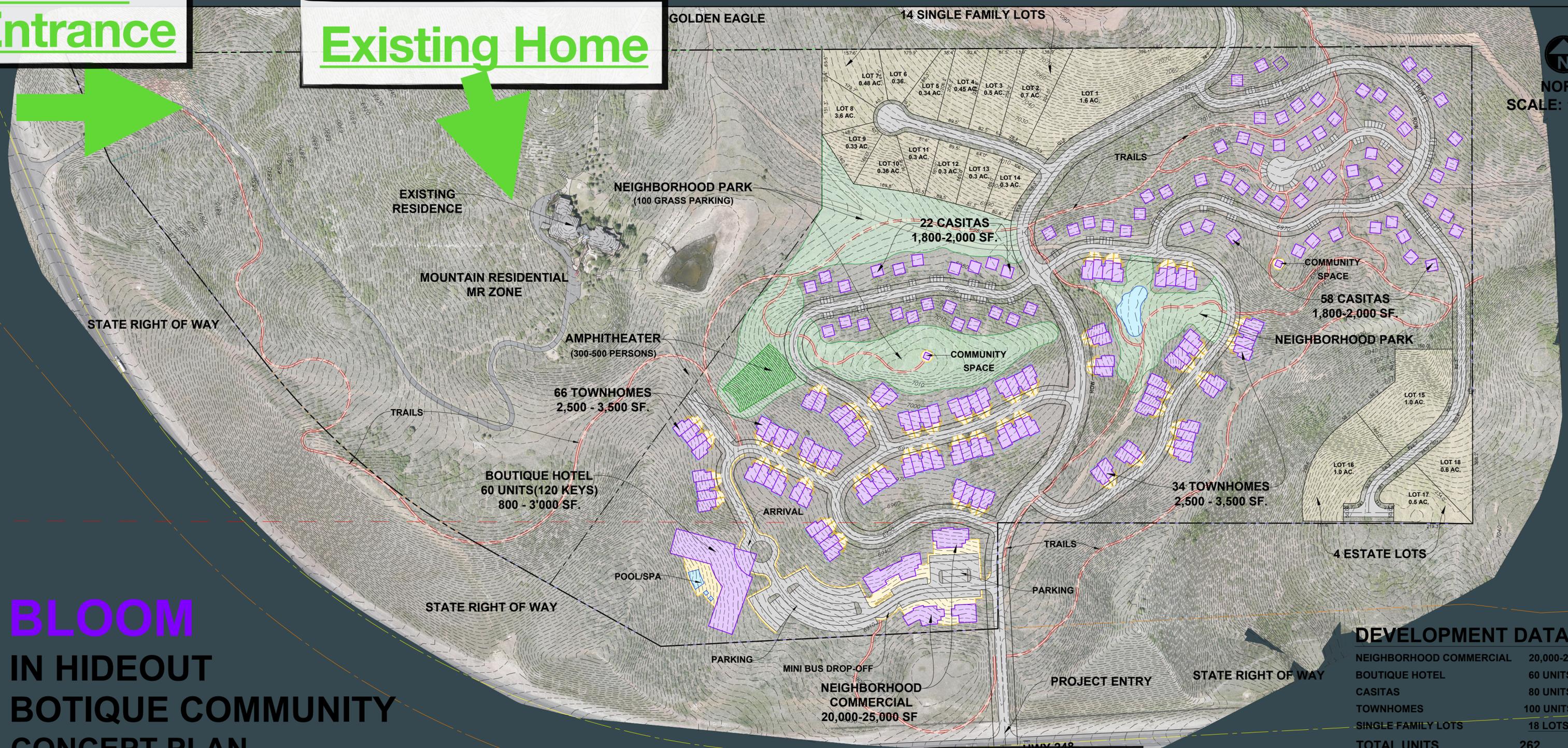
Private Entrance

Existing Home

NORTH
SCALE: 1" = 100'

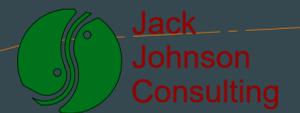


BLOOM
IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN
MARCH 2023

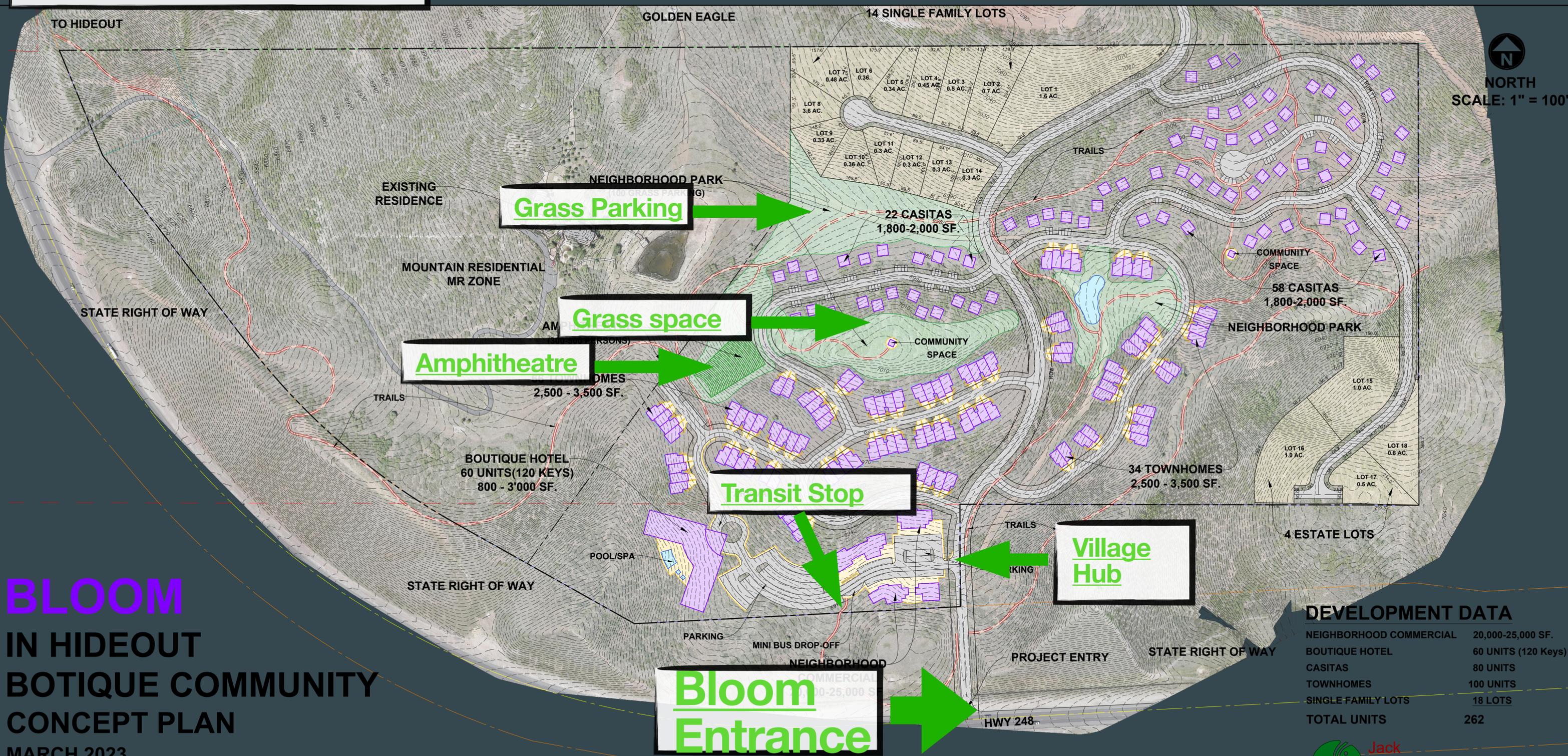


DEVELOPMENT DATA	
NEIGHBORHOOD COMMERCIAL	20,000-25,000 SF.
BOUTIQUE HOTEL	60 UNITS (120 Keys)
CASITAS	80 UNITS
TOWNHOMES	100 UNITS
SINGLE FAMILY LOTS	18 LOTS
TOTAL UNITS	262

Bloom Entrance



Community Hub



NORTH
SCALE: 1" = 100'

BLOOM
IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN
MARCH 2023

DEVELOPMENT DATA

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Bloom - Commercial Village

BLOOM



Bloom - Community Spaces

BLOOM

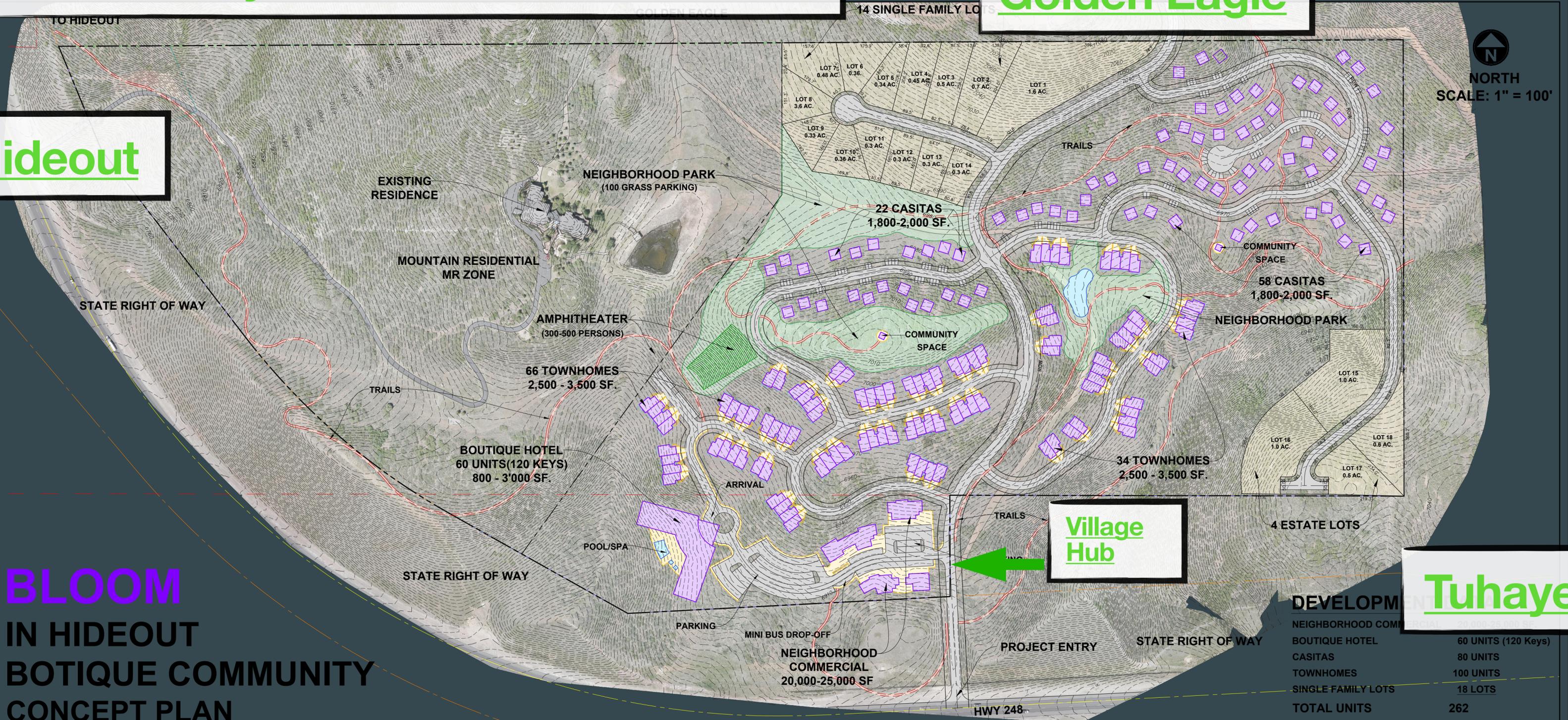


Community Connection: Trail Access

Golden Eagle

Hideout

NORTH
SCALE: 1" = 100'



Village Hub

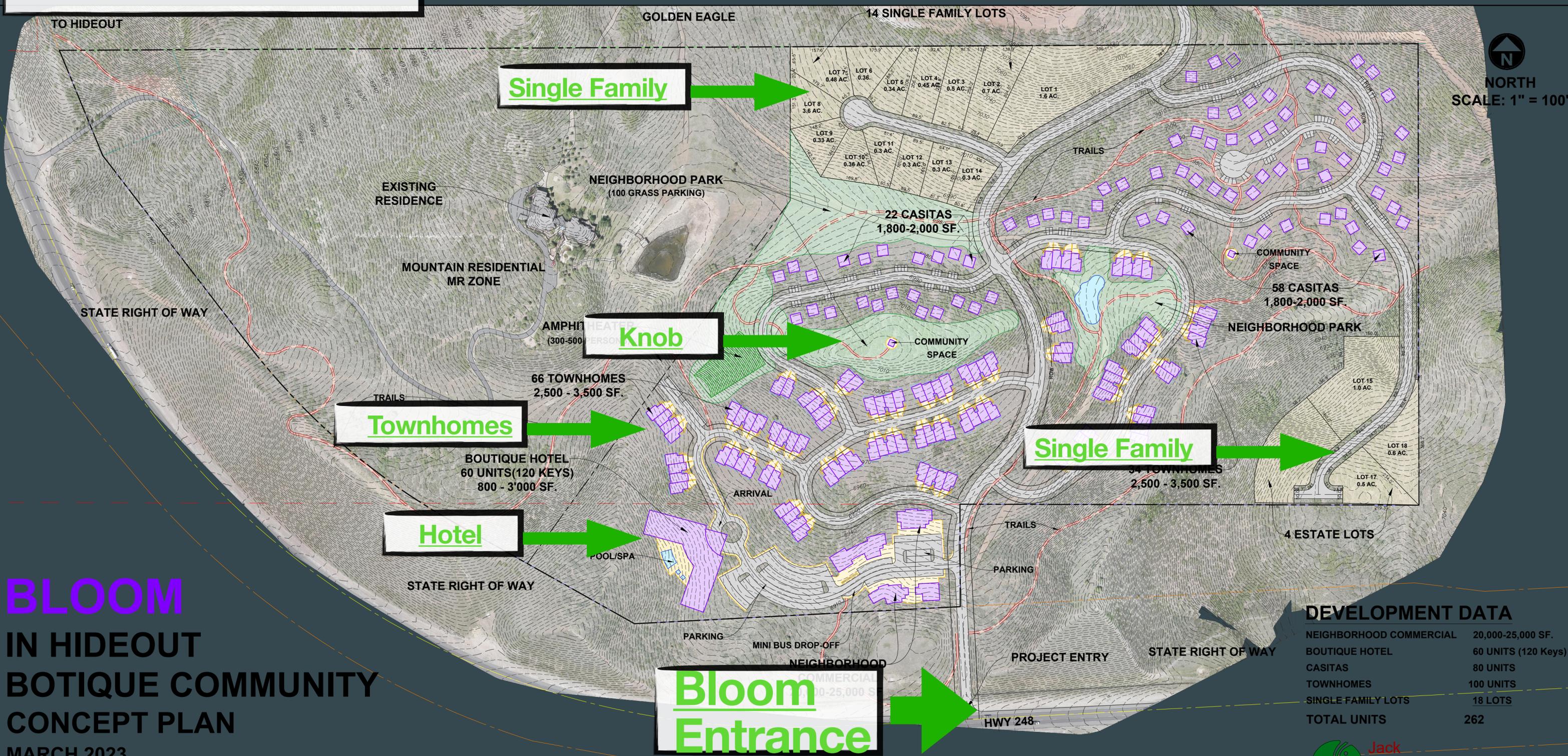
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BLOOM
IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN
MARCH 2023

DEVELOPMENT	
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On-site Lifestyle



Single Family

Knob

Townhomes

Hotel

Single Family

Bloom Entrance

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BLOOM
IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN
MARCH 2023

Bloom - Landscape Hotel

BLOOM



Bloom - Townhomes

BLOOM



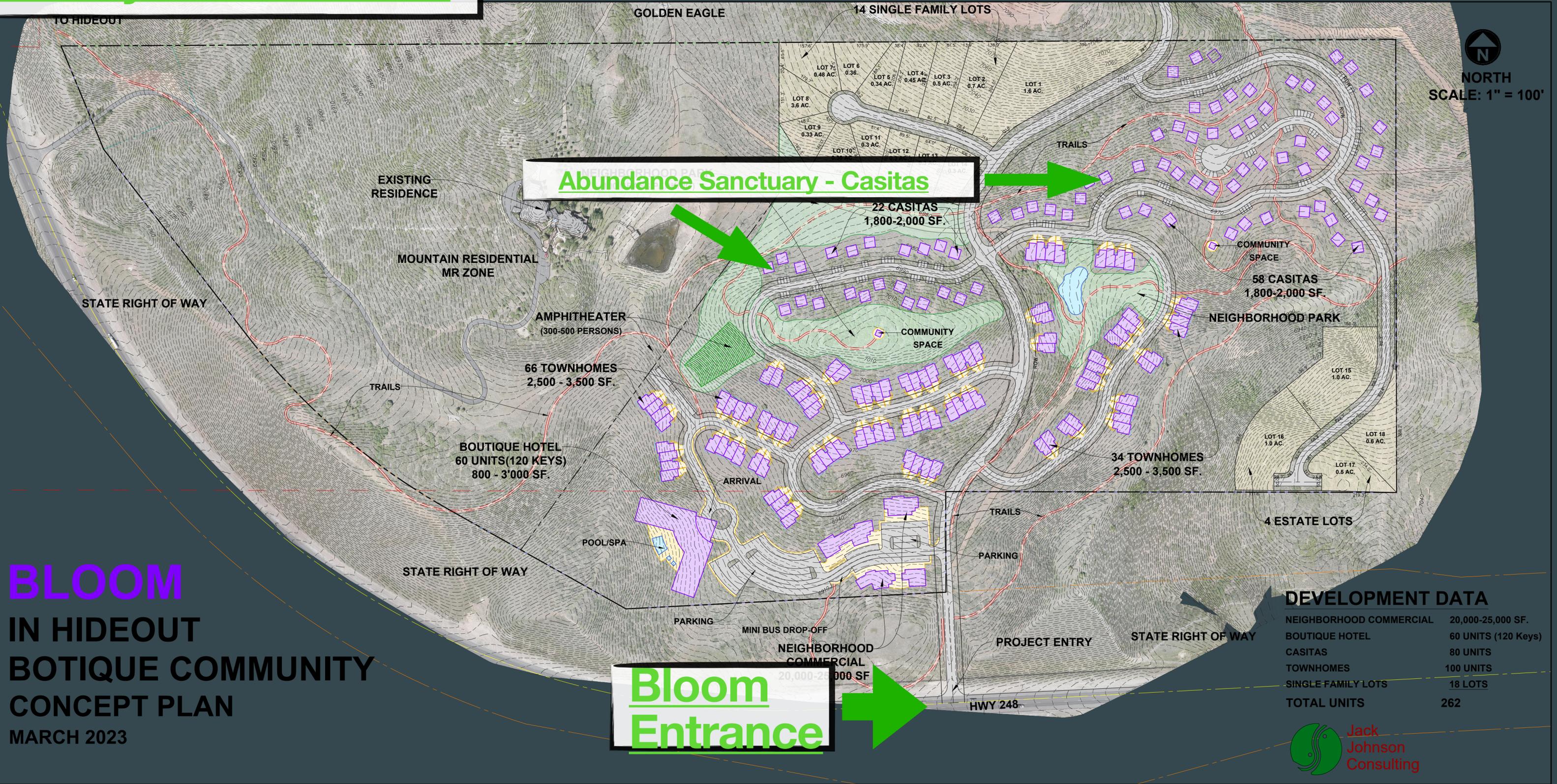
Bloom - Single Family

BLOOM



Luxury Casita Resort

BLOOM
IN HIDEOUT
BOUTIQUE COMMUNITY
CONCEPT PLAN
 MARCH 2023



Abundance Sanctuary - Casitas

Bloom Entrance

DEVELOPMENT DATA

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Bloom - Casitas

BLOOM



Bloom - Cassita Amenities

BLOOM



BLOOM

- Other Fun Things...
- Goal Timing - Break ground in 2024
- Questions/Feedback

Numbers and Density (72 Acres)

BLOOM

Spacious open feel:

318 units

Category 1: Approx 5 acres

Total: 120 (Density 24 per acre)

120 Hotel Keys (60 units)

25,000 ft Commercial (6 - 12 Vendors)

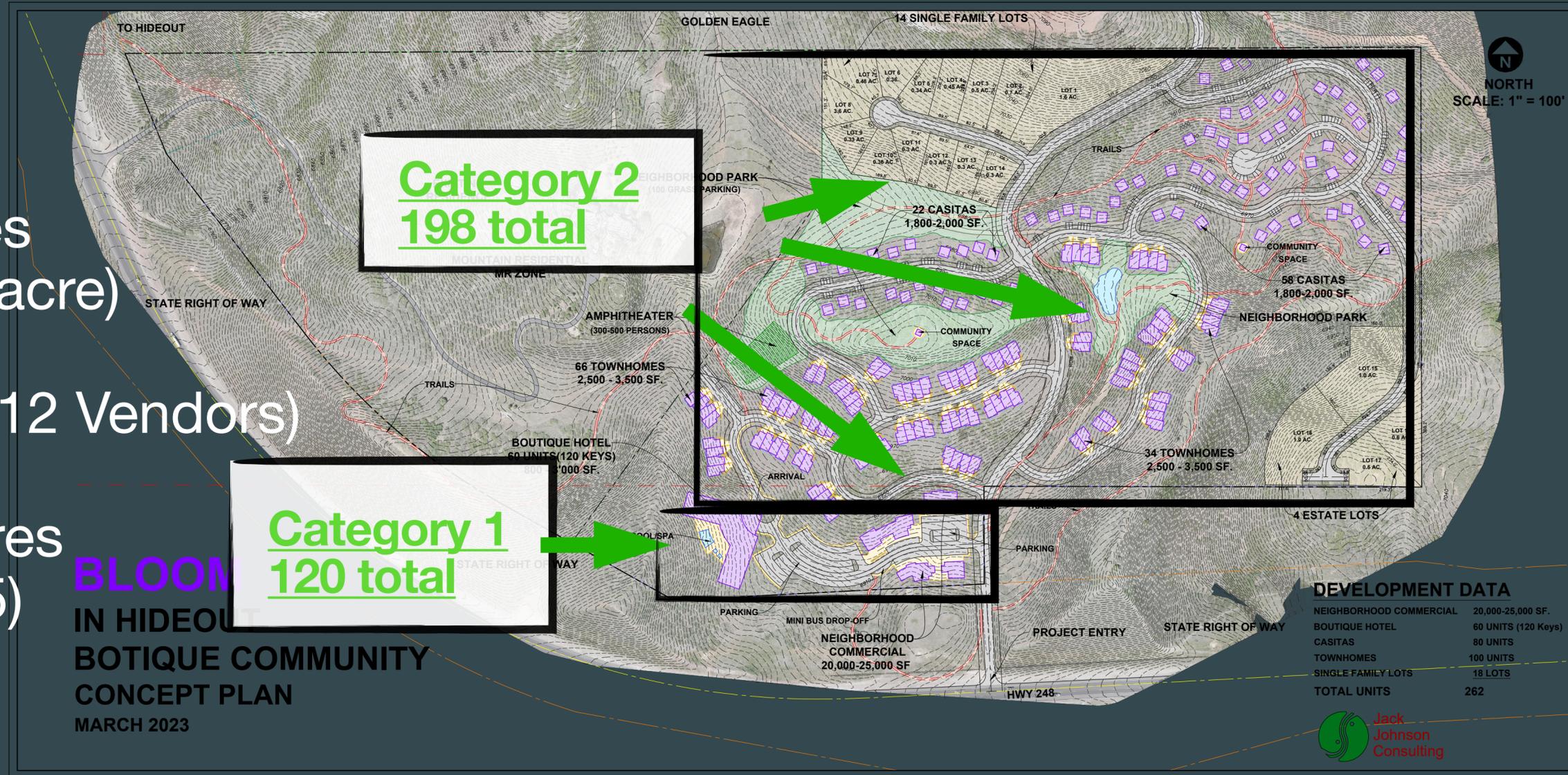
Category 2: Approx 67 acres

Total: 198 (Density of 2.95)

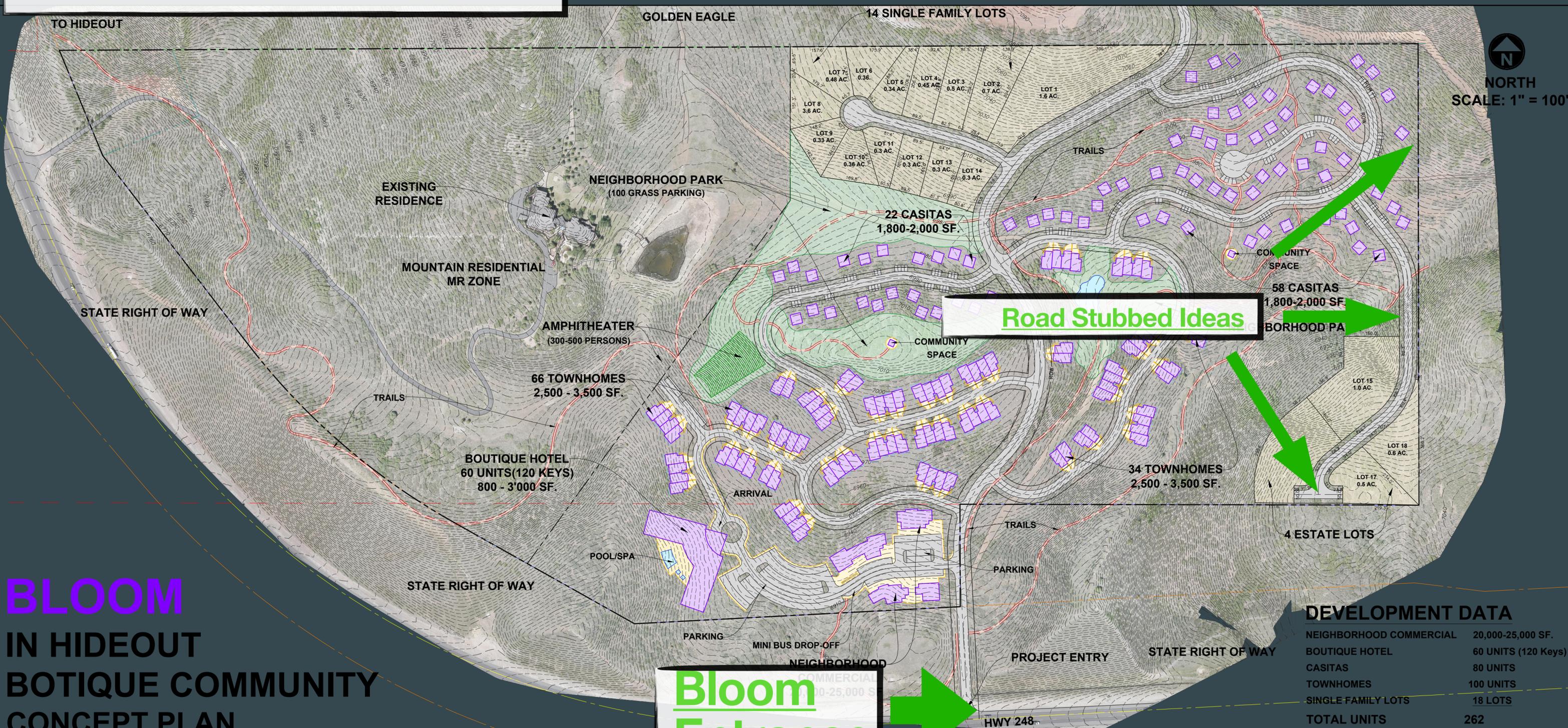
100 Townhouses

18 Single Family

80 Casitas



Brainstorm Solutions



NORTH
SCALE: 1" = 100'

Road Stubbed Ideas

Bloom
Entrance

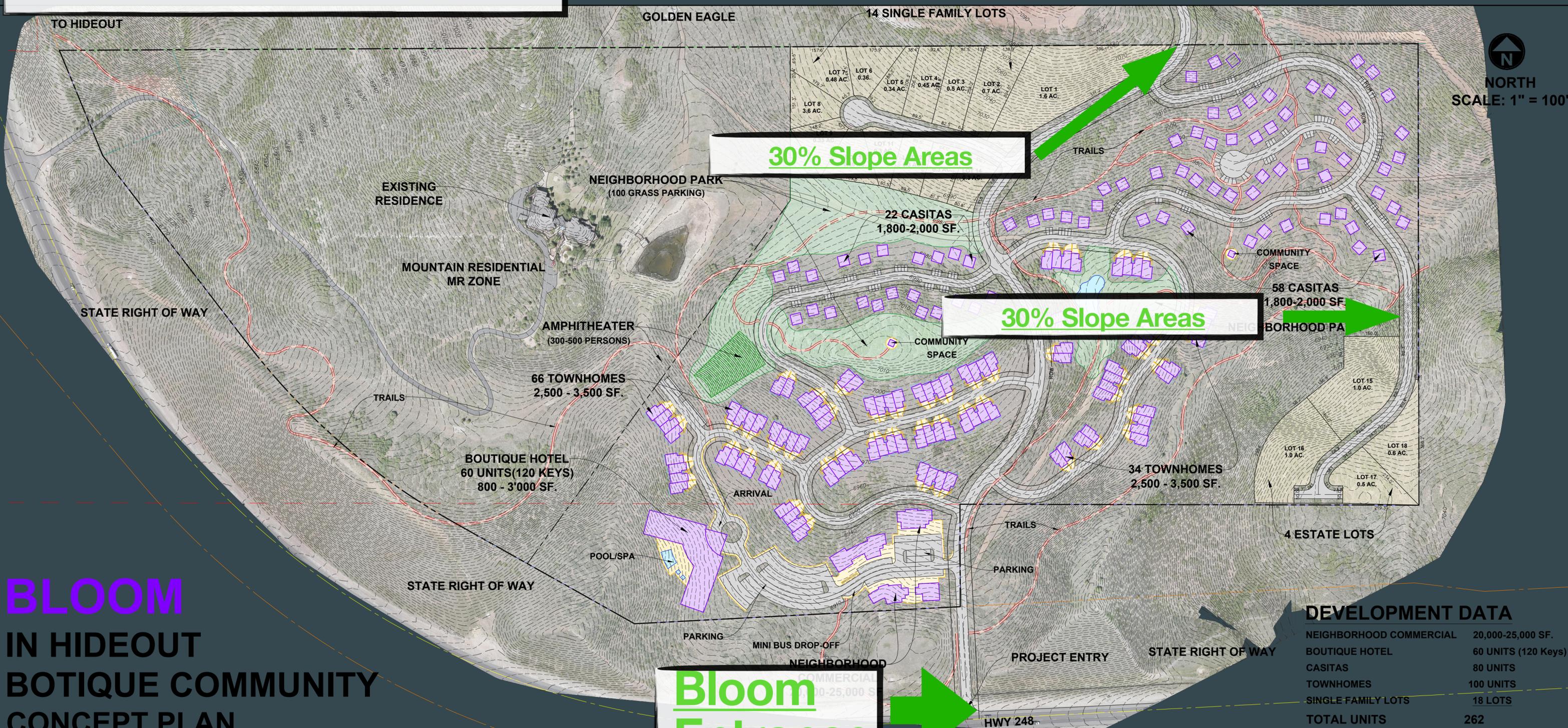
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BLOOM
IN HIDEOUT
BOTIQUE COMMUNITY
CONCEPT PLAN
MARCH 2023



Brainstorm Solutions



BLOOM
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BLOOM

Thank You

Ryan Sapp and Jenni Hogan