



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING

January 20, 2022

AMENDED Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting and continued public hearings electronically for the purposes and at the times as described below on Thursday, January 20, 2022

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczuk's January 8, 2022 No Anchor Site determination letter.

All public meetings are available via ZOOM conference call and net meeting.

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: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting and Continued Public Hearings

6:00 PM

I. Call to Order

1. [January 8, 2022 No Anchor Site Letter](#)
2. Swearing in of reappointed Planning Commissioners whose terms expired January 1, 2022
3. Introduction and swearing in of Second Alternate Planning Commission Member, Jonathan Gunn

II. Roll Call

III. Approval of Meeting Minutes

1. [December 16, 2021 Planning Commission Minutes DRAFT](#)

IV. Public Hearings

1. [Continued review and possible recommendation to Town Council regarding the final KLAIM Phase 3 Subdivision](#)
2. Continued review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot 37 – CONTINUED TO A DATE UNCERTAIN
3. Continued review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot R-3 – CONTINUED TO A DATE UNCERTAIN

V. Agenda Items

1. [Follow up presentation and discussion of the concept plan and potential rezoning for a planned community development project on the Salzman property](#)

VI. Meeting Adjournment

File Attachments for Item:

1. January 8, 2022 No Anchor Site Letter



January 8, 2022

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

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town 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 35.49% of those tested since January 6, 2022. The seven-day average number of positive cases has been, on average, 6504 per day since January 7, 2022.

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

Interested parties may join by dialing in as follows:

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

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

Meeting ID: 4356594739

Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be entered into public record.

This determination will expire in 30 days on February 7, 2022.

BY:


Tony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. December 16, 2021 Planning Commission Minutes DRAFT

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Minutes
Town of Hideout
Planning Commission Regular Meeting
December 16, 2021
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on December 16, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

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 Ryan Sapp
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Bruce Woelfle
Commissioner Rachel Cooper (alternate)

STAFF PRESENT:

Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Jan McCosh, Town Administrator
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Mark Garza, , McKay Christensen, Todd Amberry, David Sherwood, Harrison Littledike, Jack Walkenhorst, Martina Nelson and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

It was noted the draft minutes of the November 18, 2021 Planning Commission meeting reflected the comments provided by Commissioner Bruce Woelfle prior to the meeting. There were no further comments on the minutes.

Motion: Commissioner Turner made the motion to approve the November 18, 2021 Planning Commission Minutes. Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

1 **IV. Public Hearings**

2 **1. Review and possible recommendation to Town Council regarding an amendment to the**
3 **Master Development Agreement for the Deer Springs Community**
4

5 Mr. Thomas Eddington, Town Planner provided an overview and noted the development had been
6 approved on August 6, 2018, and the Master Development Agreement (MDA) was approved in
7 August of 2020. He explained the MDA amendment under discussion included an update on the
8 development's phasing schedule, details on parks and trails, and details on the timeline of payments
9 to be made to the Town by the developer. He stated \$60,000 had been paid to the Town thus far and
10 the balance of the total \$600,000 would be paid by February 15, 2022. Mr. Eddington referenced the
11 Staff Report included in the meeting materials which included full details of the proposed
12 amendment, and introduced Mr. Mark Garza, representative of the developer, who could answer
13 additional questions.

14 Commissioner Glynnis Tihansky asked if the payments owed to the Town were attached to each
15 phase of the development. Mr. Eddington noted the balance had been intended to be paid already, but
16 with COVID-related construction delays, was held back. He stated the February 2022 date was
17 considered a fair date for payment by Staff and the developer. Mr. Garza stated he agreed with this.

18 Commissioner Woelfle asked in which Phase the road connecting to Jordanelle Parkway would be
19 completed. Mr. Garza replied construction had commenced and was expected to be completed in the
20 spring of 2022. Mr. Garza also noted water and sewer construction in Phases 2A and 2B would
21 commence in the spring of 2022. Commissioner Woelfle asked when the road would be open for
22 public use; Mr. Garza responded it should be open once the road was paved in the spring of 2022.

23 Commissioner Woelfle asked if construction of Phases 2A and 2B would occur simultaneously; Mr.
24 Garza responded yes.

25 Chair Matyszczyk opened the floor for public comments at 6:14 PM. There being no public comment,
26 Chair Matyszczyk closed the public hearing and asked for a motion to recommend to Town Council
27 the proposed amendment to the MDA for the Deer Springs Community as discussed.

28 ***Motion: Commissioner Tihansky moved to recommend to Town Council the proposed amendment***
29 ***to the MDA for the Deer Springs Community with Staff comments as discussed. Commissioner***
30 ***Turner made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp***
31 ***and Woelfle. Voting Nay: None. The motion carried.***
32

33 **2. Review and possible recommendation to Town Council regarding the final KLAIM Phase**
34 **3 Subdivision**
35

36 Mr. Eddington stated the developer had not submitted materials in time for Staff to properly review
37 them and requested this item be continued to the January Planning Commission meeting when the
38 Staff could provide a thorough report.

39 ***Motion: Commissioner Woelfle moved to continue to the next Planning Commission meeting the***
40 ***review and possible recommendation to Town Council regarding the final KLAIM Phase 3***
41 ***Subdivision. Commissioner Tihansky made the second. Voting Aye: Commissioners***
42 ***Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.***
43

1 **3. Continued review and possible recommendation to Town Council regarding**
2 **Subdivision/Lot Amendment to Hideout Canyon Lot 37**
3

4 Mr. Eddington reported Staff had not received an update from the applicant on this matter and
5 requested this item be continued to the January Planning Commission meeting.

6 *Motion: Commissioner Woelfle moved to continue to the next Planning Commission meeting the*
7 *review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to*
8 *Hideout Canyon Lot 37. Commissioner Tihansky made the second. Voting Aye: Commissioners*
9 *Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.*

10
11 **4. Continued review and possible recommendation to Town Council regarding**
12 **Subdivision/Lot Amendment to Hideout Canyon Lot R-3**
13

14 Mr. Eddington reported Staff had not received an update from the applicant on this matter and
15 requested this item be continued to the January Planning Commission meeting.

16 *Motion: Commissioner Woelfle moved to continue to the next Planning Commission meeting the*
17 *review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to*
18 *Hideout Canyon Lot R-3. Commissioner Turner made the second. Voting Aye: Commissioners*
19 *Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.*

20
21 **V. Agenda**

22 **1. Presentation and discussion of an initial concept plan of a planned community**
23 **development project on the Salzman property**
24

25 Mr. Eddington provided an overview of the Skyhawk project plan under consideration for the
26 Salzman property and stated the Planning Commission was only being asked for input on the concept
27 at this meeting. He referred to the Staff Report included in the meeting materials and noted the 107-
28 acre property was currently zoned as Mountain Residential. Commissioner Woelfle asked if there
29 was one existing single-family home on the property; Mr. Eddington responded yes.

30 Commissioner Rachel Cooper asked about the steepness of the property and whether it could be
31 developed. Mr. Eddington replied there were some relatively flat areas and a slope analysis was
32 underway.

33 Mr. Eddington introduced Messrs. McKay Christensen and Todd Amberry, from the project
34 development team, and noted the proposed project included 610 units which would require a
35 significant change in zoning. Mr. Eddington stated the proposed project included a hotel with
36 restaurant and bar, but no real commercial development beyond that. He also noted with the
37 proposed Silver Meadows annexation in on-going litigation, the Planning Commission might
38 consider the Town's broader commercial development needs in the context of this project.

39
40 Mr. Eddington discussed conversations underway with the developer to create a pedestrian/bike
41 overpass or tunnel at SR 248 to better connect the east and west sides of town, as well as priorities
42 for open spaces and trails. Mr. Eddington noted the developer would be responsible for providing
43 sufficient water rights as well as obtaining necessary approvals for all infrastructure construction.
44 He also noted Town Administrator Jan McCosh was working with the developer and the town's

1 Economic Development Committee to consider the creation of a Public Improvement District
2 related to this project.

3
4 Commissioner Rachel Cooper asked about potential tax revenue for the town from any commercial
5 development. Mr. Eddington noted this was not part of MIDA so all related tax revenue could be
6 available for the town.

7
8 Messrs. Christensen and Amberry discussed the proposed project and noted the hotel could range
9 from 120 to 160 beds. Mr. Christensen noted they had been working on this project for over a year
10 and hoped to provide the town with commercial tax revenue and improved amenities while building
11 a community with a variety of home types, hotel and some commercial spaces.

12 Commissioner Donna Turner stated she liked the potential hotel and restaurant tax base, but requested
13 the project contain more retail space. Commissioner Tihansky noted the requested level of increased
14 density would need to be balanced with more commercial space. Commissioner Woelfle stated he
15 liked the hotel and condo unit proposal in concept but would like to see five- to ten boutique shops
16 also be included, all with a design concept complimentary to the town. He asked to developers to
17 consider year-round recreation amenities such as cross-country ski trails and ice skating and stated
18 his concerns with the overall level of proposed density.

19 Discussion ensued regarding access points from SR 248 and potential locations for future traffic
20 lights. Mr. Christensen noted given the topography of the property, it may not be possible to align
21 the development's entrance with Hideout Trail. The Commissioners asked the developers to research
22 options for street and trail connectivity to Golden Eagle and Soaring Hawk developments.

23 The Commissioners asked the developers to consider locating the hotel and commercial buildings to
24 be visible from SR 248. Mr. Christensen noted challenges given the property's topography. He also
25 stated any commercial development would require sufficient population to support it. He indicated
26 that certain commercial components such as a coffee shop, post office and club house sounded like
27 reasonable requests. Mr. Eddington stated he and the town engineering team would work with the
28 developer on additional small-scale additions, perhaps to include a town square, library and additional
29 commercial development.

30 Ms. McCosh noted the attractiveness of this type of destination development which could increase
31 sales tax revenues to the Town without necessitating the same level of infrastructure and resource
32 commitment as more residential development might require. She added this project was just one piece
33 of a bigger plan under discussion with Town staff, other developers and MIDA.

34 Mr. Christensen invited the Commissioners to visit the property for an onsite tour. Commissioner
35 Turner noted Tuhaye residents may not have interest in the proposed restaurant and other amenities
36 which they already have, but she noted a small grocery store such as a Trader Joe's might be attractive
37 to neighbors beyond the Hideout town limits. Commissioner Woelfle requested specialty retailers
38 such as a fish, cheese and butcher shop be considered.

39 Commissioner Woelfle asked for more detail on the proposed casitas. Mr. Christensen explained they
40 would be smaller HOA-maintained single family detached homes, similar to the Promontory
41 development's Trapper Cabins. Mr. Amberry added the plan was to provide a variety of home types
42 and sizes.

43 Ms. McCosh asked if the proposed amenities would be available to all Hideout residents. Mr.
44 Christensen said yes and noted an idea for a gazebo which could be a venue for small concerts and
45 picnicking. Commissioner Turner noted a hotel could also provide a much-needed wedding venue
46 for the community. Commissioner Cooper asked whether a liquor store might be considered and
47 whether it would generate additional tax revenues for the town. Town Attorney Polly McLean noted

1 liquor stores were approved by the State and she was not sure how difficult the approval process was
2 or how much liquor tax would go to the Town.

3 Mr. Eddington thanked the Commissioners for their feedback and stated he and Town Staff would
4 work with the development team to create a revised plan and requested zoning change.

5 There being no further discussion on this topic, Messrs. Christensen and Amberry were excused from
6 the meeting.

7
8 **2. Consideration of establishing the 2022 Planning Commission meeting schedule**

9
10 Chair Matyszczuk suggested the Planning Commission continue to meet on the 3rd Thursday of each
11 month and referenced the proposed 2022 meeting dates included in the meeting materials.

12 *Motion: Commissioner Turner moved adopt the 2022 Planning Commission meeting schedule as*
13 *presented. Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczuk,*
14 *Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.*

15
16 **VI. Meeting Adjournment**

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

18 *Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Turner made the*
19 *second. Voting Aye: Commissioners Tihansky, Sapp and Woelfle. Voting Nay: None. The motion*
20 *carried.*

21 The meeting adjourned at 7:15 PM.

22
23
24
25 _____
26 Kathleen Hopkins, Deputy Town Clerk

File Attachments for Item:

1. Continued review and possible recommendation to Town Council regarding the final KLAIM Phase 3 Subdivision



Staff Report for KLAIM Subdivision – Phase 3

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: KLAIM Phase 3 – Final Subdivision Review

Date: 15 January 2022

Submittals: Subdivision Plat for KLAIM Phase 3

Background

The KLAIM subdivision received Final Plat Approval on December 14, 2017 for the full subdivision (all four or five phases; the exact phasing plan was not fully defined at the time). The project was delayed due to negotiations with UDOT regarding right-of-way issues, etc. and the Applicant appeared before the Planning Commission to request an extension for Final Subdivision Approval on November 19, 2020. That extension was granted by the Planning Commission at that time.

At the December 14, 2017 meeting (and at the prior week's meeting - December 7, 2017 Planning Commission meeting) a site plan was provided but there was never a Subdivision Plat which was in a form which could be recorded. As such, while the minutes of the December 14, 2017 meeting indicate Final Subdivision Approval, technically a complete plat must be submitted. This approval process is required to ensure the Planning Commission and Town Council review a completed plat for all phases of the KLAIM subdivision. At this time, the Applicant effectively has Preliminary Subdivision approval for all phases, but each phase of the complete project will require Planning Commission and Town Council review for any Final Subdivision approvals.

Project Details:

KLAIM Total Units: 88 attached units
Total Project Area: 58.95 acres (42.73 acres preserved as open space/untouched land)

Current Proposal

The KLAIM Phase 3 subdivision is comprised of two parts:



- A section that includes 14 lots that would essentially extend the completed Phase 1 buildings further south. The proposed design and general attributes - heights, building materials, colors, dimensions, etc. will be the same as Phase 1.
- A second section that includes 12 lots that are located at the north portion of the project site.

This Preliminary Subdivision project is generally vested per the Master Development Agreement (MDA) that was signed on June 27, 2019. The Zoning Code that was in place at that time was updated in November 2020. Section 3.2.7 of the MDA allows the Town to require the Applicant to adhere to new planning and zoning modifications that generally address design, setbacks, and similar item provided allocated density is not reduced. The Applicant has generally committed to coordinate future improvements in compliance with the Town's updated Zoning Code.

The new Town Code has updated Building and Development Standards (new Section 10 of the Town Code as of November 2020) that the subdivision must meet. The following are the areas of the Zoning Code that contain requirements Town Staff have determined as applicable planning/design sections for this project to ensure the health, safety, and welfare of the residents:

- 11.07.101 Zoning: Mountain (M): w/ a Planned Performance Development Overlay allowing deviation from setbacks.
- 10.08.06.C General Standards-Monotony Clause and 1008.08 Design Standards: Major Subdivisions (6 lots or more) shall not have greater than twenty (20%) of the structures with the same elevation and, in no case, shall any two (2) similar structures be located adjacent to each other or directly across the street. The differentiation of each structure shall be a combination of unique roof lines, garage step-backs, entry/porch location and canopy, fenestration, building materials, and colors.
 - The Applicant has coordinated with the Design Review Committee (DRC) - one Town Council member (R. Severini) and one Planning Commissioner (B. Woelfle) and the Town Planner - to review the submittals for Phase 3. While lower Phase 3 will generally match Phase 1 and will appear as an extension of the existing buildings, DRC will work with Chris Ensign and the architect to integrate differentiating materials, design, building lines, colors, alternating setbacks, etc. into subsequent phases to ensure general compliance with the intent of this section of the Town's Zoning Code.



- 10.08.14 Roads and Road Requirements:
T-O Engineering reviewed the roads and confirmed the Applicant meets the Town's new road requirements (26'-0" of pavement width).
- 10.08.20 Drainage and Storm Water Facilities
T-O Engineering reviewed the proposed stormwater infrastructure and confirmed the Applicant meets the Town's new requirements.
- 10.08.34 Public Space Requirements:
More than 42 acres of the 58+ acre site is proposed to be preserved as undisturbed open space with only trails allowed to be installed. The following is required:



- A final Overall Project Site Plan must be submitted prior to Town Council review to understand the final layout of buildings:
 - This plan must include topo and stormwater retention/detention basins
- A final landscape Plan for Phase 3 is required and should relate to the approved Landscape Plan for Phase 1 (by Seth Bockholt Design). This should also be provided to the Town Council for their review:
 - This plan must include the location of all retaining walls with top-of-wall and bottom-of-wall elevations, width dimensions, landscaping at top and bottom (and in terracing where allowed and applicable), etc.
- A final trail and recreational amenity plan must be submitted and approved by the POST Committee. All trails must be open to the public and this note should be included on all plats for KLAIM.
- The Applicant shall confirm whether a Conservation Easement is proposed to protect these 42 acres. At minimum, the Plat must indicate that no improvements (other than trails) will take place on these acres. This open space should be noted on the Plat for the final phase.
- 11.02.14 Construction Mitigation Plan:
 - There have been some concerns forwarded to Town Hall by residents concerning the scale and appearance of the immense 'dirt pile' located just north of the KLAIM subdivision. This is the site that is accepting the excavated soil/debris from the KLAIM site that is not proposed to be reused on site. Town staff also has concerns regarding the scale of the site, the erosion into the stream adjacent to the site and the appearance of terra-forming as viewed from SR 248.
 - The Applicant shall provide details related to the final scale (size and dimensions), proposed vegetation, whether additional phases to KLAIM will also be allowed to deposit excavation debris there, etc.
 - A SWPPP Plan should be submitted to the Town Engineer and Planner for review and approval. Proposed elevations indicating depth of fill should also be provided and no slope shall exceed 1:1. Currently the slopes appear to exceed 1:1.



Recommended Conditions of Approval

Planning Conditions:

1. CC&Rs must be recorded.
2. Secondary access must have four season access.
3. Submittal of an overall Site Plan
4. Submittal of a Final Landscape Plan
5. Submittal of a final design and engineering specifications (and materials) for the retaining walls
6. Inclusion of a plat note indicating when trails and recreational amenities will be completed.
7. Submittal of detailed trail dimensions, materials, associated landscaping, etc.
8. Delineate future visitor parking for the complete KLAIM project; layout must be approved by the Town Planner and Engineer.

Engineering Conditions:

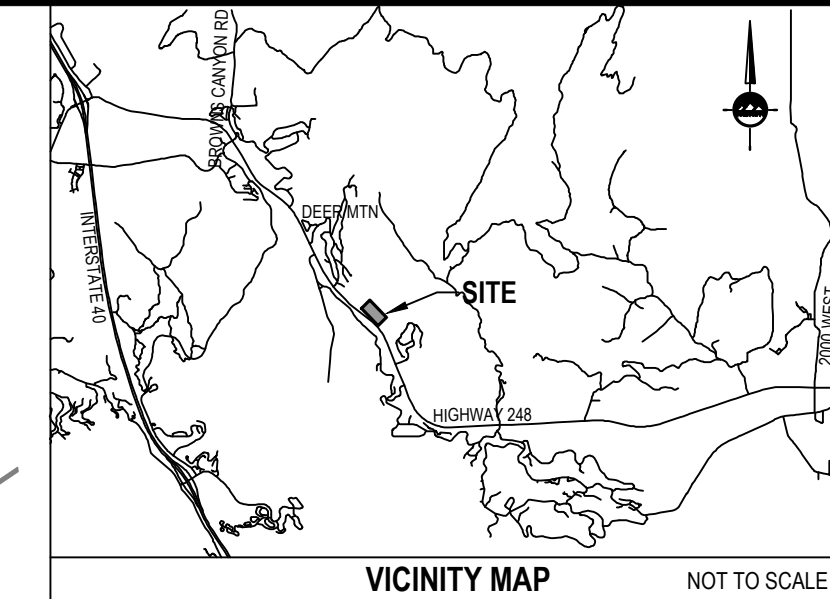
1. T-O Report to provide details, if any.

Recommendation

Staff recommends the Planning Commission review the subdivision (attached) and forward a positive recommendation subject to the conditions outlined in this Staff Report for the KLAIM Phase 3 Subdivision to the Town Council.

KLAIM PHASE 3 SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HIDEOUT, WASATCH COUNTY, UTAH
FINAL PLAT



SURVEYOR'S CERTIFICATE

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

KLAIM PHASE 3 SUBDIVISION

and that same has been surveyed and staked on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point being South 89°34'12" West 1,329.74 feet along the section line and South 1248.43 feet from the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running

thence South 00°12'50" East 574.11 feet to the Easterly Right-of-Way Line of State Route 248,
thence North 47°34'42" West 647.10 feet along said Easterly Right-of-Way Line,
thence North 42°25'36" East 91.95 feet,
thence North 47°34'42" East 302.12 feet,
thence North 30°09'55" East 25.50 feet,
thence North 69°53'05" West 85.82 feet,
thence North 30°06'55" East 30.00 feet,
thence South 69°53'05" East 22.00 feet,
thence Easterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (center bears North 30°06'55" East and the chord bears North 66°08'32" East 179.45 feet with a central angle of 132°34'09");
thence North 00°08'33" West 188.79 feet,
thence South 89°51'27" West 30.00 feet,
thence North 44°40'21" West 220.00 feet,
thence North 59°53'05" West 29.45 feet,
thence North 30°09'55" East 25.50 feet,
thence North 69°53'05" West 85.82 feet,
thence North 30°06'55" East 30.00 feet,
thence South 69°53'05" East 22.00 feet,
thence Easterly 43.98 feet along the arc of a 28.00 foot radius curve to the left (center bears North 30°06'55" East and the chord bears North 75°06'55" East 99.60 feet with a central angle of 90°00'00");
thence North 30°06'55" East 198.26 feet,
thence South 50°51'02" East 190.77 feet,
thence South 27°12'33" West 210.80 feet,
thence Southeasterly 96.13 feet along the arc of a 400.00 foot radius curve to the right (center bears South 45°23'01" West and the chord bears South 37°45'33" East 65.90 feet with a central angle of 134°46'10");
thence North 69°13'30" East 24.50 feet,
thence Southeasterly 48.29 feet along the arc of a 424.50 foot radius curve to the right (center bears South 59°09'27" West and the chord bears South 27°53'01" East 48.26 feet with a central angle of 06°31'04");
thence South 65°36'28" West 24.50 feet,
thence Southerly 168.80 feet along the arc of a 400.00 foot radius curve to the right (center bears South 65°40'45" West and the chord bears South 12°13'54" East 167.55 feet with a central angle of 24°10'42");
thence North 85°51'21" East 26.89 feet to the point of beginning.

Contains 173,144 Square Feet or 3.975 Acres and 26 Units.



DATE _____ PATRICK M. HARRIS
P.L.S. 286882

UTILITY DEDICATION

By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Town of Hideout and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

RESERVATION OF COMMON AREAS

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

OWNER'S CERTIFICATE AND CONSENT TO RECORD

Know all men by these presents that, the undersigned owner(s) of the hereon described tracts of land, and hereby cause the same to be divided into lots and streets together with easements as set forth on this plat, hereafter to be known as

KLAIM PHASE 3 SUBDIVISION

Also, the owner(s) hereby dedicate to the Town of Hideout, a non-exclusive easement for the access and utility easements and roadways shown hereon for the purpose of providing access and for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision and also dedicate to the public the roads and public trails as shown on this plat intended for the use of the public.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20____.

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
COUNTY OF _____

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that

Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH _____ J.S.S.
COUNTY OF _____

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that

Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC RESIDING IN _____ COUNTY

KLAIM PHASE 3 SUBDIVISION

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HIDEOUT, WASATCH COUNTY, UTAH

RECORDED

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE

REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

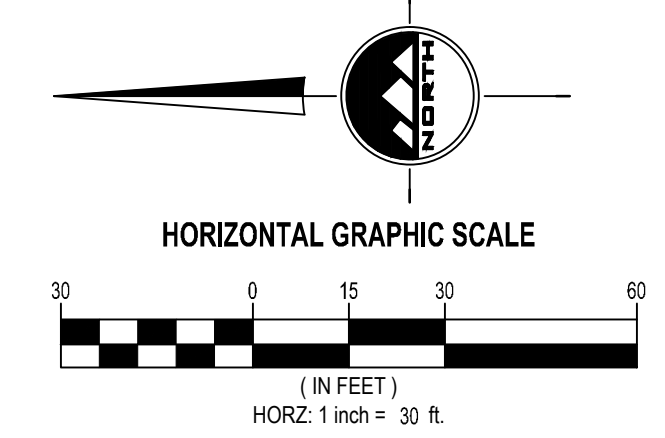
FEES: _____ DEPUTY WASATCH COUNTY RECORDER

LEGEND

- SECTION CORNER
- EXISTING STREET MONUMENT
- PROPOSED STREET MONUMENT
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POINT TABLE				POINT TABLE			
PNT	NORTHING	EASTING	DESCRIPTION	PNT	NORTHING	EASTING	DESCRIPTION
7406748.12	1669320.93	NE COR SEC 17	23	7405157.76	1667834.99	BLDG PAD	
7406708.13	1669393.79	NW COR SEC 17	24	7405069.16	1667931.94	BLDG PAD	
7405405.24	1667564.22	BLDG PAD	25	7405028.19	1667894.49	BLDG PAD	
7405364.28	1667526.78	BLDG PAD	27	7405924.84	1667743.17	BLDG PAD	
7405297.26	1667600.10	BLDG PAD	28	7405858.95	1667856.77	BLDG PAD	
7405338.23	1667637.54	BLDG PAD	29	7405890.73	1667717.58	BLDG PAD	
7405331.71	1667644.88	BLDG PAD	30	7405814.83	1667831.18	BLDG PAD	
7405290.74	1667607.23	BLDG PAD	31	7405675.63	1667847.74	BLDG PAD	
7405202.14	1667704.16	BLDG PAD	32	7405603.26	1667895.88	BLDG PAD	
7405243.10	1667741.62	BLDG PAD	33	7405689.54	1667782.36	BLDG PAD	
7405231.30	1667754.54	BLDG PAD	34	7405717.17	1667830.50	BLDG PAD	
7405190.33	1667717.09	BLDG PAD	35	7405698.44	1667776.65	BLDG PAD	
7405123.31	1667790.42	BLDG PAD	36	7405764.33	1667663.04	BLDG PAD	
7405164.28	1667827.86	BLDG PAD	37	7405746.45	1667804.49	BLDG PAD	
7405116.79	1667797.55	BLDG PAD	38	7405812.34	1667690.89	BLDG PAD	

PLAT NOTES:
1. THE OWNER OF EACH LOT SHOWN ON THIS PLAT WILL HAVE AN EASEMENT OVER THE DRIVEWAY ADJACENT TO SUCH LOT AND WILL BE RESPONSIBLE FOR THE YEAR ROUND MAINTENANCE OF SUCH DRIVEWAY, INCLUDING SNOW REMOVAL.
2. THE HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL PROPERTY SHOWN ON THE PLAT AS COMMON AREA AND ALL OTHER PROPERTY WHICH IS NOT DEDICATED TO THE PUBLIC OR REQUIRED TO BE MAINTAINED BY THE OWNER.
3. DEVELOPMENT LIMITED TO 12 COMPLETED UNITS UNTIL ALL DEVELOPMENT IMPROVEMENTS ARE COMPLETE.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°30'53\"/>	20.01'
L2	S45°30'53\"/>	20.01'

SHEET 1 OF 2

PROJECT NUMBER: 7465
MANAGER: ROE
DRAWN BY: KFW
CHECKED BY: PMH
DATE: 12/8/21



SALT LAKE CITY
45 W. 1000 S., Suite 500
Sandy, UT, 84070
Phone: 801.255.0529
Fax: 801.255.4449
WWW.ENSIGNENG.COM

LAYTON
Phone: 801.541.1100
TOOELE
Phone: 435.843.3000
CEAR CITY
Phone: 435.865.1403
RICHFIELD
Phone: 435.898.2843

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	77.00	53.56	39°51'07"	S27°38'50\"/>	52.48'	C19	385.00	401.44	59°44'32"	N30°00'49\"/>	383.50'
C2	98.00	21.59	12°36'03"	S53°52'25\"/>	21.51'	C20	28.00	23.89	48°53'38"	S5°40'06\"/>	23.18'
C3	98.00	31.12	18°11'47"	S69°16'20\"/>	30.99'	C21	28.00	20.09	41°06'22"	S39°19'54\"/>	19.66'
C4	28.00	5.39	11°02'17"	N72°51'05\"/>	5.39'	C22	400.00	1.50	0°12'54"	N69°46'37\"/>	1.50'
C5	28.00	9.86	20°10'12"	N57°14'50\"/>	9.81'	C23	400.00	32.04	4°35'21"	N57°22'30\"/>	32.03'
C6	28.00	15.23	31°09'58"	N31°34'45\"/>	15.04'	C24	400.00	33.95	4°51'45"	N52°38'56\"/>	33.94'
C7	92.00	21.23	13°13'22"	S22°36'28\"/>	21.18'	C25	400.00	39.11	5°36'05"	N47°25'01\"/>	39.09'
C8	92.00	29.47	18°21'15"	S38°23'46\"/>	29.35'	C26	370.00	12.73	1°58'16"	N58°53'57\"/>	12.73'
C9	28.00	46.53	95°12'40"	S12°55'13\"/>	41.36'	C27	370.00	32.11	4°58'19"	N55°25'39\"/>	32.10'
C10	98.00	33.10	19°21'04"	S88°02'45\"/>	32.94'	C28	370.00	34.16	5°17'21"	N50°17'49\"/>	34.14'
C11	98.00	37.21	21°45'10"	N71°24'08\"/>	36.98'	C29	370.00	10.95	1°41'46"	N46°48'16\"/>	10.95'
C12	98.00	103.77	60°40'06"	N30°11'30\"/>	98.99'	C30	350.00	19.00	3°06'39"	N44°29'07\"/>	19.00'
C13	77.00	42.44	31°34'38"	S31°47'05\"/>	41.90'	C31	370.00	18.93	2°55'55"	N41°32'52\"/>	18.93'
C14	77.00	11.12	8°16'30"	S11°51'32\"/>	11.11'	C32	370.00	33.98	5°15'41"	N37°27'04\"/>	33.96'
C15	26.00	23.99	52°52'06"	N21°08'21\"/>	23.15'	C33	370.00	32.04	4°57'41"	N32°20'23\"/>	32.03'
C16	26.55	23.16	49°58'35"	N34°58'17\"/>	22.43'	C34	370.00	32.04	4°57'41"	N27°22'42\"/>	32.03'
C17	50.00	46.14	52°52'06"	N21°08'21\"/>	44.52'	C35	370.00	33.98	5°15'41"	N22°16'00\"/>	33.96'
C18	50.00	40.43	46°20'01"	N28°27'43\"/>	39.34'	C36	370.00	125.88	19°29'37"	N9°53'22\"/>	125.28'

LAND USE TABLE			
DEVELOPMENT AREA:	PRIVATE AREA:	COMMON AREA:	ROADWAY:
65,388 SF	1,501 AC	38%	
84,171 SF	1,932 AC	49%	
23,585 SF	0,541 AC	13%	
173,144 SF	3,975 AC	100%	
26 UNITS	6.5 UNITS PER ACRE		

DEVELOPER
KLAIM, LLC
4685 S. HIGHLAND DRIVE, STE 224
HOLLADAY, UTAH 84117
PHONE: 801.432.7649

COUNTY SURVEYOR
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.
ROS # 3496

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D., 20____ BY THE PLANNING COMMISSION.

ENGINEERING DEPARTMENT
APPROVED THIS _____ DAY OF _____ A.D., 20____.

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D., 20____.

ADMINISTRATIVE BODY
THE TOWN OF HIDEOUT, WASATCH COUNTY, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE.

MAYOR _____ DATE _____
ATTEST: CLERK _____ DATE _____

HIDEOUT TOWN ATTORNEY _____
DEPUTY WASATCH COUNTY RECORDER _____

NORTHEAST CORNER SECTION 17
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN

N 89°51'27" E
532.78' (MEASURED)

NORTHWEST CORNER SECTION 17
TOWNSHIP 2 SOUTH, RANGE 5 EAST
SALT LAKE BASE AND MERIDIAN

KLAIM LLC
OHI-0011-0-017-025

MOUNTAIN RESORT LAND
COMPANY, LLC
OHI-0021-0-017-025

S 0°12'50" E 574.11'

APEX WAY (PUBLIC STREET)

PARCEL C
(COMMON AREA)
38,499 sq. ft.
0.884 acres

PARCEL A
(COMMON AREA)
14,309 sq. ft.
0.328 acres

SECONDARY FIRE
ACCESS EASEMENT

KLAIM COURT

KLAIM DRIVE (PUBLIC STREET)

LOT 14
1,868 sq. ft.

LOT 13
1,776 sq. ft.

LOT 12
1,776 sq. ft.

LOT 11
1,868 sq. ft.

LOT 10
1,868 sq. ft.

LOT 9
1,776 sq. ft.

LOT 8
1,868 sq. ft.

LOT 7
1,868 sq. ft.

LOT 6
1,776 sq. ft.

LOT 5
1,776 sq. ft.

LOT 4
1,868 sq. ft.

LOT 3
1,868 sq. ft.

LOT 2
1,776 sq. ft.

LOT 1
1,868 sq. ft.

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

KLAIM PHASE 1
SUBDIVISION

PARCEL A

TEMPORARY FIRE
TURNAROUND
EASEMENT NO. 1
BK 1314, PG 255

SEE SHEET 2

File Attachments for Item:

1. Follow up presentation and discussion of the concept plan for a planned community development project on the Salzman property



Staff Report for the Boulders – Concept Plan Review

To: Chairman Tony Matyszczuk
Town of Hideout Planning Commission

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

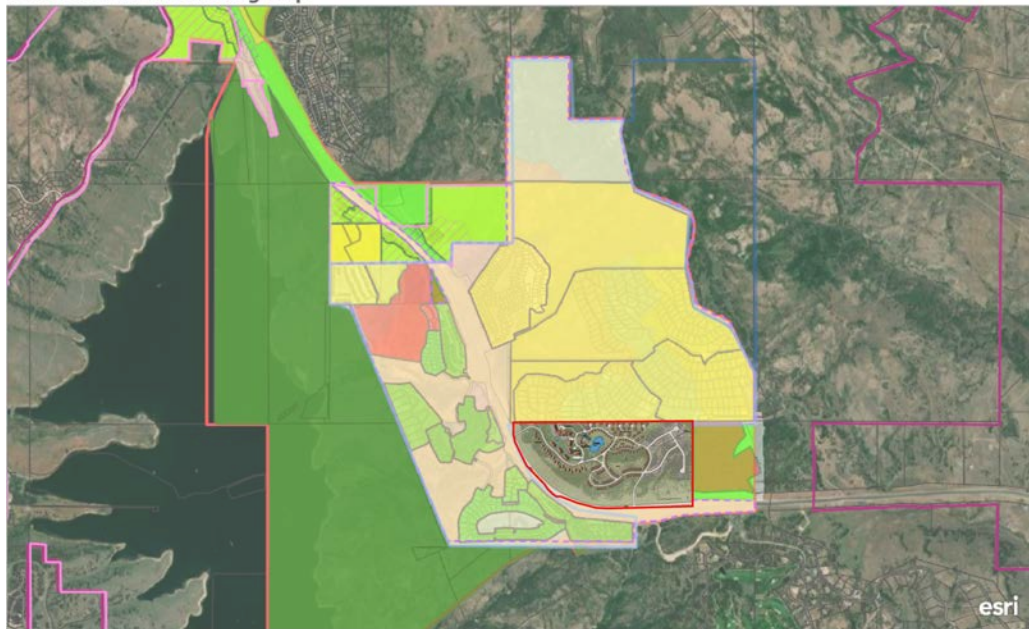
Re: The Boulders Concept Plan Review by Skyhawk Development

Date: 19 January 2022 (15 December 2021 Staff Report Updated in Italics)

Submittals: *(Incomplete) Concept Plan Application and Master Plan (9 December 2021)*
Concept Plan dated 10 January 2022

Site Location (proposed site in red outline)

Town of Hideout Planning Map



Planning map for the Town Of Hideout

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

Site Characteristics

Total Acres of Site: 114 Acres

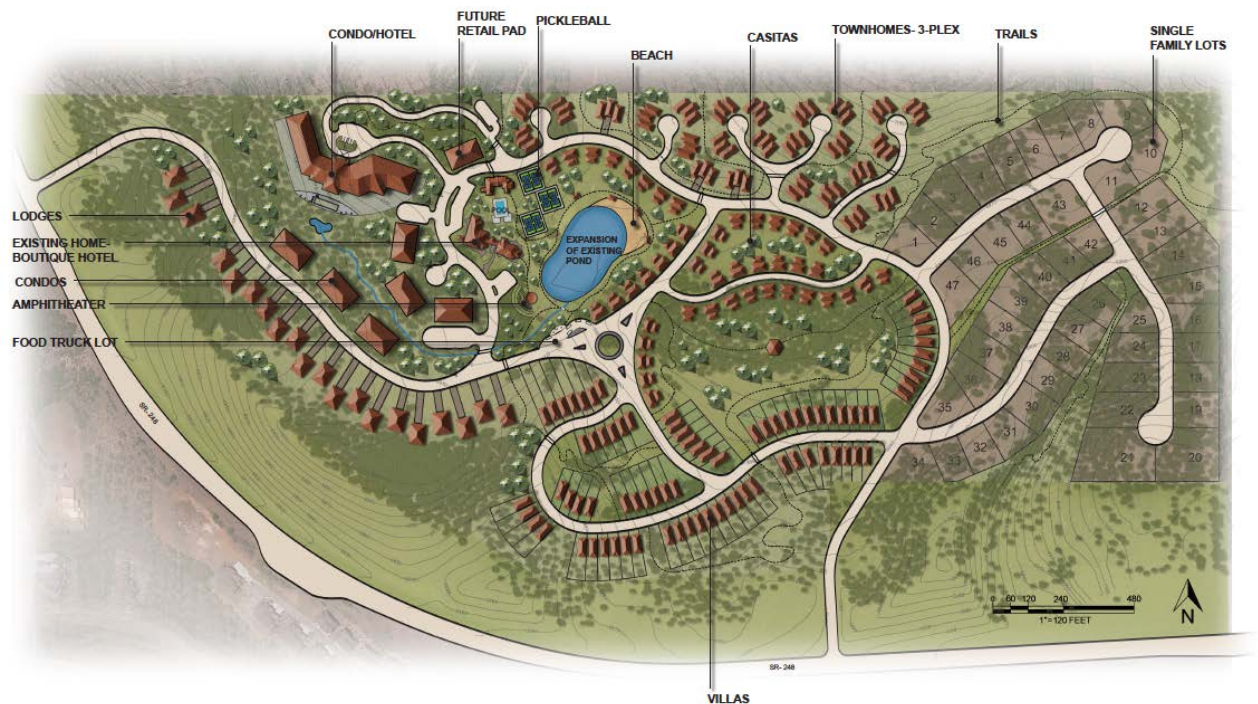
Current Zoning: Mountain (M)

Allowed Density: One (1) unit per acre or approximately 85 units after road infrastructure is built.

Concept Density: +/-610 Units (or +/-574 ERUs; only draft calculations currently available)
5.35 units per acre

General Uses: The developers are proposing a development concept that includes a variety of residential building typologies, a bed-and-breakfast, a retail pad, and a hotel.

Concept Plan (10 January 2022)





Planning Issues & Concerns for Discussion – Carried Over from December 2021 Planning Commission Meeting

Density: A 500%+ increase beyond existing allowances requires a thorough discussion of the ‘gives and gets’ associated with a conceptual up-zoning of such scale.

Planning Commission input required:

- *This proposed Concept Plan will create +/-610 units which equates to 5.35 units/acre.*

- *By way of comparison, the density of recent subdivision approvals:*
 - *Deer Springs: 97 acres, 248 Units (2.57 units/acre)*
 - *Lakeview: 22.4 acres, 69 units (3.08 units/acre)*

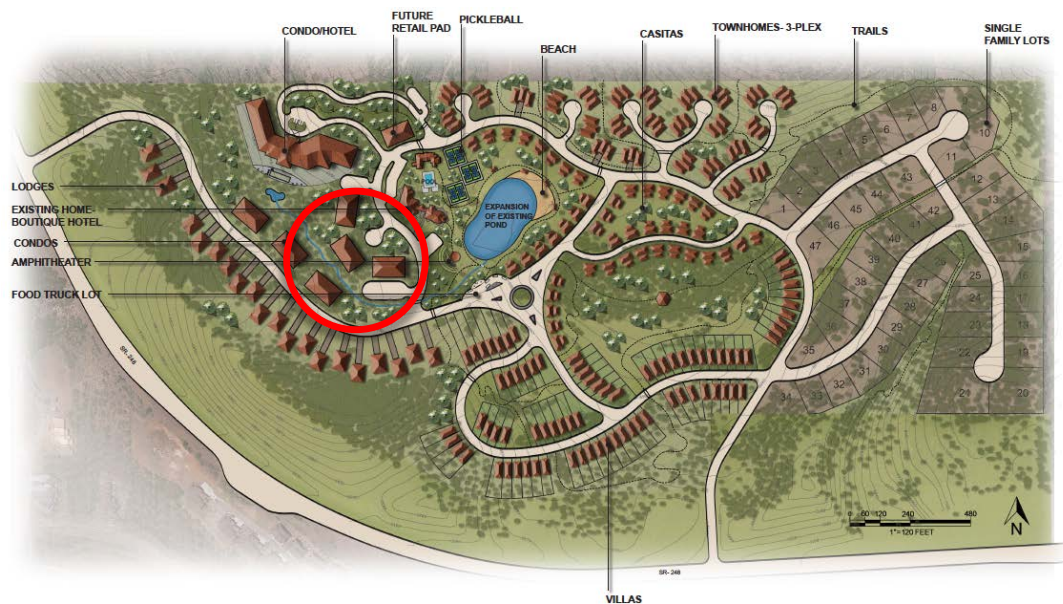
- *At the December 2021 Planning Commission meeting, the Commissioners expressed concern about the density. The Planning Commission should provide input and direction for the Applicant to move forward. Is there support for this amount of density? If not, what density does the Planning Commission believe is appropriate? Conversely, if so, what amount of local/unique/specialty destination commercial development to create a mixed-use Town ‘center’ component would be required as a ‘get’ for the Town to ‘give’ on the density? See below for additional detail.*

Uses Missing: A town center or village square would provide the local commercial opportunities that are missing in the community and requested daily. This is the last large piece of developable property in the Town and the only location where a town center or village square could be built. It could be incorporated around or near the hotel and provide an amenity to visitors and residents alike. +/-10 - 20 acres dedicated to these uses would not only provide space for commercial amenities such as restaurants, local retail, etc. but also ensure the future viability of the Town with sales tax – a desperately needed fiscal component to balance the Town’s existing heavy reliance on residential property tax dollars.

Planning Commission input requested:

- *At the December 2021 Planning Commission meeting, the Commissioners requested additional commercial development. The developers have added a retail pad site in the open space that is NE of the hotel. How much commercial space does the Planning Commission want to see as part of this proposed development?*

- A general rule of thumb suggests that approximately 10% - 15% of a development should be reserved for future commercial space. Would the Planning Commission support +/-10 acres for a small village or town center?
- An approach could be for the Town to reserve +/-10 acres for future local/unique/specialty destination commercial development. This area could provide an opportunity for the Town/developer to partner and consider options to sell/lease/long-term/give/lease land to entrepreneurs that commit to building the type of commercial development appropriate in this unique mountain setting. This would also help to achieve the goal to create a Town Center that is noted in the 2019 General Plan.
- The residential density displaced by this commercial development could be located on a different portion of the overall site plan.
- The following is a conceptual location for a 10-acre site that could be set aside for future commercial development:



Connection to Town: The Town is disconnected from east to west as a result of SR 248 – it creates a very real and dangerous barrier for pedestrian and bike connectivity in particular. An underground pedestrian and biking tunnel could be part of this concept plan and truly provide easy access from east to west, particularly if located near North Hideout Trail Road.

Planning Commission input required:

- *How important is it to connect this proposed development to the western part of the community?*
- *The existing Concept Plan has trails throughout the proposed development as required by Town Code, but there are no connections proposed across SR 248.*

Open Space/Buffers: The development should have clustered areas with significant open space buffers providing park/trail opportunities. This is especially true where the proposed concept plan proposes six-plex buildings up against the single-family fabric proposed and entitled on the south side of Golden Eagle. Trails should connect to the adjacent neighborhoods and across (under or over) SR 248.

Planning Commission input requested:

- *Does the Planning Commission support the six-plexes proposed to be built adjacent to the single-family units on the south side of the Golden Eagle neighborhood?*
- *If so, the developer should commit to Design Standards with required offset dimensions, etc.*

Infrastructure: Issues regarding water rights and availability must be addressed. How will the road infrastructure be built and financed? A Public Improvement District (PID) has been discussed in prior meetings with the developers; intent and details should be clarified.

Planning Commission input required:

- *The Applicant proposes to use a PID to finance the infrastructure for this project. Scott Davis from the Economic Development Committee will be at the meeting to discuss the components of a PID project.*

Next Steps



The Planning Commission should review the proposed concept plan and provide input to the developers.

No action is necessary or permitted at this time (**not all concept plan requirements have been submitted per HTC 11.06.18**), however staff thought it was important to begin the review and input process with the Planning Commission.

Although incomplete, their concept plan application is an opportunity for the Planning Commission to coordinate the 'gives and gets' of possible future development opportunities with the developers. Can a partnership be made that ensures the Town gets what it needs on the last large piece of undeveloped (and unentitled) with up-zoning that must be consistent with principles of the General Plan and can the developer make the financials work. Such a partnership needs to be a win-win endeavor for both parties. The proposed pre-concept plan is the first iteration to open this partnership discussion. The Planning Commission should relay all concerns, missing components, and ideas so that the next iteration of a concept plan includes the pieces in a comprehensive manner.

Planning Commission input required:

- *The Applicants would appreciate any specific direction relative to the proposed Concept Plan.*
- *They will be on the agenda next month, 17 February 2022, to discuss the possible rezoning for this property – from Mountain (M) to Neighborhood Mixed Use (NMU) w/ associated residential zones*