



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING (RESCHEDULED)

April 17, 2023

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Rescheduled Regular Meeting and Public Hearings electronically for the purposes and at the times as described below on Monday, April 17, 2023

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczuk's April 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 and Public Hearings 5:00 PM

I. Call to Order

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

II. Roll Call

III. Approval of Meeting Minutes

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

IV. Agenda Items

1. Introduction and swearing in of Second Alternate Planning Commission Members
2. [Continued discussion of a concept plan for a potential development Bloom in Hideout \(the Salzman property, parcels 00-0020-8182 and 00-0020-8184\)](#)
3. [Discussion of a concept plan for a potential Town Center development \(parcels 00-0021-5232, 00-0021-5233, 00-0021-5234, and a portion of 00-0021-5231\)](#)
4. [Discussion of a concept plan for a potential development Hideout Point \(parcel 00-0021-3176\)](#)

V. Public Hearings

1. [Discuss and possibly make a recommendation to the Hideout Town Council regarding adopting Chapter 12.25 Short Term Rental Overlay Zone which is an overlay zone which allows short term rentals within the overlay zone](#)
2. [Discuss and possibly make a recommendation to the Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to apply the Short-Term Rental Overlay Zone to parcel 00-0021-3164 \(the "Deer Springs Cottages"\) which has an underlying zone of Mountain \(M\) Zone](#)
3. [Discuss and make a recommendation to Town Council regarding a final subdivision approval for the Deer Springs Cottages](#)

VI. 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. April 16, 2023 No Anchor Site Determination Letter



April 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 12.86% of those tested since March 29, 2023. The seven-day number of positive cases has been, on average, 138.1 per day since April 5, 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>

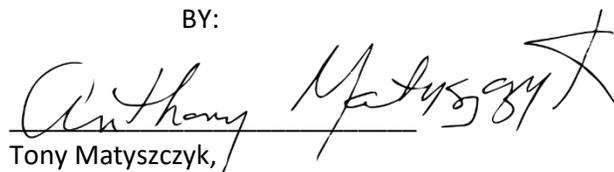
To join by telephone dial: US: +1 408-638-0986

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 May 16, 2023.

BY:


Tony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. March 16, 2023 Planning Commission Minutes DRAFT

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Minutes
Town of Hideout
Planning Commission Regular Meeting
March 16, 2023
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on March 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 Matyszczuk called the meeting to order at 6:03 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 Matyszczuk
Commissioner Rachel Cooper
Commissioner Jonathan Gunn
Commissioner Glynnis Tihansky (left meeting at approximately 7:00 PM)
Commissioner Donna Turner

STAFF PRESENT:

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

OTHERS IN ATTENDANCE: Jenni, Hogan, Ryan Sapp, Joel Piper, Sheri Jacobs, Dani Sada, Cort McCaughey, John Grier, Larry Eisenfeld, John Hopkins, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. February 16, 2023 Planning Commission Minutes DRAFT

There were no comments on the February 16, 2023 draft minutes.

Motion: Commissioner Tihansky made the motion to approve the February 16, 2023 Planning Commission Minutes. Commissioner Gunn made the second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczuk, Commissioner Tihansky, and Commissioner Turner. Voting No: None. The motion carried.

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IV. Agenda Items

1. Announcement of Rachel Cooper as a regular voting member of the Planning Commissioner

Chair Matyszczuk announced the Town Council had appointed Rachel Cooper as a regular voting member of the Planning Commission. Hideout Town Recorder Alicia Fairbourne read the oath of office and officiated her as a Planning Commissioner. *(Clerk’s note: Planning Commissioner Cooper assumed resigned Planning Commissioner Ryan Sapp’s term which will expire on January 1, 2024.)*

2. Discussion and consideration of rescheduling the April 20, 2023 Regular Planning Commission Meeting

Chair Matyszczuk noted there were multiple scheduling conflicts with the regularly scheduled April 2023 Planning Commission meeting. After a discussion of other possible dates, it was agreed to reschedule the April meeting for April 17, 2023 at 5:00 PM.

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

Town Planner Thomas Eddington introduced Ms. Jenni Hogan and Mr. Ryan Sapp to discuss their concept plan for the development Bloom in Hideout (Salzman property). Mr. Eddington reminded the Planning Commissioners this item was for discussion only and there would be no vote requested at this time. Ms. Hogan provided a brief background on the team and noted they were currently building six homes in Hideout and had served as agents in the sale of over 50 properties in the Town. She stated the two parcels under consideration consisted of a 42-acre parcel with the existing home where they intended to live and which they did not intend to develop or re-zone, and a 72-acre parcel which they were proposing for development of mixed use commercial and residential use. She noted this project would be financed with their personal money.

With regard to the 72-acre parcel, Ms. Hogan discussed a plan to build a boutique hotel and 20,000-25,000 square feet of commercial space to include six small shops and a restaurant. The development plan also included an amphitheater which could accommodate 300-500 person audiences and open space for parking of 100-200 parking spaces. She noted the team was in discussions with three potential partners to build the hotel and hoped to be able to break ground on the hotel project in 2024. It was also mentioned the team would work on creating a transit stop in the commercial area for the existing Kamas-Park City bus route.

The development would also include a variety of housing options: Townhomes which could be short term rental units or owner-occupied and would be located near the hotel and commercial area; Single Family “Estate” Homes which might be a gated community and would be built by the development team; and a Casita Resort consisting of small luxury cabins.

Chair Matyszczuk asked if there was a plan to connect the development with the communities on the other side of SR-248. Ms. Hogan responded the team would like to partner with the Town to on a solution to connect both sides of SR-248, possibly with the installation of a traffic light to cross the highway at the Tuhaye entrance She also hoped to work with other developers including Golden Eagle

1 to connect trails into this development. Mr. Sapp discussed the potential costs of an over- or under-
2 pass which could cost approximately \$14 million and agreed to help research options. It was discussed
3 that this type of project could apply for grant money to help pay the cost of construction.

4 Commissioner Glynnis Tihansky asked if the proposed entrance would be aligned with the Tuhaye
5 entrance. Mr. Sapp responded that this property was not aligned with the Tuhaye entrance and
6 discussed the locations of entrance sites under evaluation. He noted UDOT would ultimately dictate
7 the entrance location from SR-248.

8 Commissioner Donna Turner asked who would own and operate the casitas. Mr. Sapp stated the
9 developer planned to own these short-term rental units. He also stated the development team intended
10 to design and build the single-family homes which would be sold.

11 Chair Matyszczyk asked about the expected phasing plan for the project. Mr. Sapp stated they expected
12 to begin with the hotel and townhome component in 2024, which would include the commercial
13 development, then in year three or four, embark on the single-family homes and the casita resort.

14 Commissioner Gunn requested the developer consider limiting the future development of the 42-acre
15 parcel to ensure the overall property would not exceed this proposed density.

16 In response to a question from Commissioner Jonathan Gunn regarding potential expansion of the
17 commercial development plan, Mr. Sapp stated they would consider more commercial space, but it
18 would ultimately be driven by market demand. Ms. Hogan noted the hotel might also have some
19 commercial space and would include a restaurant. Commissioner Gunn requested the team consider
20 an initial plan for more commercial space which could be reduced as conditions warrant.

21 Commissioner Cooper asked about the expected size of the hotel's restaurant. Ms. Hogan replied this
22 would be driven by the hotel partner's requirements.

23 Commissioner Gunn asked about trails and walking areas. Ms. Hogan responded the plan was to have
24 sidewalks throughout the commercial area, and trails throughout the community for walking and
25 biking away from roads.

26 In response to a question from Chair Matyszczyk regarding plans for amenities such as tennis or
27 pickleball courts, Ms. Hogan stated this had not been specifically considered yet, however there would
28 be a variety of community gathering spaces.

29 Chair Matyszczyk asked whether sufficient water rights had been secured for the project. Mr. Sapp
30 responded this was underway, with some commitments already made.

31 Commissioner Gunn asked the team what they foresaw as the biggest challenges for the project. Ms.
32 Hogan responded these challenges would include items outside of their control, such as working with
33 the Golden Eagle developer on shared secondary road access and other distractions which could take
34 away focus. Mr. Sapp noted securing water rights and JSSD service commitment was an important
35 logistical issue. Ms. Hogan added they would be bringing on the most experienced partners available
36 for the design, hotel and commercial development aspects of the project.

37 Commissioner Gunn asked if the steepness of the terrain would be an issue. Mr. Sapp noted the overall
38 design plan was intended to work with the land and would avoid building in areas with greater than
39 30% grades.

40 Commissioner Cooper asked if there was potential for additional parking near the commercial area.
41 Mr. Sapp noted a parking garage could be built and in general, the development would follow industry
42 metrics for parking spaces based on commercial square footage.

1 In response to a question from Commissioner Gunn regarding roads, Mr. Sapp stated he envisioned
2 the main roads would be public, however the roads for the single-family homes and casitas might be
3 private. Mr. Eddington noted the proposed main road for this development would improve the existing
4 secondary emergency access road for Golden Eagle. Mr. Sapp noted the road on the smaller parcel
5 which accessed the existing home was very steep, so they were looking at better alternatives for a
6 secondary access road. Mr. Eddington noted a secondary emergency access road would need to be
7 included in the development.

8 Discussion ensued regarding density for the project, and it was noted the density would be clustered
9 on the east side of the two parcels. Ms. Hogan reviewed the details for the 72-acre parcel which was
10 proposed to include 5 acres with the 60-room hotel and commercial space, and another 67 acres which
11 would include 100 Townhouses, 18 single-family homes and 80 casitas, for an overall density of 318
12 units.

13 Mr. Eddington summarized the items to be addressed with the development team, based on this
14 discussion and questions from the Planning Commissioners. These items included 1) additional
15 commercial space, perhaps to include second story options; 2) secondary access road location(s); 3)
16 consideration of slight reduction in density; 4) more details on parks and trail amenities; 5) research
17 costs and timing for a future under/overpass project to connect both sides of SR-248; and 6) water
18 rights. Ms. Hogan stated a more detailed plan would be prepared for a future meeting.

19 Chair Matyszczyk thanked Ms. Hogan and Mr. Sapp for their presentation.

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21 **V. Meeting Adjournment**

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

23 ***Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Cooper made the***
24 ***second. Voting Yes: Commissioner Cooper, Commissioner Gunn, Chair Matyszczyk, and***
25 ***Commissioner Turner. Voting No: None. Absent from Voting: Commissioner Tihansky The motion***
26 ***carried.***

27 The meeting adjourned at 7:35 PM.

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Kathleen Hopkins
Deputy Recorder for Hideout

File Attachments for Item:

2. Continued 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 – Revised Concept Plan Review

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Bloom Concept Plan, as revised, for the Salzman Property

Date: Prepared for the April 17, 2023 Planning Commission Meeting

Submittals: Concept Plan Application, Concept Master Plan, Slope Plan and Precedent Images all dated March 2023. Updated Plan Set dated (emailed on April 10, 2023)

Introduction and Background

The Salzman property has been 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 Applicants presented an initial version of the Concept Plan to the Planning Commission on March 16, 2023. At the time, the Planning Commission recommended the Applicant: reduce the proposed density, preserve additional open space, consider an increase in the commercial square feet, better connect the trails, and address a general commitment to an underpass/overpass for SR248 to safely connect either side of SR248 for pedestrians and cyclists, etc.

The Applicants have taken these recommendations and revised their initial Concept Plan submittal.

Existing Site Characteristics

Total Acres of Site: +/-112 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.

Proposed Concept w/ Revisions

Original

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 for 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

Proposed

Concept Density: East Parcel:

230 units primarily concentrated on the +/-70 acres that make up the eastern part of the site. 30,000 – 35,000 SF of neighborhood commercial space is also proposed. The units are generally designated for the following use or housing types:

- Neighborhood Commercial: 30,000 - 35,000 SF
- Multi-family: 8 units
- Boutique Hotel: 60 units (120 keys w/lockout units)
- Casitas: 50 units
- Townhomes: 96 units
- Single-Family Lots: 16 lots

West Parcel (w/ Existing House):

- Single-family Lots: 25 (maintain existing Mountain [M] zoning)

2019 Hideout General Plan

The vision statement for the General Plan indicates:

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:

preserve outstanding views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

cultivate an inviting neighborhood atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

build a connected community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



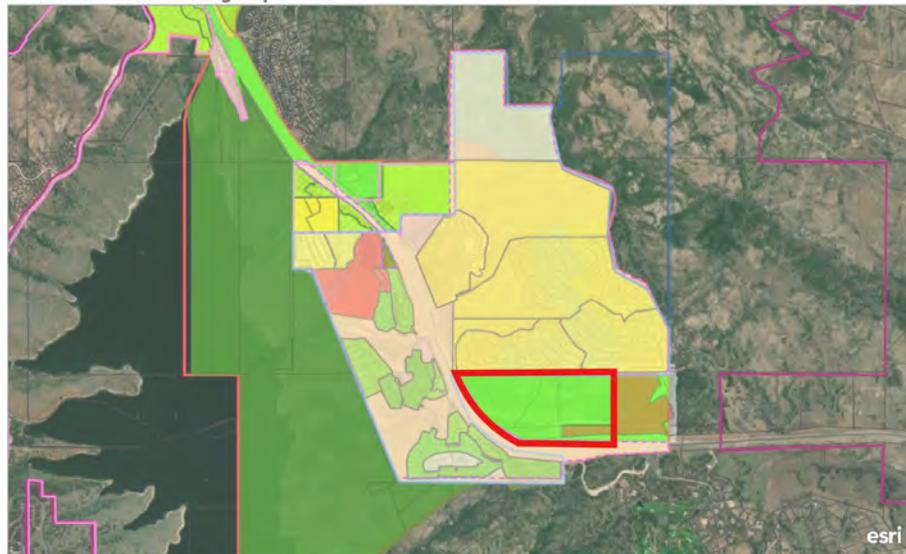
5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

The General Plan's vision statement specifically states that view sheds are to be protected and/or enhanced and that neighborhoods should be developed with a variety of housing options. The proposed plan generally addresses these issues. The issue of connectivity (e.g., an underpass or overpass) to connect both sides of SR248 is specifically addressed later in this Staff Report.

Site Location (proposed site in red outline)

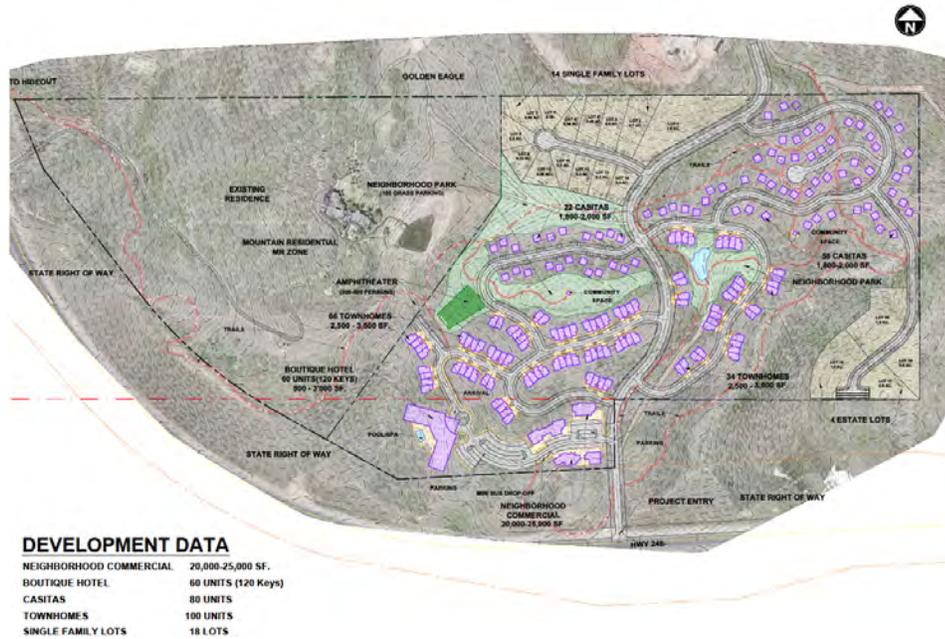
Town of Hideout Planning Map



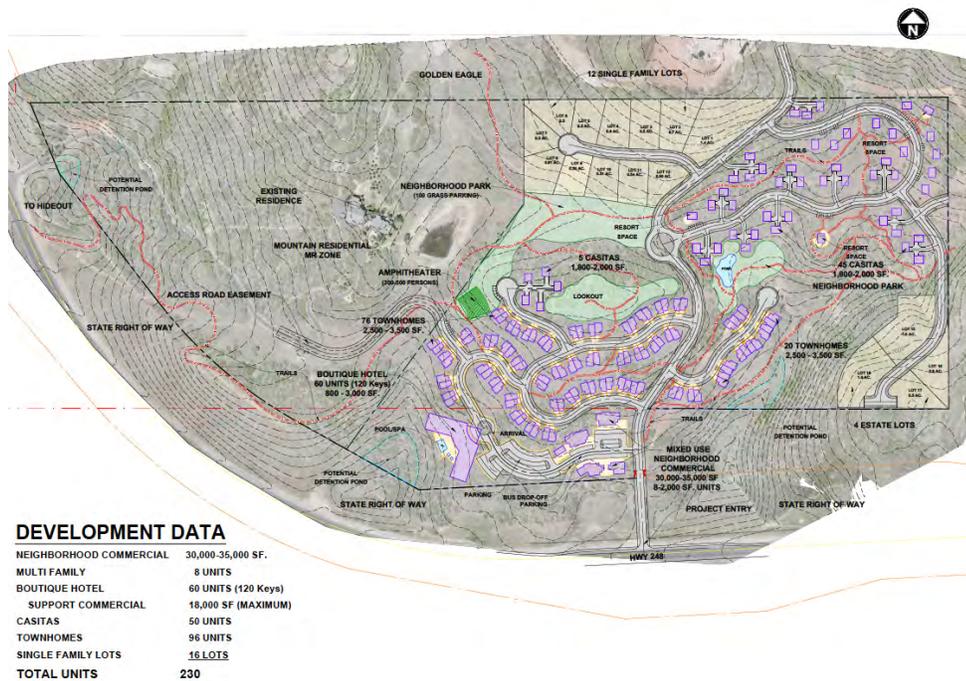
Planning map for the Town Of Hideout

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

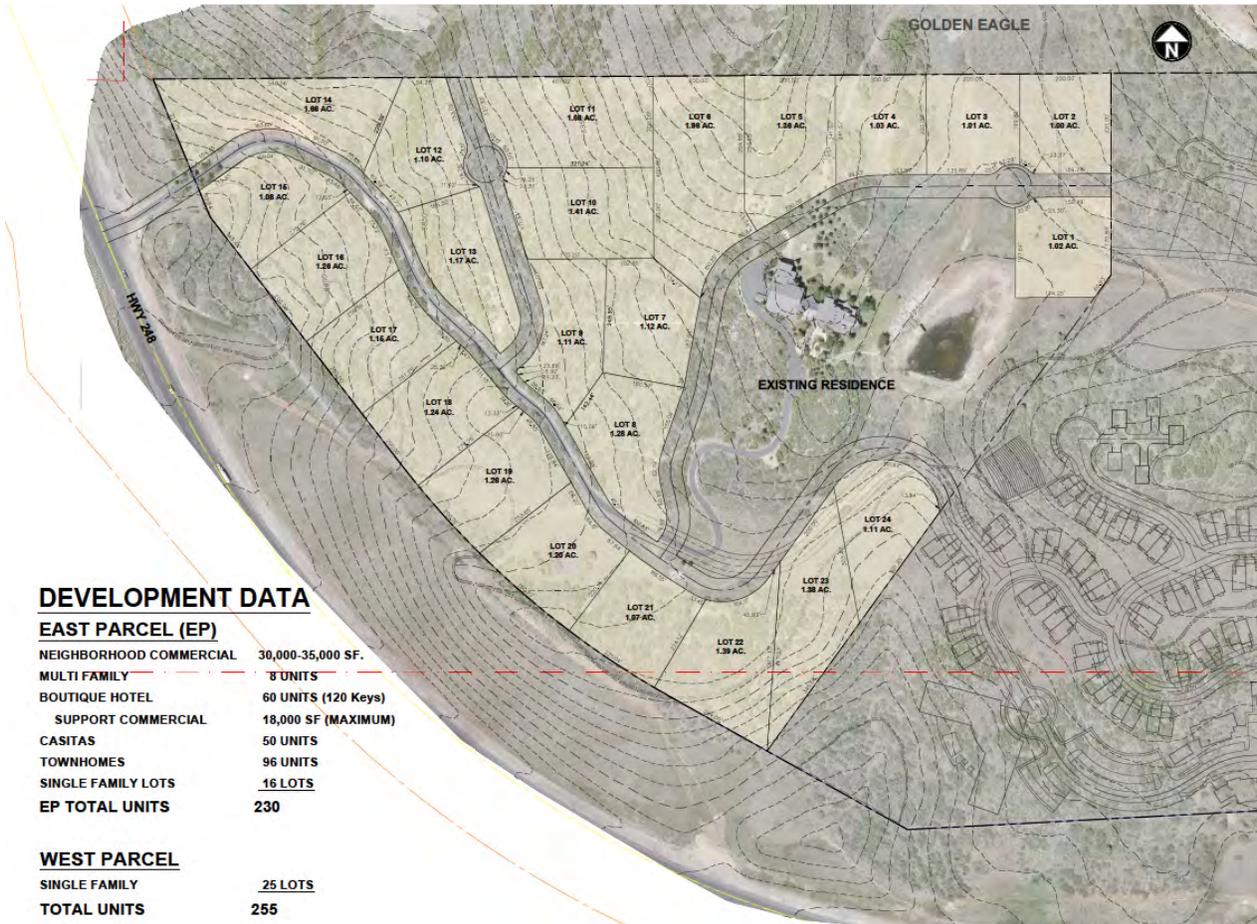
Bloom Concept Plan (March 2023)



The Bloom Concept Plan – East Parcel (April 2023)



Existing, or West Parcel, Concept Plan (April 2023)



Planning Issues & Concerns for Discussion
 (prior staff report's narrative is italicized and unchanged)

Density: *The proposed density is +/-300% of what is currently allowed. Where +/-100 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 +/-75 acres of the site, the density in this area would be +/-4.24 units/acre.

Revised Concept Plan

- The proposed Concept Plan has been reduced from +/-318 units to 255 (25 of these units are in the West Parcel and are not proposed to be developed; the Applicant intends to keep this area as-is but would like to keep the existing zoning in place to allow for possible future development). There was a discussion at the March 13th meeting about a conservation easement for this site. In light of the overall reduced density, is the Planning Commission supportive of leaving the existing Mountain (M) zoning in place to allow 25 single-family units or is there a maximum number (e.g., 15 or 20 SF units, perhaps clustered to preserve as much of the native landscape as possible) the Commissioners recommend?
- The East Parcel is actually +/-70 acres (the West Parcel is +/-42 acres). The updated density numbers (for the East Parcel only equate to 3.29 units per acre but the TOTAL density for the entire +/-112 acres equates to 2.28 units per acre. This is a reduction from the initially proposed Concept Plan.
- The revised Concept Plan removed a few townhouse units to create some additional space and break up the ‘street wall’ appearance. The ‘street wall’ appearance is something that the Planning Commission has discussed in prior meetings and, based on past developments, wishes to avoid. Is the reduction enough to eliminate this concern? There are now eight (8) residential units proposed above the commercial space in the commercially designated buildings – a good mix of uses and a good use of the building footprint.

Uses:

The proposed commercial area would provide local commercial opportunities that are missing in the community and frequently requested by residents. The Applicants have indicated that 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.

As recommended by the Planning Commission, the Applicants have increased the commercial square feet and incorporated additional commercial space into the hotel. Eight (8) residential units are proposed on two floors above the commercial space.

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

The Applicant shall confirm that all trails and open spaces will be accessible via a public access easement.

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.*

The Applicants met with residents in Golden Eagle and received support to keep the emergency access gate open and make the main/spine road fully accessible/usable year-round. The Applicants should be prepared to discuss this in more detail at the meeting.

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

The Applicants provided additional mapping details for the trails. The area dedicated to the amphitheater has been cut in half. Is the Planning Commission supportive of the revised amphitheater or recommends the original proposal (March 2023)?



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.*

Sheet C103 illustrates the 30%+ slopes and proposed building locations. The Applicant has relocated some buildings to ensure they are out of the steep slope areas. The Planning Commission should provide input and direction to ensure general agreement with the proposed layout.

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. The 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.

The cost of a connection (underpass or overpass) is likely in the range of \$7.5mn to \$15mn. To date, the Town Council, Planning Commission and staff have been supportive of a safe pedestrian, golf cart, bike, etc. connection across SR248. This is also a recommendation included in the Parks, Open Space, and Trails (POST) Plan. Does the Planning Commission continue to support the idea of a partnership approach (e.g., half and half) with the developer of the Salzman Property? This was generally the recommendation for the prior submittal, the Boulders, on this site before the Application was closed.

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.

The issue of water rights, or shares, is something that must be addressed prior to any re-zone application that is an up-zone in terms of use and density. The Applicant shall be prepared to convey any discussions they have had with the Town, engineering, JSSD, or other. Have any water rights been fully secured or optioned and are they in compliance with the Town's agreement relative to water use and water infrastructure with JSSD?

The revised Phasing Plan, Sheet C102, indicates the hotel and townhouses will be constructed in the first phase. The phasing of the commercial vs.



the upper townhomes is a bit unclear (the colors associated with Phase 2 and Phase 4 are very similar). The Applicants should provide an estimated timeline (number of years) for each phase.

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.

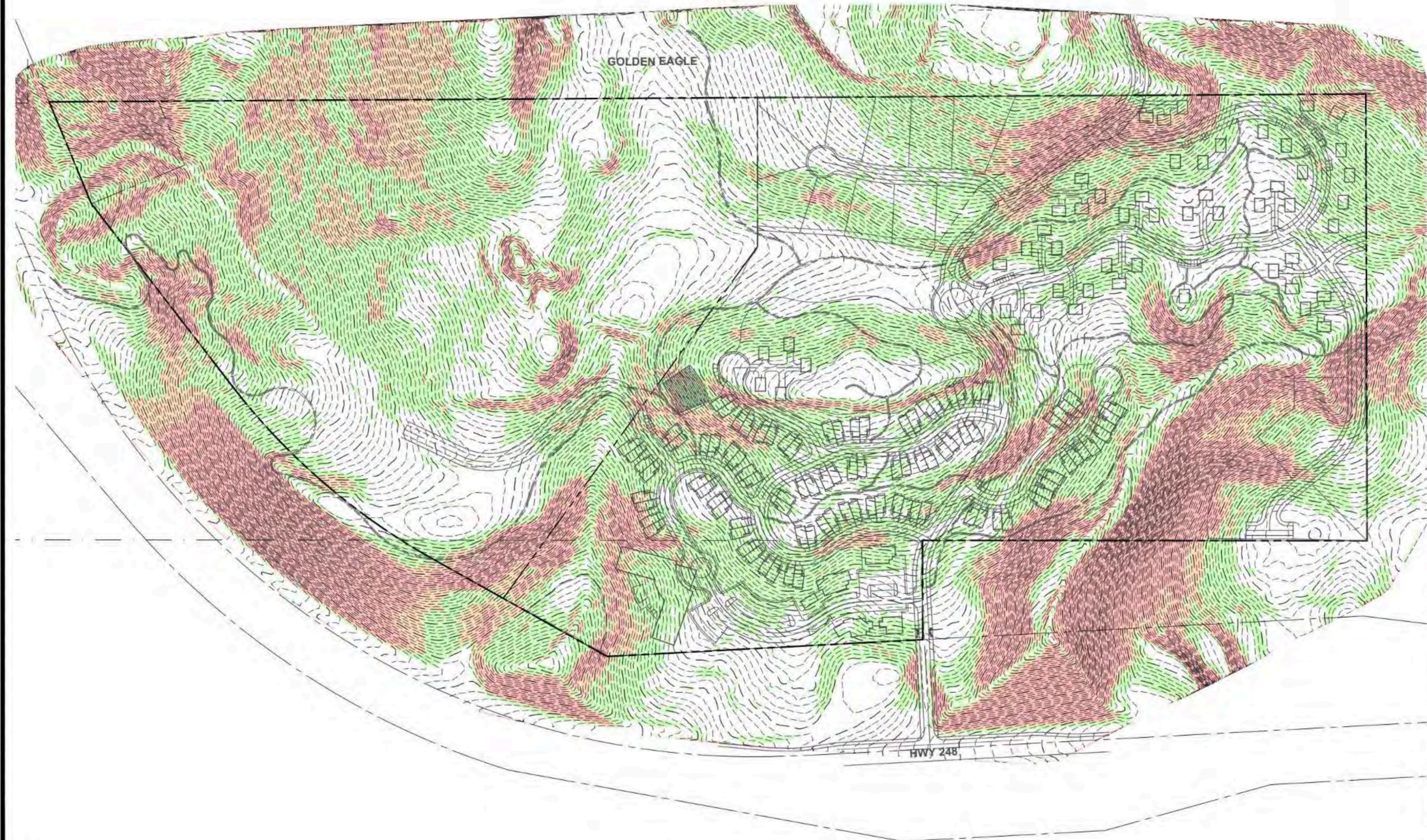
At this conceptual plan level, and with the mixing of housing typologies, assigning future zoning designations is premature. If the Planning Commission favorably recommends the Concept Plan, staff will coordinate with the Applicant to assign zoning designations for the Planning Commission to review.

Next Steps

The Planning Commission should review the Proposed Updated 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.

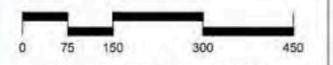
The Planning Commission can either provide a negative recommendation with concerns/reasons outlined or a favorable recommendation with or without changes and/or conditions of approval.

A Concept Plan is not an approval that holds the Planning Commission or the Applicant to an exact site layout, road network, density total, etc. due to the fact that additional detailed design work may require tweaks to the site plan. Those details will be addressed at the time of a Zoning Application and a subsequent Subdivision Application, assuming a favorable recommendation at this time. That said, recommendations with specificity or conditions of approval are helpful.



Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	0.00%	15.00%	Green
2	15.00%	25.00%	Yellow
3	25.00%	30.00%	Orange
4	30.00%	500.00%	Red



22"x34" SCALE: 1"=150'
11"x17" SCALE: 1"=300'

 **Jack Johnson Consulting**
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 - Facsimile - 435.776.7590
www.jackjohnson.com

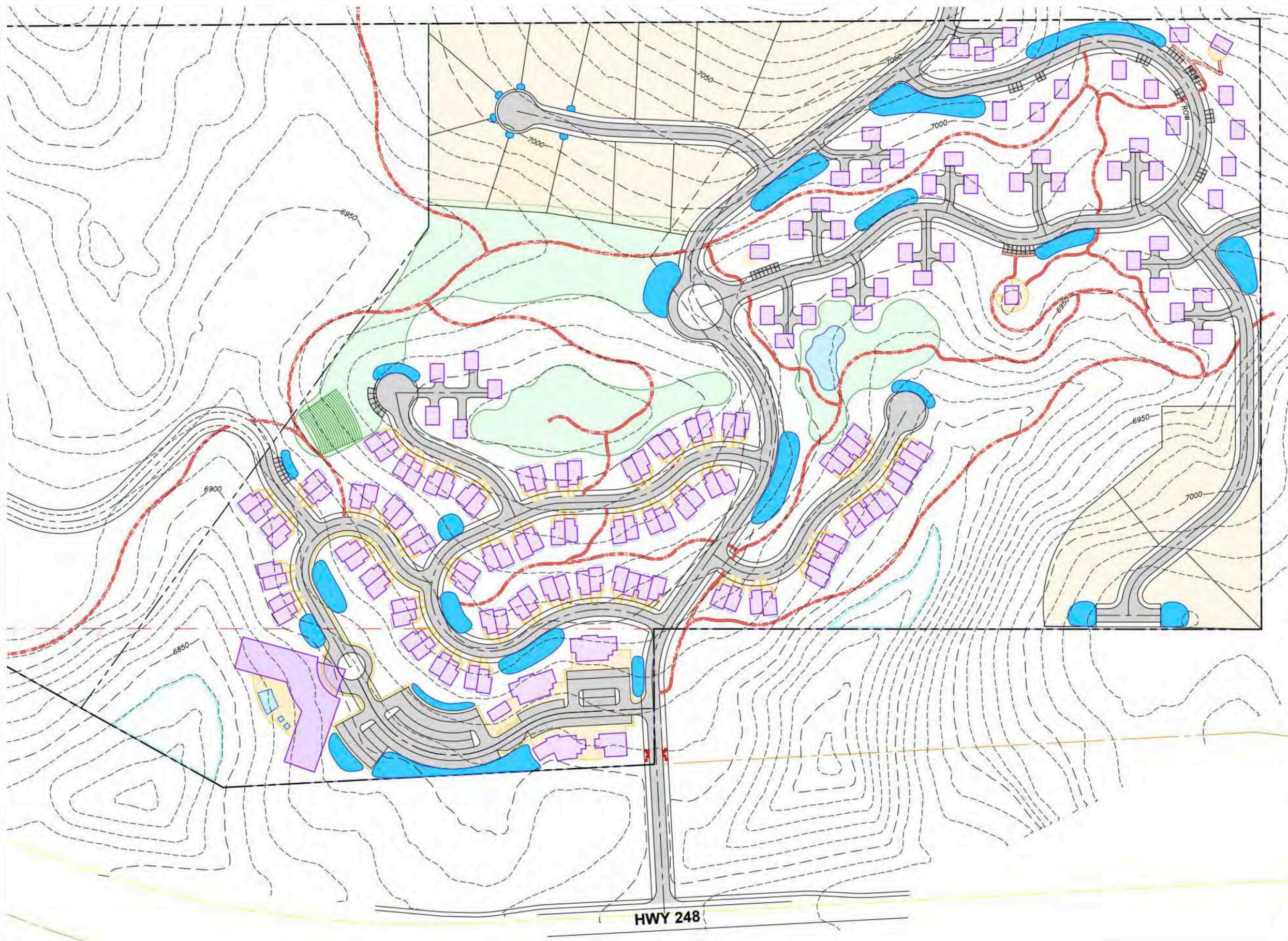
DATE: APRIL 2023
DESIGNED BY: STAFF
DRAWN BY: STAFF
REVIEWED BY: BEJ
PROJECT: 1337
ISSUE: CONCEPT PLAN

REVISIONS

1)	
2)	
3)	
4)	
5)	
6)	


BLOOM
BOUTIQUE COMMUNITY

SLOPE ANALYSIS | **C103**



Snow Storage Area
Total Snow Storage Area:
107,311 sq. ft. = 2.46 AC

 **Snow Storage**



0 50 100 200 300
22"x34" SCALE: 1"=100'
11"x17" SCALE: 1"=200'

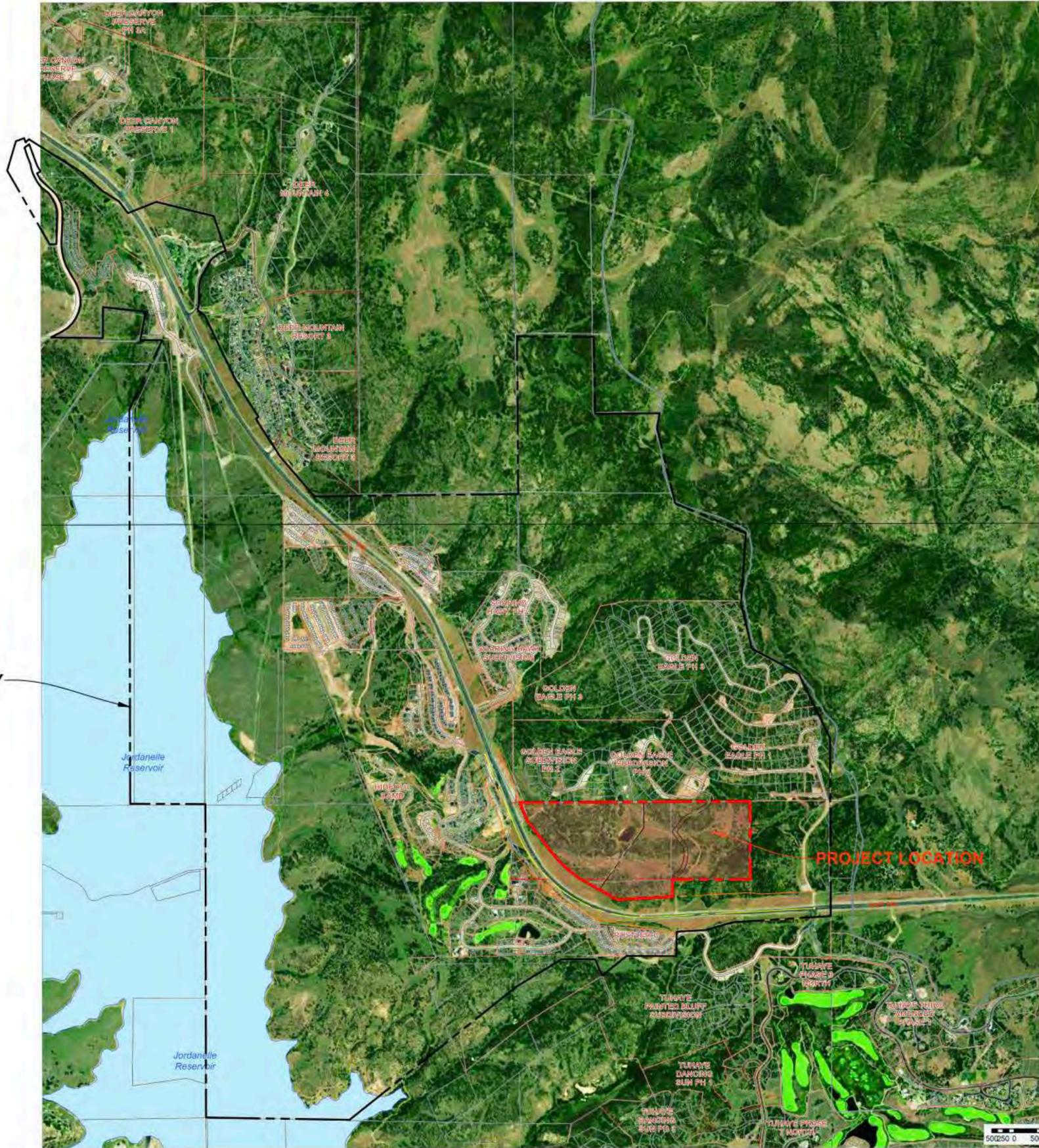
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Telephone - 435.645.9001 - Facsimile - 435.776.7590
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DATE:	APRIL 2023
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	BEJ
PROJECT:	1337
ISSUE:	CONCEPT PLAN

REVISIONS	
1)	
2)	
3)	
4)	
5)	
6)	


BLOOM
BOUTIQUE COMMUNITY

SNOW STORAGE | **C105**

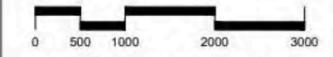


TOWN BOUNDARY

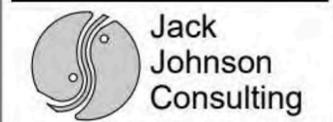
Jordanelle Reservoir

Jordanelle Reservoir

PROJECT LOCATION



22"x34" SCALE: 1"=1000'
11"x17" SCALE: 1"=2000'



Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 - Facsimile - 435.776.7590
www.jackjohnson.com

DATE:	APRIL, 2023
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	BEJ
PROJECT:	1337
ISSUE:	CONCEPT PLAN

REVISIONS	
1)	
2)	
3)	
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5)	
6)	



BLOOM
BOUTIQUE COMMUNITY

VICINITY MAP | **C107**



NEIGHBORHOOD COMMERCIAL



SINGLE FAMILY



TOWNHOMES



BLOOM COMMUNITY



BOUTIQUE HOTEL



CASITAS

0 ### ## ## ## ##
22"x34" SCALE: 1"=###'
11"x17" SCALE: 1"=###'

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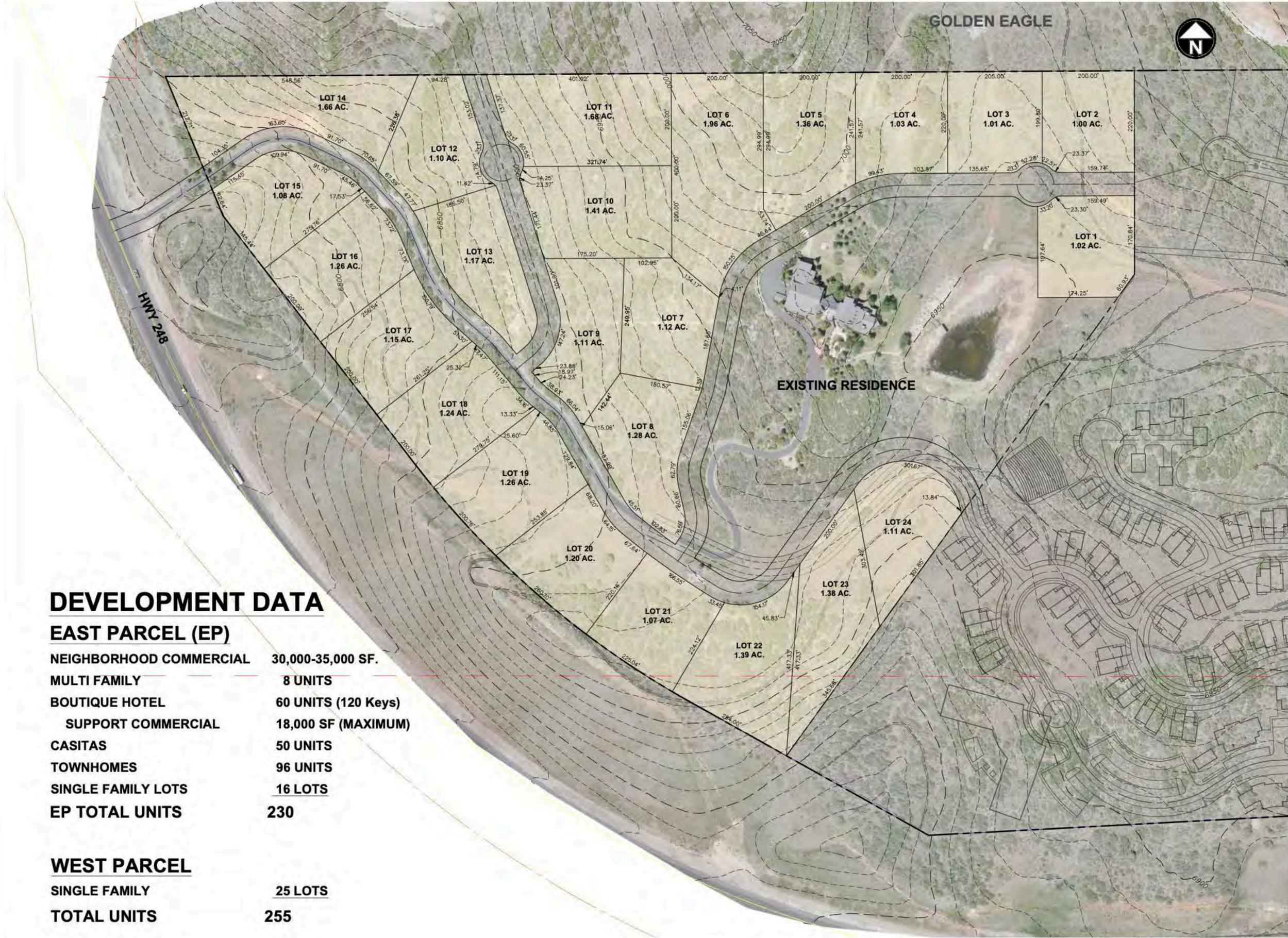
DATE: APRIL, 2023
DESIGNED BY: STAFF
DRAWN BY: STAFF
REVIEWED BY: BEJ
PROJECT: 1337
ISSUE: CONCEPT PLAN

REVISIONS:

1)	
2)	
3)	
4)	
5)	
6)	

BLOOM
BOUTIQUE COMMUNITY

ARCHITECTURAL CHARACTER | **C108**



DEVELOPMENT DATA

EAST PARCEL (EP)

NEIGHBORHOOD COMMERCIAL	30,000-35,000 SF.
MULTI FAMILY	8 UNITS
BOUTIQUE HOTEL	60 UNITS (120 Keys)
SUPPORT COMMERCIAL	18,000 SF (MAXIMUM)
CASITAS	50 UNITS
TOWNHOMES	96 UNITS
SINGLE FAMILY LOTS	16 LOTS
EP TOTAL UNITS	230

WEST PARCEL

SINGLE FAMILY	25 LOTS
TOTAL UNITS	255



22"x34" SCALE: 1"=100'
11"x17" SCALE: 1"=200'

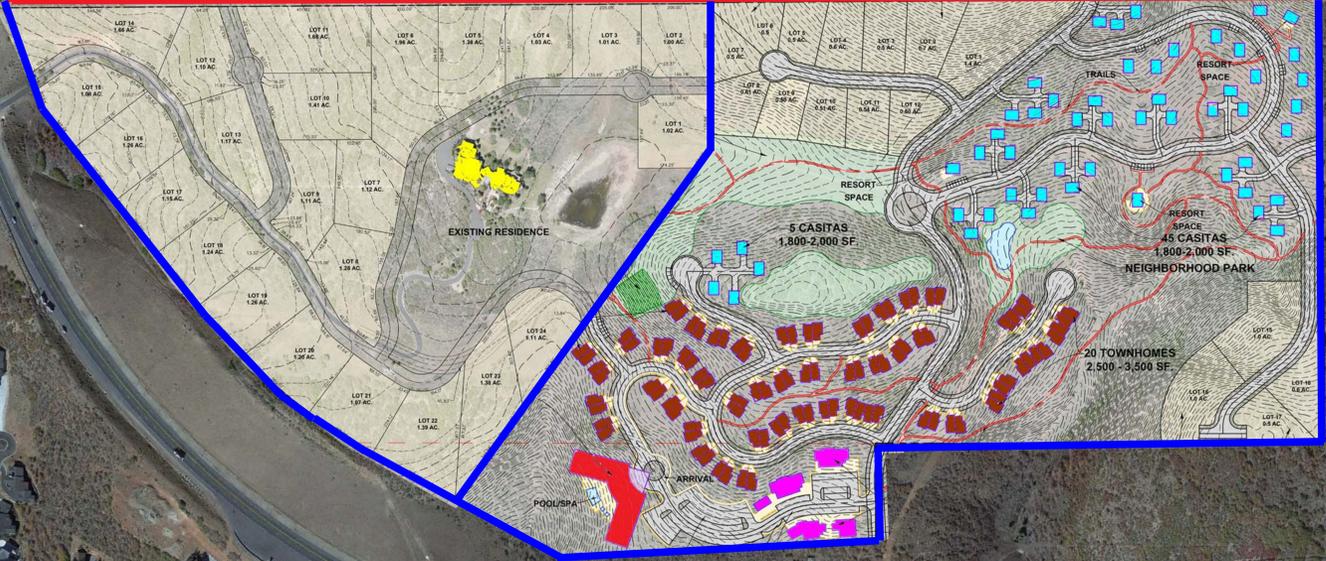
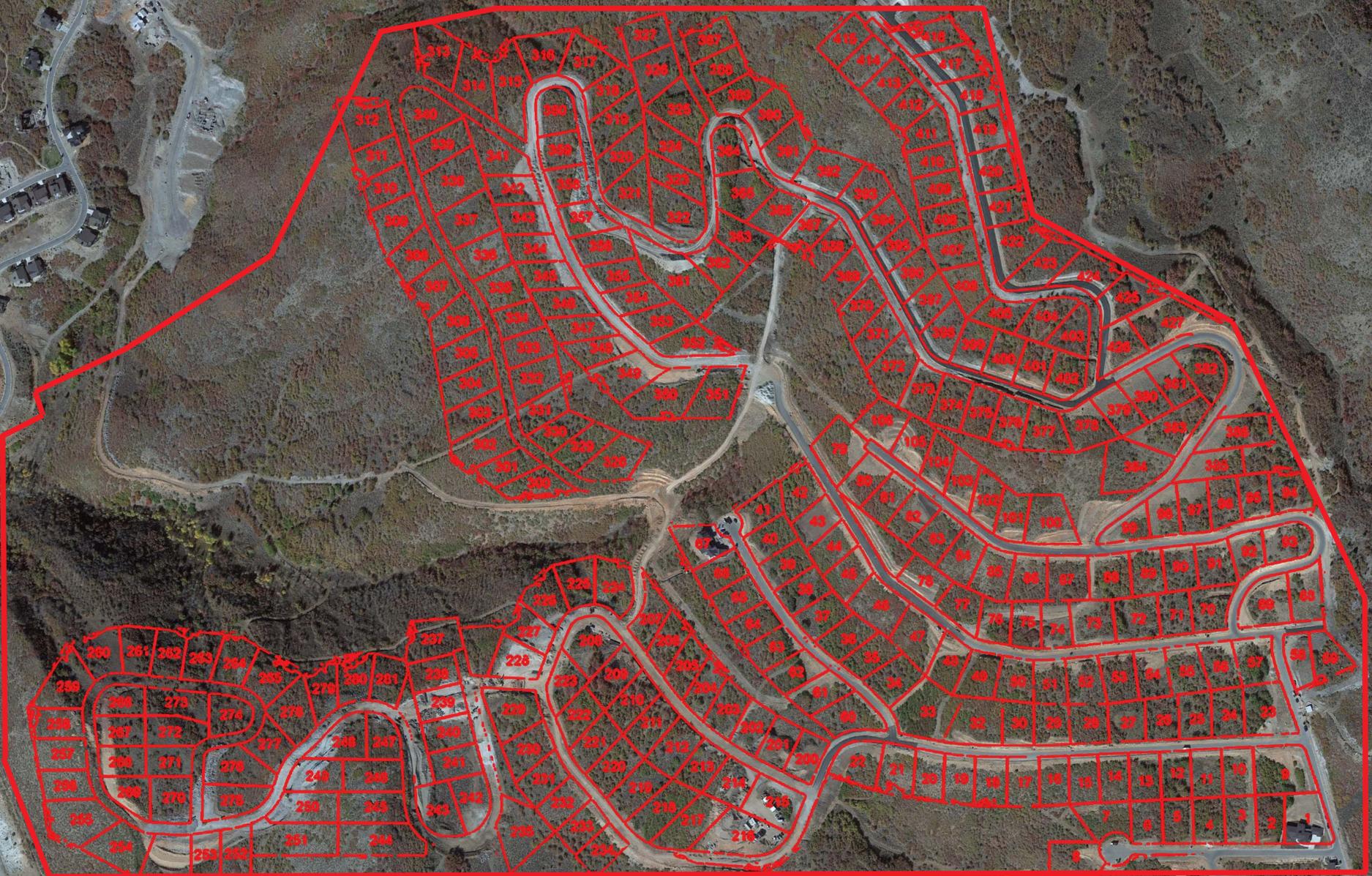
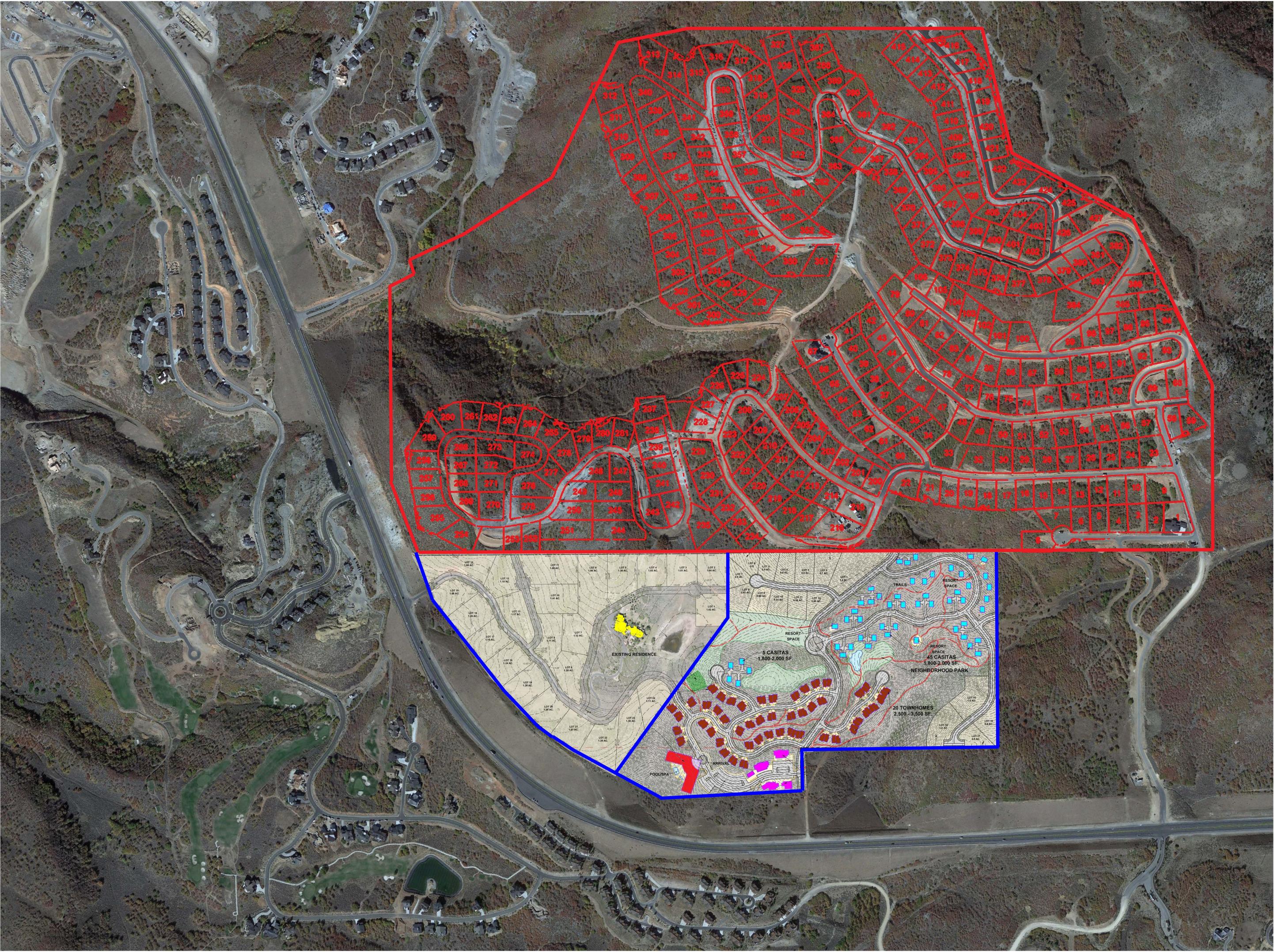
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DATE:	APRIL, 2023
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	BEJ
PROJECT:	1337
ISSUE:	CONCEPT PLAN

REVISIONS:

1)	
2)	
3)	
4)	
5)	
6)	

BLOOM
BOUTIQUE COMMUNITY
WEST CONCEPT PLAN | **C101A**



File Attachments for Item:

3. Discussion of a concept plan for a potential Town Center development (parcels 00-0021-5232, 00-0021-5233, 00-0021-5234, and a portion of 00-0021-5231)



Staff Presentation of Town Center Concept Plan

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Town Center – Concept Plan for the Town Owned Land

Date: April 17, 2023

Background

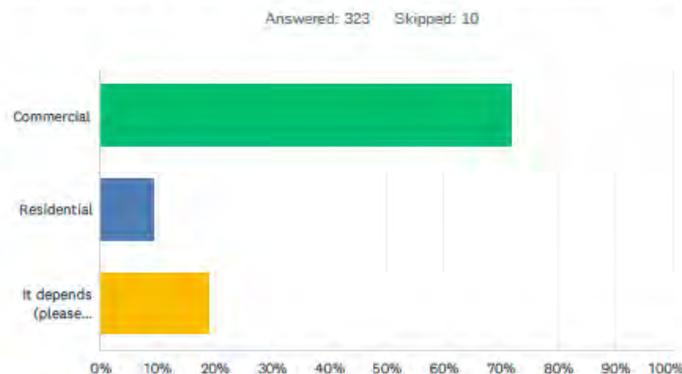
The Town Council and the Planning Commission have had numerous discussions to date regarding opportunities to either collaborate with a developer to create a commercial center, a village center, a neighborhood center, a mixed-use center, etc. that could provide some of the commercial uses that residents have indicated they would like to see in Hideout. The desire to have such amenities in Town stems from residents' who support the opportunity to walk or bike to nearby restaurants, café, a small grocer, etc. and meet with their neighbors. This qualitative benefit aligns nicely with Town Hall's desire to diversity land uses and create an increased commercial sales tax revenue stream.

The following is from the Town of Hideout's Community Survey in June 2022:

Q3 Commercial Development and a Town Center. The majority of land within the Town is zoned and subdivided for new residential development.

The current General Plan (2019) recommends the Town pursue commercial development and/or create a Town Center for the community.

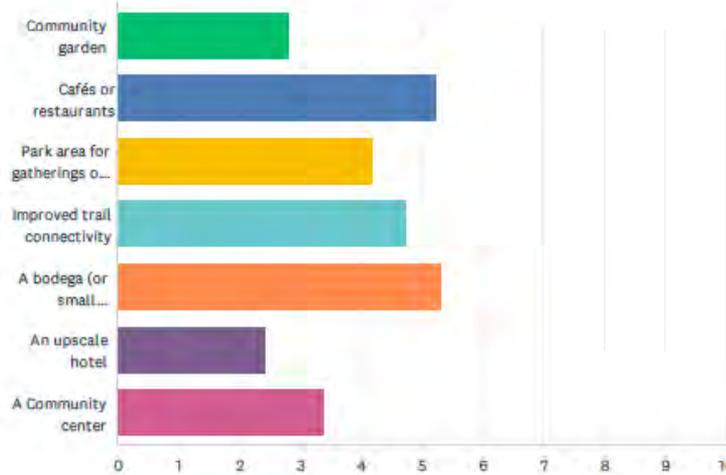
As a resident of Hideout in 2022, do you think the Town should prioritize future development efforts for commercial or residential development?



More specifically, the residents were asked to rank order what kind of amenities they would like to see in Town. The top three, in order, were: a bodega or small grocery store, cafes and restaurants, and improved trail connectivity.

Q8 Town Needs. Please rank your priorities for things you believe the Town most needs from highest #1 to lowest #7:

Answered: 332 Skipped: 1



2019 Hideout General Plan

The vision statement for the General Plan indicates:

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:

preserve outstanding views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

cultivate an inviting neighborhood atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

build a connected community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

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.

16

The proposed Town Center site will not impact view sheds given its location at the intersection of Shoreline Drive and SR248; no homes are located west or north of the site. Additionally, Shoreline Drive is the primary entrance to the Town on the north side and can handle traffic. The Concept Plan, as proposed, considers the redevelopment of the public works site and would not increase the impervious footprint in this area which helps to mitigate stormwater runoff concerns. The Concept Plan envisions a cluster of mixed-use commercial development, rather than commercial development spread linearly along the right-of-way. The latter configuration is less than ideal for a small commercial center and could create undesirable traffic patterns if not concentrated and comfortably walkable.

General Input and Direction to Date

- The Town owns approximately 17 acres of land:
 - +/- 10 acres at Shoreline Drive and Belaview Drive
 - +/- 7 acres on SR 248 north of the KLAIM site
- Mixed-use and/or commercial development is desired within the Town's boundaries:
 - Revenue implications for the Town
 - Placemaking and gathering opportunities for residents and visitors
- Business types frequently referenced for a new Town/Village Center:
 - Coffee/tea shop
 - Yoga and/or fitness center
 - Small market or grocer (convenience and/or sundry items)
 - Café or restaurants, or bar/brew pubs
 - Ice cream, or similar, snack shop
 - Small office hub for remote workers

A Concept Plan for the Hideout Town Center – Planning for Commercial Opportunities and Community Gathering Spaces

The proposed Concept Plan envisions the following for the 7-acre site at the corner of Shoreline Drive and Belaview Drive: :

- Mixed-use development – restaurants, café, grocer, retail, office, upper floor residential, etc.
- Possible affordable housing options
- Relocation of the Public Works building
- Two to four story buildings – a variety of heights and architecture – built into the slope (finished floor elevation to match the current Public Works Building with possible rooftop viewing/outdoor space that is at level with Shoreline Drive to capture views of Jordanelle Lake)
- Centralized parking, rather than individualized front-loaded parking spaces, to encourage walkability

Recommended Path to Implementation

1. Begin a focused Town Center effort (e.g., commercial/neighborhood commercial uses) with the Town-owned land (+/-10 acres) on Shoreline Drive and Belaview Drive.

2. Focus all efforts in this area to create the necessary critical mass. There is no nearby commercial zoning and that will interfere with the Town's effort to create a centralized commercial/activity center.
3. Consider relocating the Public Works building to a different site (possibly the +/-7 acres north of KLAIM in conjunction with a Fire Station w/ mixed-uses and trail head parking).
4. Plan for up to 25,000 – 30,000 square feet of mixed-use or commercial space.
5. Ensure quality architecture and landscape architecture standards that are unique to the Town of Hideout. This will require the creation of design and development standards for new development here. Hideout should embark upon a branding campaign to help market this site – 'Hideout Here' or something similar that connotes the sense that this is a place to live, work, and play.
6. The Town will need to re-zone the land Neighborhood Mixed-Use or Commercial (and ensure compliance with the General Plan).
7. The Town should consider a long-term lease for the property to a developer that agrees to build the final Town approved concept plan with the appropriate mix of uses, densities, square footage, phasing/timeline, etc.
8. Once the Town has an agreed-upon site/concept plan with associated design and development standards, the appropriate mix of uses, densities, square footage, phasing/timeline, etc. an RFP should be prepared and ultimately marketed nationally.
9. The Town should be very intentional about what it wants a development partner to build on the site in terms of uses and design – in other words consider the long game. What gets built here will determine the Town's future (and commercial sales tax revenues) for years to come. Design and the right mix of uses should be the goal. This could, perhaps, mean a trade-off when reviewing development proposals – the Town would be well advised to accept a reduced long-term lease price to get the right development in lieu of a development proposal that is for a higher lease price but not with the right mix of uses and not designed to meet the character standards of the Town.
10. Since the site is located within the MIDA district, the successful developer would be required to dedicate their sales tax portion to the Town (this would ensure the Town collects 65% of the sales and resort taxes; MIDA would continue to collect the remaining 34%).

Next Steps

Staff supports the need for a Town Center in this location – the site is located on a major roadway through Town that intersects with SR248, is not contiguous to existing residential development, serves as an adaptive reuse of a developed site, and concentrates commercial development on a few acres to ensure walkability and safety.

The Planning Commission should review the proposed Concept Plan and provide input and direction for a future iteration that will be presented at a later date.

HIDEOUT TOWN CENTER - CONCEPTUAL PLAN

local and visitor focus ● rustic-modern western ● marketable ● pedestrian scale ● destination

Town-Owned Land
Town Center Concept

The View
The Edge
The Cliff
The Landing

General Theme / Concepts / Facade Treatments

Precedent Images for the Village Area / Plaza / Overlook to Water

Precedent 'Main Street' or 'Center' Images

Possible UDOT Connector Road

Bike/Ped Trail to Water

General Notes

- +/- 25,000 SF
- Mixed-Use
- Possible Rooftop Plaza Area - (patterned area)

Google Earth

File Attachments for Item:

4. Discussion of a concept plan for a potential development Hideout Point (parcel 00-0021-3176)



Staff Report for Hideout Point – Concept Plan Review

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Hideout Point Concept Plan

Date: Prepared for the April 17, 2023 Planning Commission Meeting

Submittals: Concept Plan Application, Concept Master Plan, and Plan Set (all dated March 9, 2023)

Background

The Applicant is proposing a Concept Plan that would require a significant up-zoning from Mountain (M) residential to a commercial designation for the property – to allow commercial, garage/warehouse space, and nightly rental cabins. The property is two (2) acres in size and is located on the south side of the Deer Springs neighborhood – near the southern entrance on Belaview Way, a few blocks north of Shoreline Drive.

The proposed concept combines a mix of commercial uses, garage space and nightly rental cabins on the site with parking along Belaview Way. The site is situated across the street from single-family residential houses and townhomes that are part of Phase 1 of the Deer Springs neighborhood. The site is contiguous to, and just east of, the pending Creekside Application, a proposed single-family residential neighborhood.

The site has steep slopes on the west side that slope down to the drainage basin that feeds the duck pond in the Creekside area and ultimately drains into the Jordanelle Lake. This area, whether it remains residential or otherwise, must adhere to the Town’s Sensitive Lands zoning requirements, which may limit current building envelopes, parking pads, and/or other land disturbances.

Site Characteristics

Total Acres of Site: 2 Acres

Current Zoning: Mountain (M)

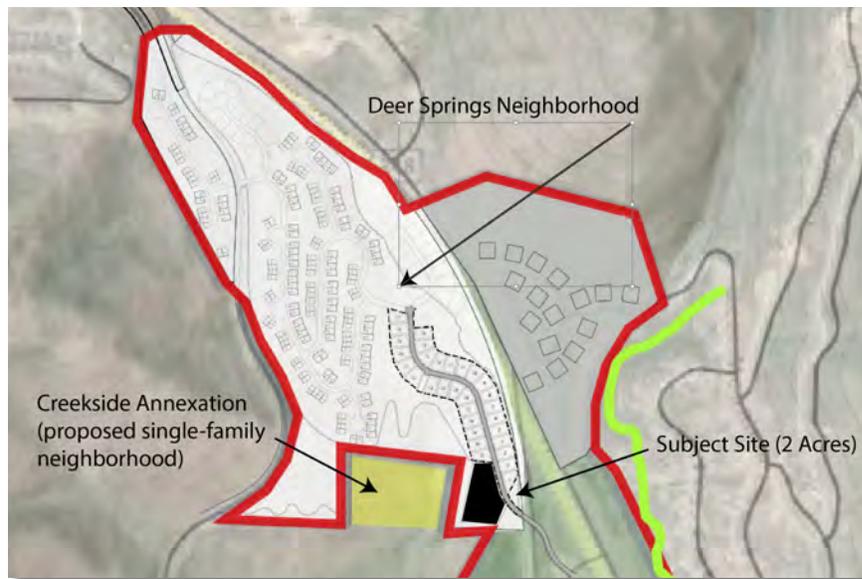
Allowed Density: One (1) unit per acre or a total of two (2) residential units

Proposed Concept

Proposed Density: Six (6) units of flex commercial/shop space
Two (2) units of garage/warehouse/storage space
Five (5) nightly rental cabin units

- Total density for residential and commercial units equates to thirteen (13) units per acre or 6.5 units per acre. Residential density will be concentrated on the parcel on the south side. Removing the commercial area, parking area, and garage space from the density equation, the southern one (1) acre as proposed would have a density of five (5) units per acre.

Site Location (proposed site in black)



2019 Hideout General Plan

The vision statement for the General Plan indicates:

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cultivate an inviting neighborhood atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

build a connected community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. This particular site, situated in an existing neighborhood and on steep slopes near a stream, does not adequately address these issues.

Planning Issues & Concerns for Discussion

Density

The proposed density (commercial and residential units is +/-650% of what is currently allowed. Where two (2) single-family units are permitted on one-acre lots, the Applicants propose thirteen (13) units or 6.5 units per acre. This project would be the densest project in the Town of Hideout and would require a significant up-zoning 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.

Use and Site Impacts

The proposed mix of commercial, garage space and nightly rental cabins would not only require up-zoning the property, but nightly rentals are also not currently an allowed use in the Town of Hideout. There has been both Planning Commission and Town Council policy discussions regarding allowing nightly rentals in a few areas of Town, but the current



recommendation is that this would only apply to development in areas that are separate from existing neighborhoods given the impacts associated with nightly rentals.

Garage and/or storage spaces are not permitted within any commercial district designation. The Town's new zoning ordinance includes a Light Industrial (LI) designation, but it does not allow for storage facilities but does allow for maintenance facilities. The Applicant shall provide additional information regarding the proposed garage/storage/maintenance facility and the specifically identified use.

The Town is currently in the process of planning for a Town Center area on the Town-owned land on Shoreline Drive where it intersects with SR248. Commercial development activity in communities is much slower to develop (e.g., the rule of thumb is that retail follows rooftops and the Town currently has less than 700 rooftops) unless there is active participation by the local government entity. That process is currently underway on the Town-owned land and the Town is very focused on the +/-10 acres that are on the main entry road, Shoreline Drive, on the north side of Hideout. This area will require a significant amount of energy to ensure it creates the critical mass necessary for commercial/financial success.

Environmental Issues and Sensitive Lands

The site has areas with significant slope issues – some areas in excess of 20% and other areas in excess of 30%. The existing/native vegetation serves as a buffer offering erosion control and stormwater runoff filtration for runoff that drains into the creek located at the rear of this property. This creek drains into Jordanelle Lake and cannot be compromised by a reduction in buffer vegetation, filtration capacity, etc.

Access

The proposed site plan includes parking that backs out onto Belaview Way and presents safety issues. Any neighborhood commercial development would be required to have parking located in the rear with buildings fronting the road, with sidewalks installed, to ensure a pedestrian friendly setting.

Open Space, Buffers & Parks

The proposed development does not include any park or open space areas. The Applicant shall provide additional details regarding a small park location, protected open space, trails, etc.

Architecture and Design Standards

The Town has historically required adherence to design and development standards for major projects. The Town should adopt a set of commercial or mixed-use standards that will ensure quality development for any commercial development.



Recommendation and Next Steps

The Planning Commission should review the Proposed Updated Concept plan and provide input to the Applicants. The 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. Commissioners should think about the impacts of an up-zone in this neighborhood area. What are the impacts to the currently proposed Town Center area on Shoreline Drive, the primary entry to the Town's neighborhoods on the north side? Environmental impacts must be considered in terms of traffic safety, excessive paved areas that increase stormwater runoff, nearby streams, etc. Issues relative to proximity to an existing residential neighborhood must be considered.

Any up-zoning must be consistent with the principles articulated in the General Plan. Staff does not recommend approval of the proposed Concept Plan for a number of reasons:

- The location of the proposed up-zone is directly adjacent to an existing neighborhood and a proposed single-family residential development/annexation.
- The site has very steep slopes and an environmental assessment of stormwater runoff is necessary; the stormwater impacts could negatively impact the stream behind this property.
- The density proposed for this residential property is too high for the site and in this residential location.
- The site has natural constraints, primarily topography, that make surface parking and ingress/egress a safety concern (e.g., cars backing out onto Belaview Way).

The Planning Commission should review this Staff Report, assess the analysis, and relay all concerns, impacts, and direction to the Applicant. The Planning Commission can either provide a negative recommendation with concerns/reasons outlined or a favorable recommendation with or without changes and/or conditions of approval.

HIDEOUT POINT

CONCEPT PLAN

DESCRIPTION AND ANALYSIS

The proposed concept is for a mixed use development which combines neighborhood commercial, lodging, and residential uses into a single cohesive development. The project is intended as a transitional buffer between the Deer Springs high density residential project and the Town owned commercial and industrial use property.

Concept Details:

- 6 unit building of 'Flex-Commercial' space that is 2 levels from the road and a basement level in the rear with garage doors
- 2 unit building of 'Flex-Commercial' space set back behind that is 2 levels and has pull through garage doors on 2 sides
- 5 individual 'Cabin' units oriented to the lake views and designed to be used for overnight lodging

'Flex-Commercial' space is a shell that can be customized for multiple uses within each unit.

Neighborhood commercial uses will be allowed such as fitness, sports, retail, office, coffee/café, etc. Industrial uses will be prohibited. A portion of each unit can be utilized as an apartment, loft, or single lodging unit. Units are 60' x 30' = 1,800 sq ft

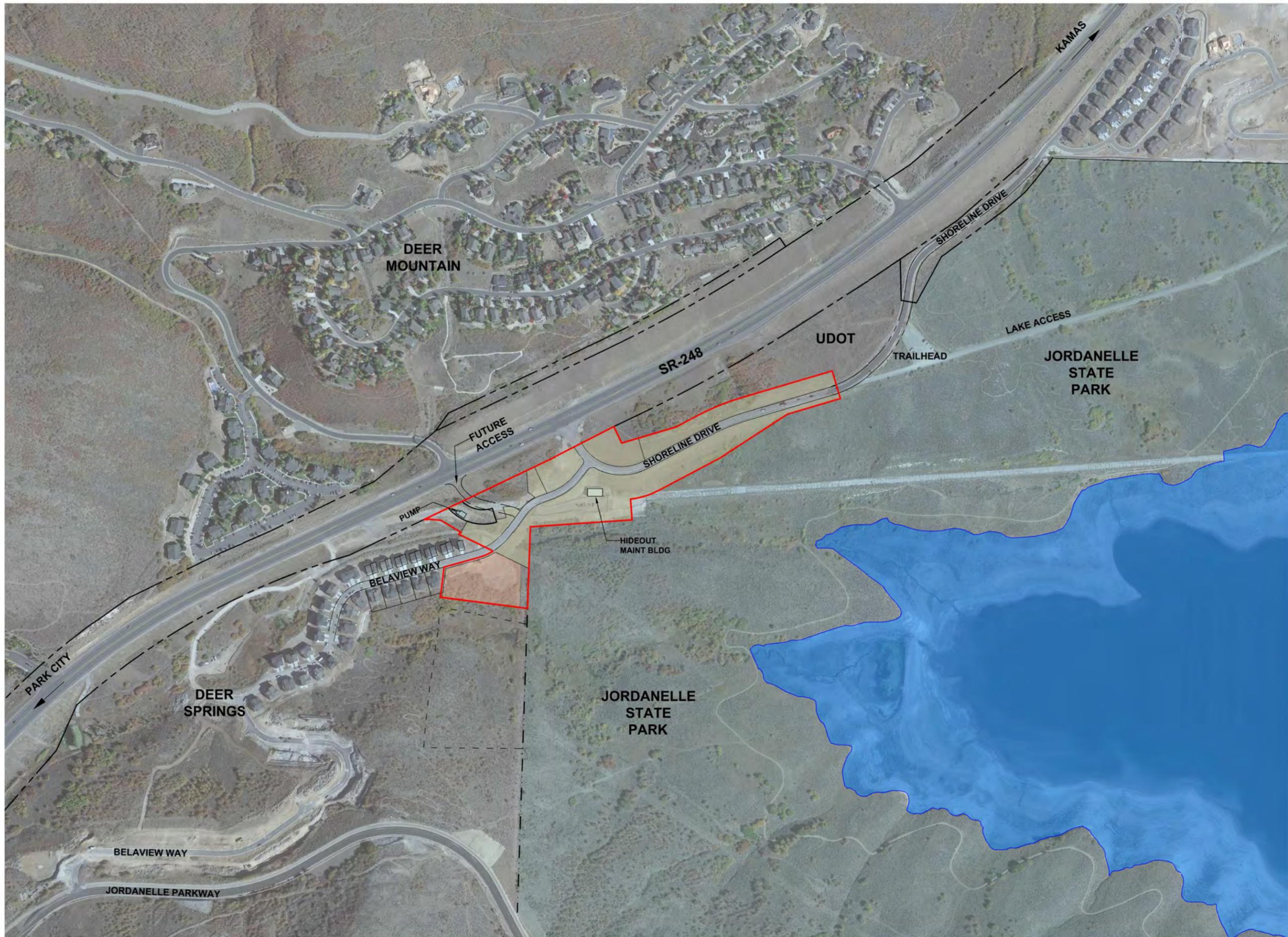
'Cabin' units are designed as small homes that are geared toward vacation use rather than a traditional residential home or townhouse living. They are 2 levels and include a garage. Units are 80' x 18' = 1,440 sq ft

Other Information:

- Total Site Area = 2.0 acres
- Total Parking Spaces provided for 'Flex-Commercial' = 4 per unit
- Total 'ERU' Units = 7.35 units (8 x 0.5 eru/unit + 5 x 0.67 eru/unit)
- Total Proposed Buildings Footprint Area = 23,100 sq ft (24,000 sq ft currently allowed)

Current Zoning and Allowable Use:

- Existing Zoning = Mountain
- Allowable Density = 2 - one acre lots
- Allowable Building = Main Building and Accessory Building up to 12,000 sq ft building footprint total
- Total Allowable Buildings Footprint Area = 24,000 sq ft in four buildings



LEGEND

- JORDANELLE STATE PARK
- HIGH WATER LINE
- TOWN OF HIDEOUT PROPERTY
- HIDEOUT POINT
- OTHER OWNERSHIP

DEER SPRINGS



HIDEOUT PARCEL B

BELAVIEW WAY

10' PAVED TRAIL

10' PAVED TRAIL

PATIO

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

FLEX-COMMERCIAL

UNIT 7

UNIT 8

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

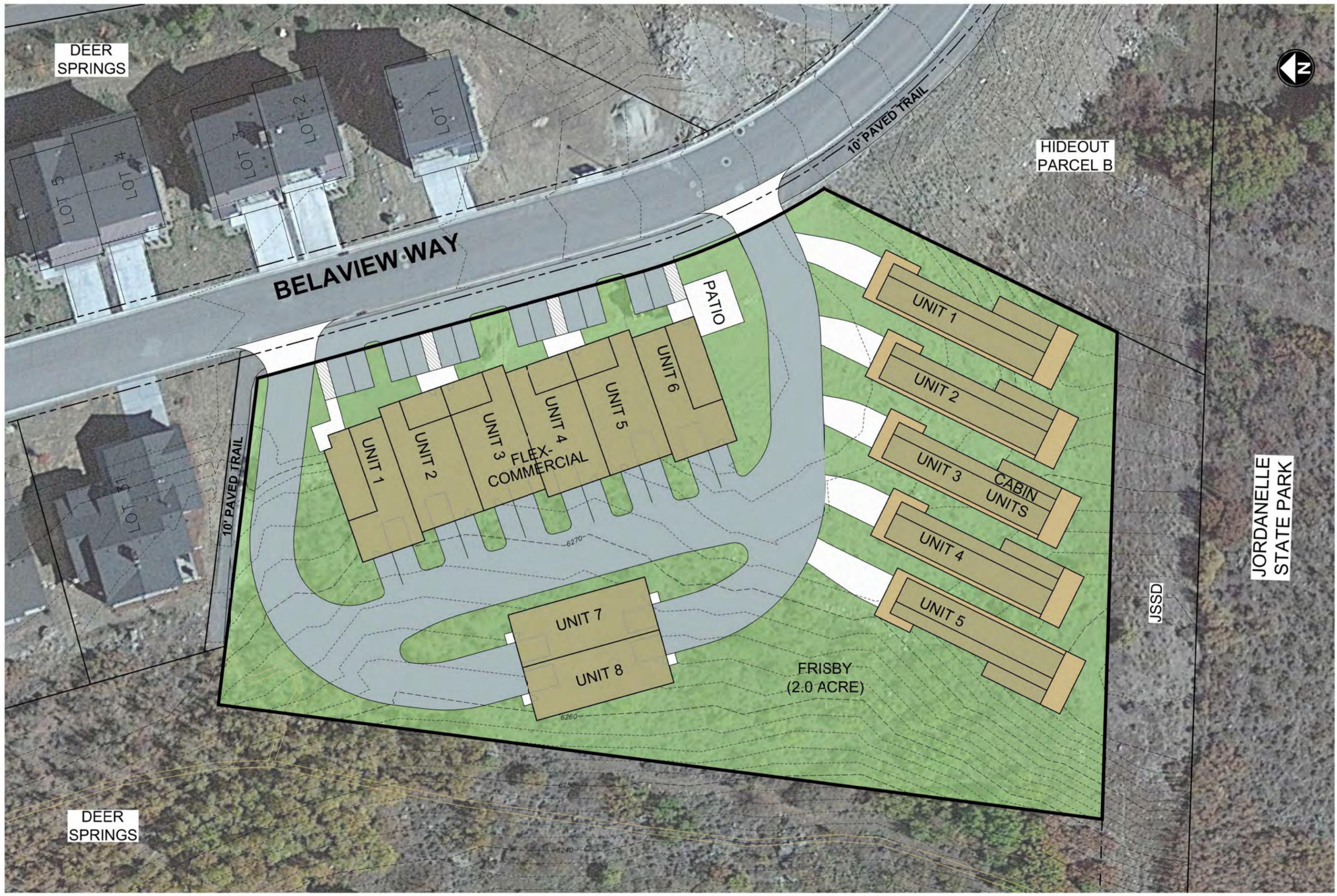
CABIN UNITS

FRISBY (2.0 ACRE)

JSSD

JORDANELLE STATE PARK

DEER SPRINGS





SLOPE DATA

Slopes Table		
Minimum Slope	Maximum Slope	Color
0.00%	10.00%	
10.00%	20.00%	Green
25.00%	30.00%	Yellow
30.00%	+	Red









NEIGHBORHOOD COMMERCIAL

POTENTIAL
COMMERCIAL USES
AND EXAMPLES



1- COFFEE SHOP / ICE CREAM / CAFÉ



2- PRIVATE GYM / YOGA STUDIO



3- HAIR & NAIL SALON / DAY SPA



4- ARTISAN STUDIO – POTTERY, ART, JEWELRY, ETC



5- RECREATIONAL SHOP – BIKE, WATER SPORTS, ETC



6- LIVE / WORK - SPACES



FRISBY 2AC - 2019 HIDEOUT GENERAL PLAN - GOAL ANALYSIS

Goal Analysis Codes		
	M	Meets intent of the goal
	N	Neutral or no-impact to goal
	N/A	not applicable to the project
	A	Adversely impacts the goal

Land Use Goals	Code	Analysis	
Goal #1	Preserve viewsheds	M	Project does not block major viewsheds. Adjacent Deer springs units are oriented towards Deer Valley. The 3 townhouse units across the street will be less impacted by lower building heights of the units than allowed under current zoning.
	Preserve green space	N or M	Project will not reduce green space from current zoning. It will provide for some common space and potential gathering spaces that could enhance usage of the thousands of acres of adjacent open space.
	Preserve the unique topogarchy	M	Project works with the existing topo of the property rather than mass grading a flat pad.
Goal #2	Manage the intensity of land use	M	Project will have less building footprint than is allowable under the current zoning while providing for uses that will enhance the community.
	Promote a mix of residential and commercial uses appropriate for the community	M+	Project is designed to integrate both commercial and residential uses and will be focused on providing appropriate neighborhood commercial uses that enhance the community.
Housing Goals			
Goal #1	Create an inviting neighborhood atmosphere	M	Project will be inviting to community and provide public gathering spaces that take advantage of the surrounding views.
Goal #2	Encourage a balanced mix of housing types	M	Project will provide housing types that are different from what is currently available in the area.
Economic Development Goals			
Goal #1	Encourage commercial uses to serve resident needs	M++	Project will provide the only commercial space in the Town currently.
Goal #2	Enhance public gathering spaces	M++	Project will be provide public gathering spaces that take advantage of the surrounding views.
	Enhance community connectivity	M	Project will enhance connectivity by providing walkable commercial located on the main paved trail path.
Goal #3	Encourage uses that are financially beneficial to the town	M++	Commercial and lodging uses will provide tax revenue to the community.
	Improve the quality of life	M	Project will provide walkable commercial uses and public gathering spaces.
	Generate income to maintain public infrastructure	M	Commercial and lodging uses will provide tax revenue to the community.
Transporation Goals			
Goal #1	Improve pedestrian connectivity	M	Improves connectivity by providing walkable commercial along main paved trail path.
	Improve bicycle infrastructure	M	Improves bicycle by providing commercial along main trail. Also potential bike shop or bike rental.
	Improve motor-vehicle facility connectivity	N	Project does not impact existing road connectivity. Project is appropriately located for vehicle access.
Goal #2	Map existing and planned trails	N/A	
	Improve quanity of trails	N	Project property is too small to provide additional trails beyond existing
	Improve the quality of trails	M	Improves trails by providing public gathering destination along trails.
Goal #3	Determine the ideal transit situation	N/A	
	Coordinate the Park City transit regularly	N/A	

Goal #4	Coordinate with UDOT on safety along SR-248	M	Project takes into account UDOT Access plan.
	Coordinate with UDOT on wildlife management along SR-248	N	Project is not located adjacent to SR-248.
Public Facilities Goals			
Goal #1	Create public spaces to congregate and recreate	M	Project will provide public gathering with outdoor seating coffee shop and other public uses.
	Promote development that helps create a Town center where residents can meet and congregate	M+	Project will add to the creation of a Ross Creek Town Center
Goal #2	Enhance and expand current utilities	N	Will utilize existing utilities
	Enhance and expand parks	N	Project is too small to provide park space. It will enhance surrounding open space.
	Meet with HOAs to make private trails public	N/A	
	Enhance and expand trails	M	Enhances trails by providing public gathering detination along trails.
	Expand telecommunications including broadband service	N	Will utilize existing utilities
Goal #3	Prioritize the maintenance, mapping, and improvement of existing infrastructure	N/A	
Goal #4	Negotiate with school districts so children can attend schools that will not require excessive commutes	N/A	
Goal #5	Create a Master Plan for the Town's trails, parks, and open space	N/A	
	Investigate possible access to public ammenities	N/A	
Environment Goals			
Goal #1	Protect Hideout's stunning viewsheds	M	Project is designed to minimize visual impacts, integrate with the topo, and not impact view corridors.
	Mitigate potential natural hazards including fires	M	Will be designed to meet current fire code protection
	Mitigate pollution	M	Provides walkable destinations and will reduce vehicle trips to Park City or Kamas
	Monitor light, aire, and nose pollution	N/A	
Goal #2	Organize community recycling efforts	N/A	
Goal #3	Encourage interaction with the natural beauty of Hideout	M	Public gathering spaces both indoor and outdoor are designed to utilitze views and connection with environment.
Goal #4	Protect the local environment	M	Environmentally friendly modular bulding methods will be used for lodging units.
Annexation Goals		N/A	Property is already in Town limits

File Attachments for Item:

1. Discuss and possibly make a recommendation to the Hideout Town Council regarding adopting Chapter 12.25 Short Term Rental Overlay Zone which is an overlay zone which allows short term rentals within the overlay zone



Staff Report for Consideration of Short-term Rental Overlay (SRO) Ordinance in Hideout

To: Chairman Tony Matyszczyk
Town of Hideout Council

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

Re: Short-term Rental Overlay (SRO) Ordinance

Date: April 17, 2023 Planning Commission Meeting

Prior Submittals and Staff Reports:

October 15, 2022 – Planning Commission
November 10, 2022 – Town Council
January 12, 2023 – Town Council

Background

The Town Council had a brief discussion regarding nightly rentals (short-term rentals of less than 30 days) on November 10, 2022 and followed up with a second meeting on January 12, 2023. These policy discussions followed a request from Nate Brockbank to revise Phase #8 of the Deer Springs development and replace townhouses with cottages. A version of that draft Concept Plan was presented to the Planning Commission at the October 15, 2022 meeting and included the following:

- An application for 35 cottage units (35 ERUs if each is proposed to have greater than 1,500 SF).
- A neighborhood commercial site
- The proposal also included: a clubhouse with a pool, firepit, workout room, meeting area, and 49 additional/visitor parking spaces.
- A request for nightly rental allowances for each of the units.

Nightly rentals are not currently allowed per the Hideout Town Code with the exception of two subdivisions which have been allowed to have short term, or nightly rentals, within Hideout:



- KLAIM, which negotiated for the allowance of nightly rentals in their Master Development Agreement which reads as follows:

9.13. **Use of Dwellings as Short-term Rentals.** Owners may rent their Dwellings as Short-term Rentals provided: (a) they do so in compliance with the Governing Documents; and (b) a short-term rental permit is issued by the County, if required. Owners opting to rent their Dwellings as Short-term rentals are required to use the services of a property management company that is (1) licensed in accordance with state law and local ordinances and (2) approved by the Association to manage Short-term Rentals within the Property. The Board of Directors shall establish the procedures, rules, and regulations for any Short-term Rentals, including check-in, access to Dwellings and common amenities and facilities. The Owner shall at all times ensure the Dwelling is rented in compliance with the Governing Documents and any rules and regulations for the Property.
- Deer Springs Phase 1 which had a plat note which the developer relied upon which allowed nightly rentals and therefore it was permitted in Deer Springs Phase 1 and Phase 1 amended. The plat note was ultimately amended as follows:
 1. *The allowance of nightly rentals is only for Phase 1 and Phase 1 amended.*
 2. *Any nightly rentals must be managed by a professional management service with someone who can respond on site within 30 minutes.*
 3. *All nightly rentals require a business license.*

It is worth noting the Hideout Master HOA Association does not allow nightly rentals (short term rentals) within the association.

Current Hideout Ordinance Regarding Short-term Rentals

On September 8, 2022, the Town Council adopted the following ordinance for the areas where short term rentals are allowed:

4.02.010 (Definitions)

SHORT TERM RENTAL: "Short-term rental" means any dwelling or condominium or portion thereof that is available for use or is actually used for accommodations or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use. Also known as a nightly rental.

4.07 REGULATION OF SHORT TERM (NIGHTLY) RENTALS

4.07.01 LICENSE REQUIRED

It is unlawful to conduct or operate a short-term rental without having obtained a business license therefor.

4.07.02 REGULATIONS FOR SHORT TERM RENTAL

Short term rentals are required to use the services property management company that is licensed in accordance with State and Local Ordinances and can respond on site within 30 minutes.

4.07.15 SEPARATE VIOLATIONS

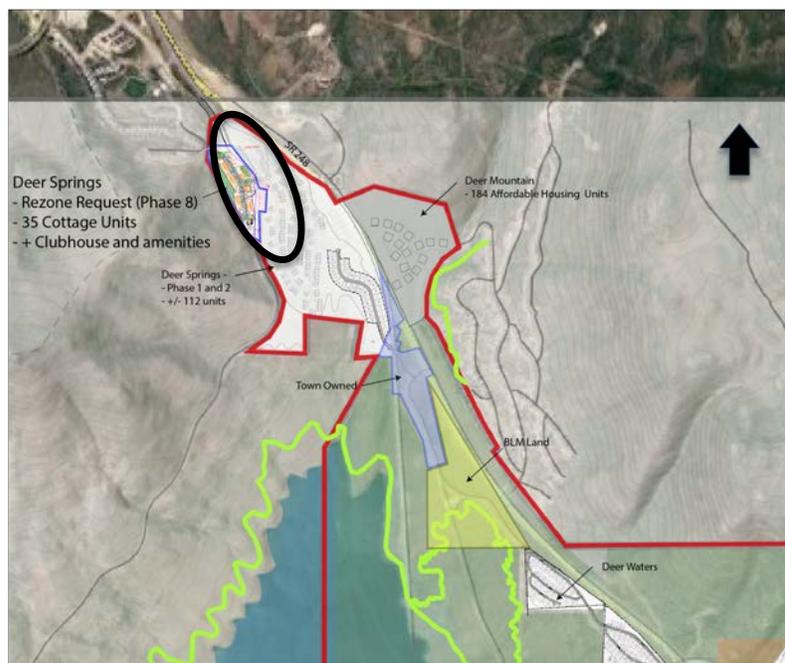
For purposes of prosecution of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.

Council Input to Date

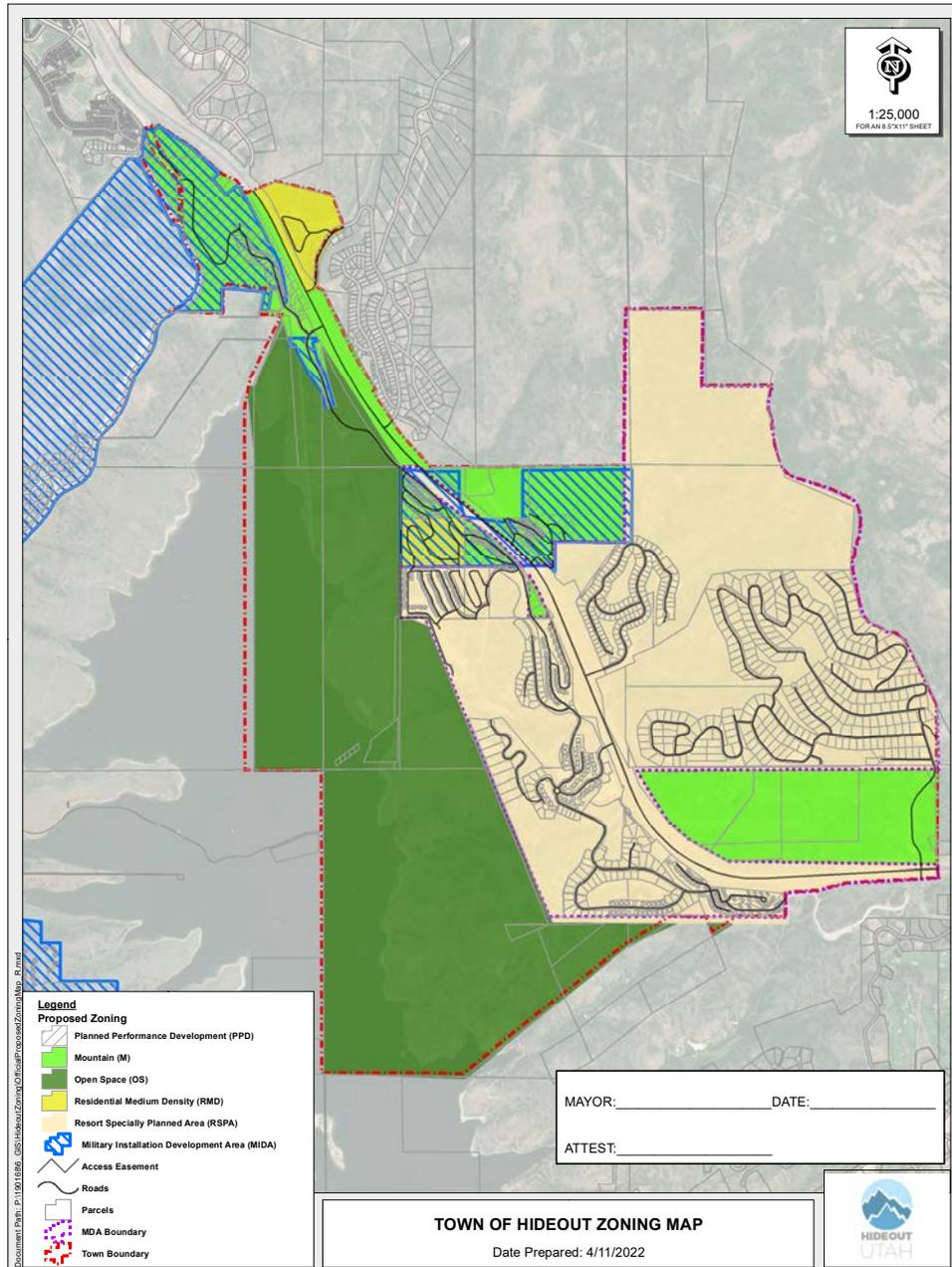
At the Council's November 10, 2022 and January 12, 2023 meetings, councilmembers were generally favorable to the concept of a 'trial' nightly rental district within the Town as long as there were criteria in place to ensure any and all negative impacts were mitigated. The councilmembers also felt strongly that nightly rentals did not belong in existing residential neighborhoods.

The proposed Deer Springs Cottage concept offers a location that is situated on the west side of the Jordanelle Parkway and is geographically disconnected from any existing neighborhoods within the Town. This area was specifically discussed as a possible 'trial' nightly rental district subject to a set of established criteria that would ensure a quality development and not result in a strain on Town and local district services such as police and emergency calls, code enforcement, etc.

Map of Proposed Short-term Rental Overlay (SRO) Zone and Surrounding Area
(Presented to the Planning Commission on October 15, 2022)



Hideout Zoning Map
(The area within the beige/RSPA zoning has HOA restrictions that prohibit nightly rentals)

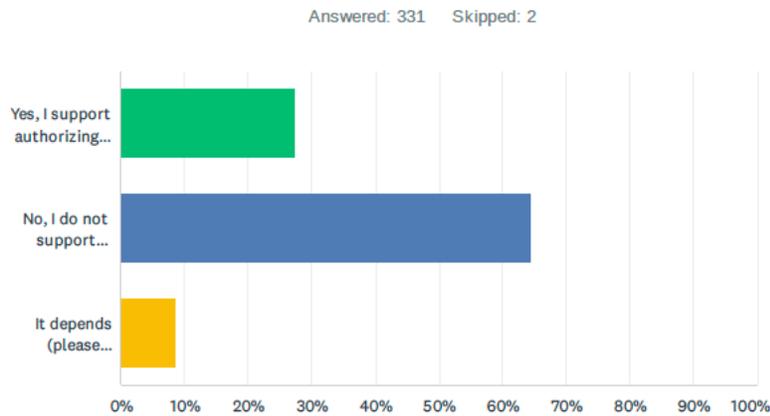




Public Input to Date

The following graph and table outline the results of the Community Survey that was conducted in June 2022.

Q6 Should the Town Authorize Additional Nightly Rentals of Private Homes? Should the Town authorize nightly rentals in private homes throughout the Town (except where prohibited by deed or HOA restrictions) which could reduce annual property taxes?



ANSWER CHOICES	RESPONSES	
Yes, I support authorizing nightly rentals.	27.19%	90
No, I do not support authorizing nightly rentals.	64.35%	213
It depends (please explain):	8.46%	28
TOTAL		331

The community input clearly indicates a lack of support for nightly rentals ‘throughout the Town.’ What was not clear from the survey was the community’s level of support, or lack thereof, for nightly rentals in a yet-to-be-built neighborhood and/or one that is geographically separated from existing and established neighborhoods. The proposed Deer Spring Cottages are located across the Jordanelle Parkway and are not contiguous to any neighborhoods or residential development. This development, if approved as a Short-term Rental Overlay (SRO) zoning designation, would be the first of its kind in the Town and would be a neighborhood that is planned and designed to accommodate visitors – one that essentially functions as a resort.

Fiscal Opportunities for the Town of Hideout

The Town Council considered the fiscal benefits of site-specific short-term rental overlay districts during their policy discussion in January 2023. The Town’s portion of property taxes makes up a very small percentage of a property’s total tax bill. Sales tax and transient room taxes offer increased fiscal benefits to the Town revenues. Rob Sant, a financial consultant who has done considerable work for Hideout, is currently preparing a detailed financial analysis to determine the economic benefits of a short-term rental district. His initial analysis suggests the sales and resort taxes from +/- 30 units in this location could generate an additional +/- \$70,000 annually in sales and resort taxes for the Town. This number/analysis is preliminary and a more thorough analysis will be completed prior to any final action. The issue that has to be addressed is to ensure these revenues are independent of what MIDA collects. While the Planning Commission doesn’t make land use decisions based on economics, the Town Council has asked the Applicant to provide detailed financial analysis.

2019 Hideout General Plan

The vision statement for the General Plan indicates:

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout’s vision is to:



preserve outstanding views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.



cultivate an inviting neighborhood atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.



build a connected community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.



16

5.4.1 Hideout’s economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

The proposed Short-term Rental Overlay (SRO) zoning designation, in an area that is fully separated from existing residential development, generally meets the vision statement in the General Plan. It is worth noting the very detailed criteria outlined in the draft ordinance (see below) ensure the proposed zoning language meets intent of the General Plan – locational requirements, unit size limits, occupancy limits, etc.

Proposed Draft Short-term Rental Overlay (SRO) Ordinance

12.25.02 PURPOSE



The Short-term Rental Overlay (SRO) Zone is established to promote short term rentals (stays of less than 30 days) while ensuring a cohesive neighborhood environment.

12.25.04 LAND USES & DIMENSIONAL STANDARDS

With the exception of the Land Use Table and the reference to 'Short-term Rental (<30 days)', all of the underlying zoning designation standards, and associated dimensional standards, remain in place and must be adhered to.

12.25.06 CRITERIA FOR THE SHORT-TERM RENTAL OVERLAY DISTRICT

The following criteria must be satisfied prior to the Town awarding any Certificates of Occupancy (CO) for any development designated as a Short-term Rental Overlay (SRO) Zone:

- A. All requirements of Section 4.07 must be satisfactorily addressed.
- B. No Short-term Rental Overlay (SRO) Zone may be located within an existing neighborhood, surrounded by residential development, or adjacent to existing residential uses.
- C. Nightly rentals shall be limited to houses/condos of less than 2,000 gross square feet.
- D. All nightly rentals must be for a minimum period of one week (seven consecutive days). This must be included on all advertising materials.
- E. No more than six (6) persons may stay overnight in a single unit (e.g., apartment, condo, cottage, single-family residence, etc.) at any one time. This must be included on all advertising materials.
- F. No more than two (2) automobiles are allowed to park on the property at any time. This must be included on all advertising materials.
 - a. An exception to this limit can be made if adequate visitor parking is provided within five-hundred feet (500') of the nightly rental unit.
- G. All nightly rental contracts must include a copy of Hideout's trash, parking and noise ordinances and a 'Good Neighbor Brochure' that summarizes these requirements and what is expected of the renter. These documents must be clearly posted in the rental unit at all times.
- H. The owner of the nightly rental unit agrees to allow the Town's Building Inspector or designee to conduct an annual walk-through inspection of each rental unit to ensure compliance with all Town health, safety and welfare requirements. This review will also include an assessment of local government and/or local service district responses to the property. If three (3) substantiated complaints (e.g., police, fire, or



similar emergency management services) relative to a property within a 24-month period are confirmed, the nightly rental may be revoked for a period of up to one (1) year.

Additional Criteria for Discussion

- Is the Planning Commission supportive of an affordable housing requirement for short-term rental districts? Typically, these requirements range from 10% to 15% of the total number of units.
- Is the Planning Commission interested in considering the adoption of a fine structure that adequately incentivizes short-term landlords to comply with the adopted regulations?
- Are additional parking requirements something the Planning Commission believe should be further explored?
- Should a commercial component be a requirement for a short-term rental development?
- Are there additional components the Planning Commission would like to see incorporated into the proposed SRO?

Recommendation

The Planning Commission should review the proposed draft Short-term Rental Overlay (SRO) zoning ordinance and map and consider making a recommendation to the Town Council. If the Planning Commission considers a favorable recommendation or one with conditions, those conditions or any additional revisions to that language or mapping should be part of the recommendation. If the Planning Commission makes a negative recommendation to the Town Council, the reasons for such should be provided.

From: [Todd Griffin](#)
To: [hideoututah](#)
Subject: Caution: ExternalPublic Hearing regarding chapter 12.25 short term rental overlay Zone
Date: Wednesday, April 12, 2023 5:52:56 PM

You don't often get email from **Redacted**. [Learn why this is important](#)

From the County Assessor's point of view regarding all Short Term Rentals in Hideout.

You may currently and may not receive the following sources of Tax Revenue.

- Transient Room Tax
- Personal Property Tax
- The correct amount of property tax

If you are adopting policies for Short Term Rentals you may want to consider a few things to protect Hideout Utah, from not receiving the tax revenue due from a Short Term Rental business.

A City/Town permitting and business license process is not uncommon for short term rentals, my research indicates the average range for permit fees are from \$500 to \$1500 annually.

A Business License is a minimal fee to the County Clerk.

- Short Term Rentals are required by Utah State Tax Code to file Personal Property Taxes, however without a permit or Business License the County Assessor's office will most likely miss the UPP taxes due and Hideout will not receive the UPP tax revenue.
- A Business License is a method to receive the Transient Room Tax from The State of Utah, Wasatch County and Summit County. If no "lodging business" is trackable to your municipality how will the State and County Governments know the correct amount of TRT revenue belongs to Hideout? (You have a Summit County Zip Code and reside in Wasatch County) are you receiving the adequate amount of TRT?
- Without a permit and Business license the Health and Fire Department will not be able to inspect the property to meet their Code to protect the health and safety of the tenants.

FYI Short Term Rental properties that are rented more than 14 nights a year do not qualify for the Primary Residential exemption. If there is no tracking of these properties they may receive the 45% reduction / exemption which will limit the amount of the Revenue received.

Todd Griffin
Wasatch County Assessor
25 North Main St. #101
Heber City, Utah
84032
Redacted

From: [Mario Fernandez](#)
To: [hideoututah](#)
Subject: Caution: ExternalShort-Term Rental opinion
Date: Tuesday, April 11, 2023 1:22:44 PM

You don't often get email from **Redacted**. [Learn why this is important](#)

Hi I don't agree with the change since short term rentals diminish the quality of property and affects the value in the area.

Short term rentals always carry out other economical implications like more trash to be collected noise since this short-term renter come to play and party and disturb the area other problems is over occupancy of units etc.

Furthermore, if this change is accepted there will be a precedent and, in the future, how would you deny this same treatment to other areas in Hideout.

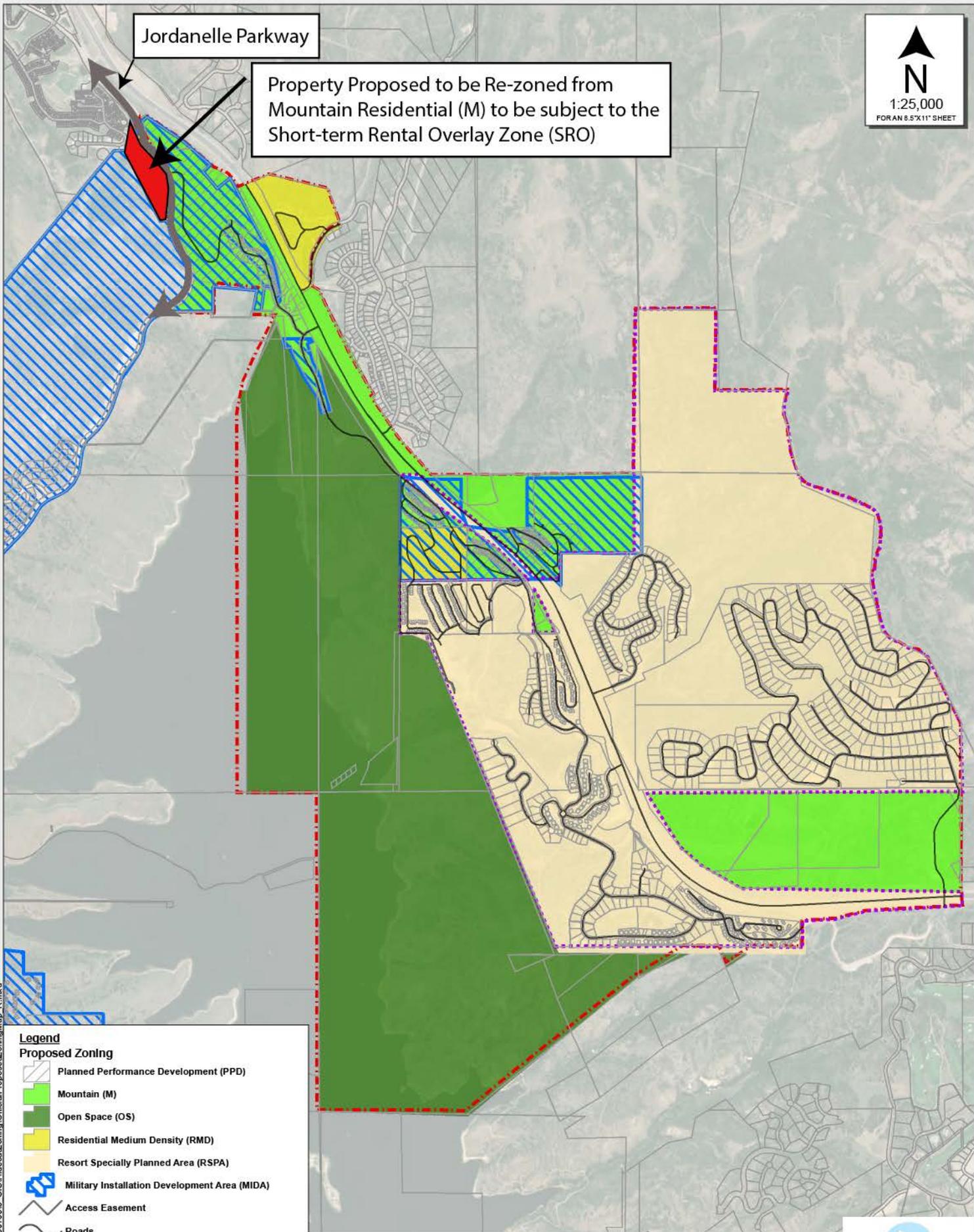
Thanks
Explore PC Holdings LLC
1106 E Lasso Trail

File Attachments for Item:

2. Discuss and possibly make a recommendation to the Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to apply the Short-Term Rental Overlay Zone to parcel 00-0021-3164 (the “Deer Springs Cottages”) which has an underlying zone of Mountain (M) Zone

Jordanelle Parkway

Property Proposed to be Re-zoned from Mountain Residential (M) to be subject to the Short-term Rental Overlay Zone (SRO)



Document Path: P:\19018816 GIS\Hideout\Zoning\Official\Proposed\ZoningMap_R.mxd

Legend

Proposed Zoning

-  Planned Performance Development (PPD)
-  Mountain (M)
-  Open Space (OS)
-  Residential Medium Density (RMD)
-  Resort Specially Planned Area (RSPA)
-  Military Installation Development Area (MIDA)
-  Access Easement
-  Roads
-  Parcels
-  MDA Boundary
-  Town Boundary

TOWN OF HIDEOUT ZONING MAP

Date Prepared: 4/11/2022



File Attachments for Item:

3. Discuss and make a recommendation to Town Council regarding a final subdivision approval for the Deer Springs Cottages



Staff Review of Revised Conceptual Subdivision Plan Submittal

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Deer Springs – Phase 8 Proposal – Conceptual Subdivision Plan for Cottages

Date: April 17, 2023

Submittals: The Applicant submitted the following plans:

- *Updated (February 1, 2023) Subdivision Plans for the Cottage Development (Phase 8) of the Deer Springs Development (located along Jordanelle Parkway on the upslope site)*

The Applicant, Nate Brockbank, presented a concept plan for a cottage development to the Planning Commission at the August 15, 2022 and October 15, 2022 meetings. This proposal, if recommended by the Planning Commission and approved by the Town Council, will replace the currently approved 30 townhouses (Phase 8) per the 2021 Master Development Agreement (MDA).

The proposal by Nate also includes a request to allow short-term or nightly rentals within this proposed cottage development. The Planning Commission is also conducting a public hearing on April 17, 2023 to discuss an overlay zoning designation (a Short-term Rental Overlay [SRO] Zone) for this site that would allow nightly rentals in this location.

The proposed subdivision plan includes a neighborhood commercial component with some housing above (including affordable units) as previously directed by the Planning Commission.

Updated Subdivision Plan

- The Subdivision Application is for 33 cottage units (33 ERUs if each is proposed to be greater than 1,500 SF).



- A small neighborhood commercial site has been added to the site plan (the Town will need to change the underlying zoning designation to allow this use).
 - Clarification is needed relative to second story residential uses (number of units, estimated sizes, and number of deed restricted-affordable units).
- The proposal includes: a clubhouse with a pool, firepit, workout room, meeting area, and 37 additional parking spaces

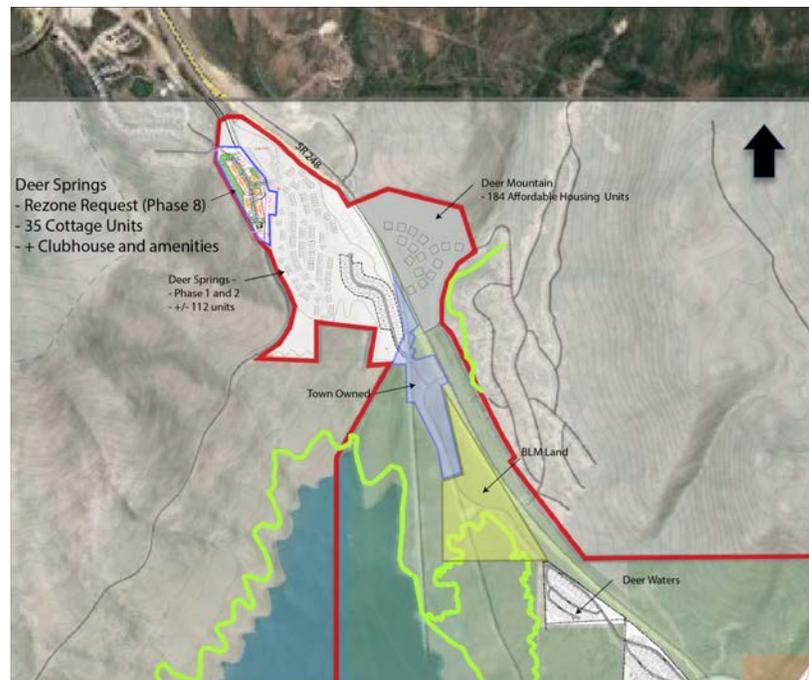
Overview of Current Site Conditions

Land Area:	8.60 acres
Zoning:	Mountain Zoning (w/Planned Performance Development Overlay allowing reduced setbacks per the MDA)
MIDA:	This property is located within the MIDA boundary
Allowed Uses:	Single-family dwellings, rights-of-way, utility infrastructure (and townhouses per the MDA)
Minimum Lot Size:	1 acre (w/reduced lot sizes per the MDA)
Setbacks:	Front: 30' Rear: 30' Side (distance between buildings): 20' <ul style="list-style-type: none">• All can be reduced as per the MDA
Height:	35' maximum
Lot Coverage:	28% of lot area (can be reduced per the MDA)
Open Space Requirement:	20% of area

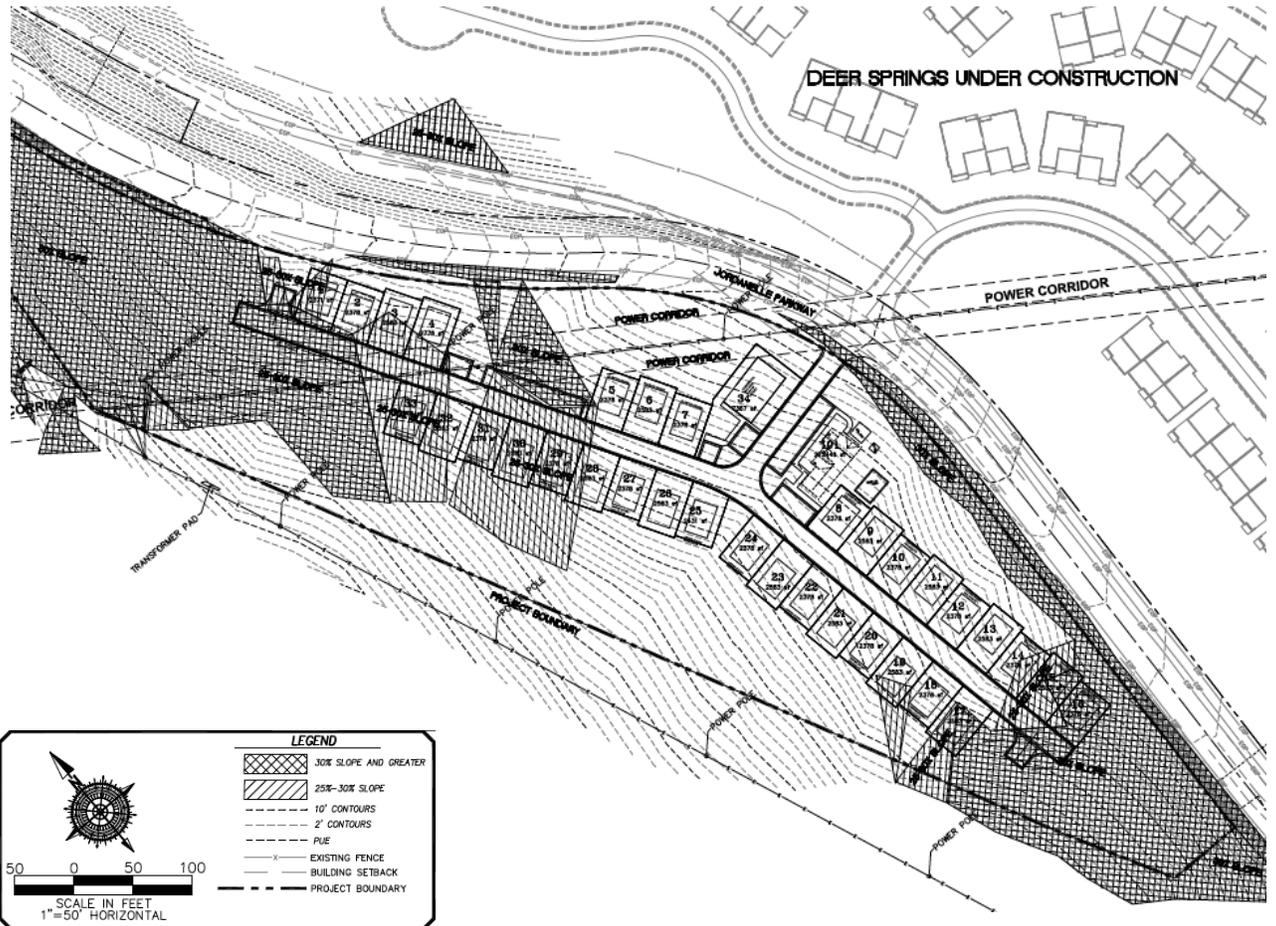
ERU Allowance:

30 units per the MDA (assume 30 ERUs if units are greater than 1,500 SF) for this phase of Deer Springs

Map of Proposed Rezone and Surrounding Area



Updated Subdivision Layout Submitted by Applicant



Planning Issues

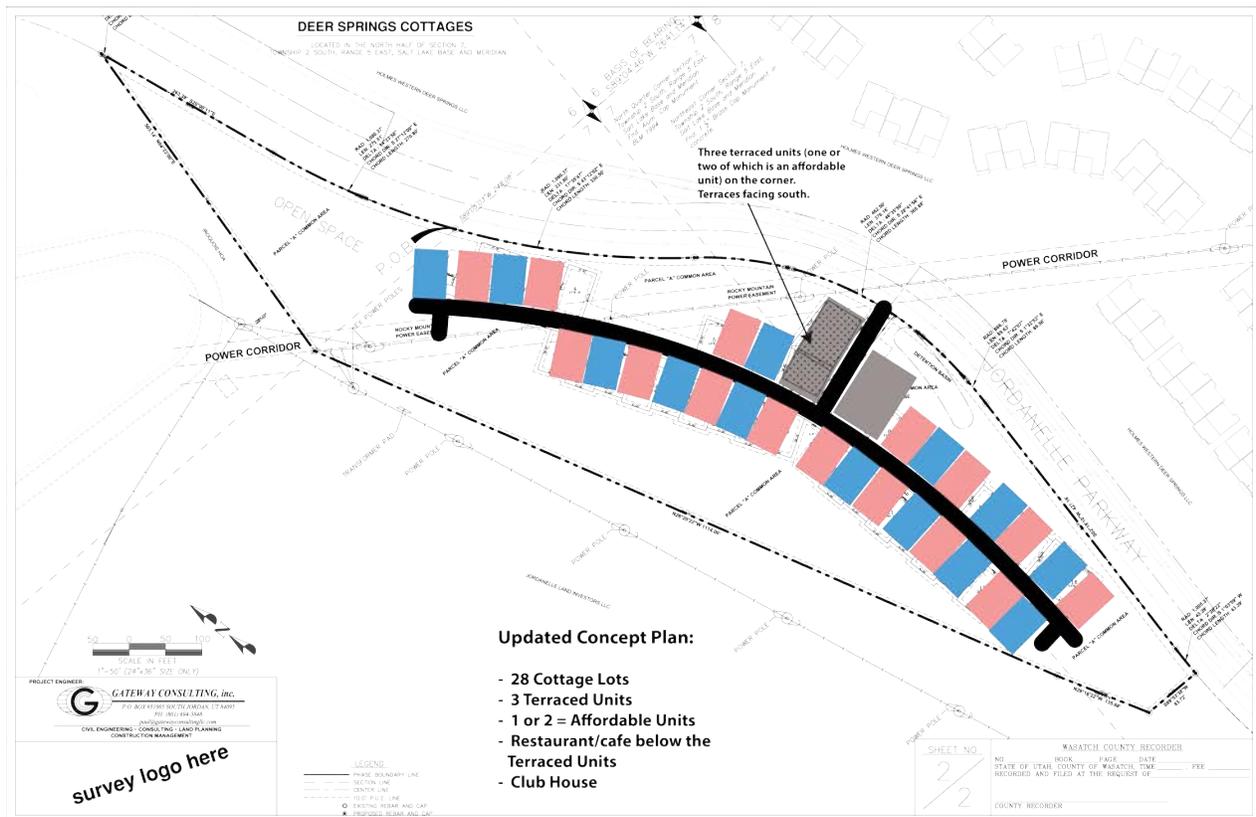
The Planning Commission should discuss the following planning issues associated with development on this site:

- The 2017 Master Development Agreement (MDA), updated in 2021, allows for 30 units on this site and would have to be amended to allow for additional density for this proposed subdivision, or does the Planning Commission recommend keeping the density the same – at 30 units. The Applicant should explain if additional units are approved for this phase, is there a reduction in total units in one of the yet-to-be-built



phases or is the Applicant requesting additional density allowances for the Deer Springs MDA?

- The new Zoning Code subdivision standards require sites with greater than 30% slopes to meet additional site planning criteria including: changes to existing grade greater than 5'-0" on more than 10% of the site require moving proposed lots/structures away from the steepest slopes on site, possible increased setbacks, possible reduced massing, visual analysis submittal, etc. The Applicant has generally attempted to position buildings out of the 30%+ slope zones but some minor revisions, indicated in the plan below, may help to further address these issues and provide more variety of lot sizes and building sizes/design.



- The MDA does not allow for a clubhouse or commercial development on this site as written. If the Planning Commission recommends, and the Town Council approves the subdivision, the MDA will have to be amended prior to or simultaneous to the Town Council action. The area designated for commercial development will need to be rezoned to Neighborhood Mixed Use (NMU). This requires a separate independent application.

- Retaining walls for the cottages on the south side of the property require a 15'-0" retaining wall per Sheet 6. The Zoning Ordinance allows for a maximum of two 5'-0" retaining walls spaced five feet apart. This would require them to apply for a Variance from the Administrative Law Judge (ALJ) that would need to be addressed prior to subdivision approval. Alternatively, the proposed updated design noted above should mitigate the need for more than 10'-0" high terraced walls.
- The Applicant, per Town Code 11.06.16, must submit the proposed subdivision and road layout to the Wasatch County Fire Department for review and comment. All rights-of-way must adhere to the Town's Zoning Code requirement of 26'-0" wide.
- For final subdivision approval, the Town Engineering consultant will provide a detailed review and staff report.

Recommendation

The Planning Commission should review the proposed subdivision plan and provide input and direction for the Applicant as outlined in the staff report. Specifically, the Planning Commission should provide input relative to the issues outlined in the 'Planning Issues' section:

- Unit numbers – 30 are permitted without a change to the MDA
 - Consideration of slightly more units if two (2) affordable units are provided?
- Unit typology – cottage units with terraced units above the commercial site
- Increased staggering of lots/structures layout
- Increased opportunities for preservation of existing landscape and/or open space pockets
- Minimum size of commercial footprint with housing above

Exhibit A
Conceptual Subdivision Plan

