



HIDEOUT, UTAH TOWN COUNCIL RESCHEDULED REGULAR MEETING AND PUBLIC HEARINGS

February 28, 2024

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting and public hearings at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times as described below on Wednesday, February 28, 2024.

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
6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Council Minutes

1. [January 15, 2024 Meeting Minutes DRAFT](#)

IV. Follow up of Items from Approved Minutes

V. Public Input - Floor open for any attendee to speak on items not listed on the agenda

VI. Continued Public Hearings from January 15, 2024: *Please note: These items will not be discussed and will be continued to March 14, 2024*

1. Discuss and possibly approve an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Mountain Residential (MR), and Natural Preservation (NP)
2. Discuss and possibly approve a Master Development Agreement (MDA) for the Bloom in Hideout Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals. Additionally, allowances for certain uses or conditional uses and architecture and/or roof designs that are not currently allowed per the Town’s current zoning ordinances may be included.

VII. Public Hearings

1. [Consideration of a proposed lot combination of Hideout Canyon lots 41 and 42](#)
2. [Consideration of an amendment of the Master Development Agreement \(MDA\) for Deer Springs allowing short-term rentals in Phases 2A, 2B, 4, and 8](#)
3. [Consideration of an amendment of the Resort Specially Planned Area \(RSPA\) zoning district to allow specified public facilities as conditional uses within the RSPA zone](#)
4. [Consideration of approving an Ordinance regarding updates, technical corrections, and amendments to Hideout Municipal Code Titles 3, 7, 8, 10, 11, and 12](#)

VIII. Agenda Items

1. Discussion and consideration of appointing Chase Winder as a new Alternate Planning Commission member
2. Update regarding the temporary Fire Station in Hideout
3. Consideration of approving Ordinance 2024-O-XX to amend Hideout Municipal Code 4.04.140 Annual Fee Levied; Schedule to remove the specified dollar amount and refer to the current Fee and Rate Schedule
4. [Consideration and possible approval of an Interlocal Agreement with Wasatch County FOR ROAD MAINTENANCE AT THE DEER MOUNTAIN AFFORDABLE COMMUNITY](#)
5. [Update from the Town Council and Planning Commission Retreat which was held on January 11, 2024](#)

IX. Committee Updates

1. Planning Commission - *Planning Commissioner Peter Ginsberg*
2. Economic Development Committee - *Council Member Severini*
3. Design Review Committee - *Town Planner Thomas Eddington*
4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
5. Transportation Committee - *Council Member Haselton*

X. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

XI. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder at 435-640-2188 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail
Hideout, UT 84036
Posted 02/27/2024

File Attachments for Item:

1. January 15, 2024 Meeting Minutes DRAFT

Minutes

Town of Hideout

**Town Council Regular Meeting and Continued Public Hearing
January 15, 2024**

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on January 15, 2024 at 6:00 PM in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Continued Public Hearing

I. Call to Order

Mayor Rubin called the meeting to order at 6:01 p.m. and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Ralph Severini
Council Member Jonathan Gunn

Attending Remotely: Council Member Chris Baier
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McClean
Town Planner Thomas Eddington
Financial Consultant Katie Shepley
Town Engineer Dillon Bliler

Public Present: None.

Public Attending Remotely: Jack Walkenhorst, Bret Rutter, Mike Jensen, and others who may have logged in using a partial name or using only a phone number.

III. Swearing in of Council Member Bob Nadelberg

Recorder Alicia Fairbourne administered the Oath of Office for Council Member Bob Nadelberg.

IV. Approval of Council Minutes

1. July 13, 2023 Town Council Meeting Minutes DRAFT

There were no changes to the July 13, 2023 minutes.

1 **2. December 5, 2023 Board of Canvassers Meeting Minutes DRAFT**

2 There were no changes to the December 5, 2023 minutes.

3 **3. December 14, 2023 Town Council Meeting Minutes DRAFT**

4 Council Member Severini stated that he did not feel that the minutes adequately captured the
 5 strong opinions of the Council regarding the speeding issue discussed on pg. 7, lines 8-20. He
 6 would work with Ms. Fairbourne on modifications.

7 *Motion: Council Member Haselton moved to approve the July 13, 2023 and December 5, 2023
 8 meeting minutes as presented, but would abstain from voting on the July 13, 2023 minutes as
 9 she was not present. Council Member Nadelberg made the second. Voting Yes: Council
 10 Member Baier, Council Member Haselton, Council Member Nadelberg, Council Member
 11 Severini. Abstaining from Voting: Council Member Gunn. The motion carried.*

12 **V. Follow Up Items from Approved Council Minutes**

13 There were no follow up items for discussion.

14 **VI. Public Input - Floor open for any attendee to speak on items not listed on the agenda**

15 Mayor Rubin opened the floor for attendees to address items not listed on the agenda 6:12 p.m.
 16 There being no comments, the floor was closed at 6:13 p.m.

17 **VII. Continued Public Hearing (*Please note: These items will be continued to the February 8, 2024 Council Meeting)**

18 **1. Discuss and possibly approve an amendment of the Official Town of Hideout Zoning Map to
 19 rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from
 20 Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6
 21 (R6), Mountain Residential (MR), and Natural Preservation (NP)**

22 **2. Discuss and possibly approve a Master Development Agreement (MDA) for the Bloom in
 23 Hideout Development, which would include nightly rentals in zoning districts that do not
 24 currently allow for nightly rentals. Additionally, allowances for certain uses or conditional
 25 uses and architecture and/or roof designs that are not currently allowed per the Town’s
 26 current zoning ordinances may be included.**

27 It was noted the Bloom applicants had made a change to their attorney, and therefore, the agenda
 28 items were continued to the February 8, 2024 Council Meeting.

29 *Motion: Council Member Nadelberg moved to continue the Bloom in Hideout public hearing
 30 items to a date certain of February 8, 2024 at 6:00 p.m. Council Member Gunn made the
 31 second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member
 32 Haselton, Council Member Nadelberg, and Council Member Severini. The motion carried.*

1 **VIII. Agenda Items**

2 **1. Discussion regarding the All West internet outages during the month of December**

3 Mayor Rubin introduced Jack Walkenhorst from All West Communications, who was invited to
4 the meeting to discuss the reason for the internet outages experienced by residents in December.
5 Mr. Walkenhorst began by confirming the dates of the outages: December 10, 25, and 26. While
6 some Council Members recalled issues on the 25th and 26th, others did not remember problems
7 on the 10th.

8 Mr. Walkenhorst explained that the outages on the 25th and 26th were attributed to a faulty fiber
9 jumper in one of All West's backbone connections to Zale in Wyoming. This resulted in
10 intermittent disruptions, which took time to diagnose and resolve. Council Members expressed
11 concerns about the impact of outages on residents, particularly during the holiday season, and
12 emphasized the importance of reliable internet service.

13 Discussion then turned to communication during outages. Some Council Members mentioned
14 missed notifications and a lack of timely updates from All West. They also raised questions about
15 the company's automated failover mechanisms and suggested improvements for outage
16 notifications and upgrade scheduling.

17 Mr. Walkenhorst acknowledged the feedback and committed to addressing the issues raised. He
18 assured the Council that All West took its service responsibilities seriously and valued customer
19 feedback. He agreed to investigate the missed notifications and explore ways to improve
20 communication during outages.

21 Additionally, Council Members emphasized the importance of having reliable internet service,
22 especially for residents who work from home or rely on the internet for critical communications.
23 They expressed gratitude for the availability of fiber in the area and recognized the efforts of All
24 West in providing this service.

25 In conclusion, Mr. Walkenhorst thanked the Council for their feedback and agreed to follow up
26 on the discussed matters. He also committed to providing better communication and updates
27 during outages. The Council expressed appreciation for All West's service and the significance of
28 having fiber in the area. Plans were made for further communication and a follow-up discussion
29 in six months to ensure continued progress on addressing the issues raised.

30 **2. Presentation and recommendation of the traffic study regarding speeds on Shoreline Drive**

31 Mayor Rubin introduced Korey Walker with Epic Engineering to present and discuss a traffic
32 study for Shoreline Drive. Mr. Walker provided some background that traffic studies followed
33 standard protocols when evaluating traffic control options. Mike Jensen, also with Epic
34 Engineering, then presented details from the recent study. Mr. Jensen reported that the average
35 speed on Shoreline Drive was 25 miles per hour (mph), though it was posted for 20 mph. Thirty-
36 three percent (33%) of traffic was measured going over 25 mph. The study measured 246 vehicles
37 over the period. Mr. Jensen explained that stop signs were not warranted by traffic volume or
38 pedestrian traffic based on standard criteria. Potential recommendations were double yellow
39 striping to visually narrow the lanes, speed limit legends painted on the road, and increased police
40 enforcement presence.

1 Council Members discussed concerns from residents about continued speeding issues. Council
2 Member Nadelberg emphasized the desire to decide on a solution during this meeting and take
3 action as soon as possible thereafter to address resident concerns. Mayor Rubin acknowledged
4 not being able to make immediate changes but outlined plans to add more radar feedback signs,
5 warning signs, a gateway sign, and flashing lights on barriers as soon as possible. The study
6 recommendation of road striping would need to wait until spring when the weather allowed
7 painting on the road. The Council Members supported these actions and offered additional
8 suggestions like non-standard warning signs and to consider speed bumps in the future if needed.
9 Mayor Rubin agreed to prioritize the signage and other actions that could be implemented most
10 quickly.

11 Mayor Rubin provided a recap of the items presented, which included:

12

- 13 • Gather data from the smart signs and analyze the data
- 14 • Review radar cameras to get pictures and speed
- 15 • Add warning signs with rotating signage to keep the message current
- 16 • Work on constructing a street light at the entrance
- 17 • Lease a community gateway sign
- 18 • Adding barrels to the road
- 19 • Adding a double stripe in the spring

20 Council Member Severini suggested prioritizing which items could be done the soonest. Council
21 Member Baier noted Shoreline Drive was a bike and walking route with no sidewalks and asked
22 if a sign could be erected to warn drivers of frequent pedestrian traffic. Mayor Rubin thanked
Council for their input and stated he would work with Staff to execute the suggested remedies.

23 **3. Consideration of approving Resolution 2024-R-XX repealing and replacing the Hideout Fee
24 and Rate Schedule to increase fines for general ordinance violations, parking violations, and
25 make technical corrections**

26 Town Attorney Polly McLean presented the proposed fee for parking violations, which was
27 suggested to be increased to five-hundred dollars (\$500). She noted the fee could be reduced to
28 two-hundred and fifty dollars (\$250) for first-time offenses. Clarification on non-moving vehicle
29 violations, such as trailers parked by developers, was discussed. Ms. McLean noted non-moving
30 vehicle violations were infractions such as expired vehicle registration, et cetera.

31 The discussion expanded to include various other violations, such as unauthorized dumping,
32 littering, and building without a permit. Council Member Gunn emphasized the need for clear
33 language in the ordinance to specify that fines accumulated per day for ongoing violations. The
34 Council Members discussed strategies for encouraging compliance, including sending
35 memoranda to contractors and implementing stricter enforcement measures, such as towing
36 vehicles. Mayor Rubin mentioned he was in contact with the Wasatch County Sheriff's Office
37 regarding additional training for Staff on the correct procedures for enforcement.

38 Ms. McLean confirmed the necessity of adding language clarifying the daily accumulation of
39 fines.

40 Mayor Rubin presented Resolution 2024-R-01 and asked for a motion to approve the increase in
41 fees.

1 ***Motion: Council Member Severini moved to approve Resolution 2024-R-01 to repeal and***
 2 ***replace the Fee Schedule to increase fines for general ordinance violations, parking***
 3 ***violations, and make technical corrections, and to amend the presented Resolution to add***
 4 ***additional language that each twenty-four (24) hours constitutes a separate and distinct***
 5 ***violation. Council Member Gunn made the second. Voting Yes: Council Member Baier,***
 6 ***Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council***
 7 ***Member Severini. There were none opposed. The motion carried.***

8 **4. Consideration to adopt Ordinance 2024-O-XX to amend Hideout Municipal Code Title 10,**
 9 **Chapter 16, Section 040 "Definitions" to allow holiday lights from Thanksgiving to March 1**
 10 **each year**

11 Mayor Rubin introduced the next agenda item, which was the consideration to adopt Ordinance
 12 2024-O-01. This ordinance aimed to amend the Municipal Code Title 10, Chapter 16, Section
 13 040 "Definitions" to allow holiday lights to be displayed from Thanksgiving to March 1 each
 14 year. The current regulation restricted holiday lights to be displayed from December 1 onward.

15 Council Member Severini supported the amendment, emphasizing the community's preference to
 16 start displaying holiday lights earlier. Council Member Gunn expressed personal agreement with
 17 the proposed change.

18 Council Member Baier raised concerns about enforcement, questioning whether there would be
 19 penalties for homes with lights on before Thanksgiving or after March 1. Mayor Rubin confirmed
 20 that enforcement would be in place and explained the process, including warning notifications
 21 and potential fines.

22 Ms. McLean suggested using administrative fines for non-compliance. Council Member Severini
 23 expressed the need for improved communication regarding the benefits and purpose of the Dark
 24 Skies Ordinance and emphasized the importance of communicating the Dark Skies Ordinance to
 25 residents. Mayor Rubin agreed that communication and involvement from the Communication
 26 Committee was important in educating the community.

27 ***Motion: Council Member Baier moved to adopt Ordinance 2024-O-01 to allow holiday lights***
 28 ***from Thanksgiving to March 1 each year. Council Member Gunn made the second.***
 29 ***Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton,***
 30 ***Council Member Nadelberg, and Council Member Severini. There were none opposed. The***
 31 ***motion carried.***

32 **5. Update regarding Fire Station 56**

33 Mayor Rubin provided an update on Fire Station 56. He mentioned that since the last discussion,
 34 Glen Gabler, developer of the Shoreline Subdivision, generously offered a piece of land for the
 35 temporary station, which the fire chief deemed suitable. Mr. Gabler agreed to temporarily donate
 36 the land to the Town for the use of the fire station and would provide the labor for the
 37 infrastructure installation. Town Planner Thomas Eddington was assisting with obtaining
 38 permits for the project. However, due to the temporary nature of the structure, a new cost estimate
 39 was being prepared by Epic Engineering and the Town Engineer, Dillon Bliler.

40 Council Member Gunn expressed excitement about the project, noting that it could significantly
 41 reduce response times by approximately ten (10) minutes. Mayor Rubin highlighted community
 42 support and potential fundraising efforts across various communities along SR 248.

1 **IX. Committee Updates**

2 **1. Economic Development Committee - *Council Member Severini***

3 Council Member Severini provided an update on the Economic Development Committee (EDC).
4 He mentioned ongoing communication with the Bloom in Hideout applicants, Jenni Hogan and
5 Ryan Sapp, indicating that they would be prepared for the next agenda. Additionally, Council
6 Member Baier had been involved in another group related to economic development, ensuring
7 comprehensive communication and readiness for upcoming discussions.

8 Shifting focus, Council Member Severini discussed the evaluation of the Ross Creek
9 development. He emphasized the need for prompt action, suggesting that Dave Anderson's group,
10 along with a public or quasi-public team of planners and developers, was interested in submitting
11 a proposal to expedite the Request for Proposal (RFP) process. Stressing the importance of swift
12 action, he highlighted the integration and complementary nature of development projects like
13 Ross Creek with other initiatives in the area.

14 Mayor Rubin expressed readiness for the EDC to present their recommendations, suggesting that
15 the Ross Creek project be discussed in the next meeting. Council Member Severini agreed, noting
16 the significance of timely action to attract new opportunities and align with ongoing
17 developments, such as the Bloom project. He proposed that the next meeting would be an
18 opportune time to discuss the Ross Creek project and further progress.

19 **2. Design Review Committee - *Thomas Eddington***

20 Mr. Eddington stated there were no new applications received for the Design Review Committee
21 (DRC).

22 **3. Transportation Committee - *Council Member Haselton***

23 Council Member Haselton mentioned the possibility of a later bus schedule during the Sundance
24 Film Festival. However, she clarified that she was still in the process of confirming this
25 information. Council Member Haselton assured that once she had concrete details, she would
26 inform staff member Carol Kusterle to disseminate the information to the residents in the
27 newsletter.

28 **X. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed**

29 There was no need for an Executive Session.

30 Ms. McLean reminded the Council Members to take the annual Open and Public Meetings Act
31 (OPMA) training. Ms. Fairbourne would send out the video link as well as the updated Code of
32 Ethics Disclosure forms.

33 **XI. Meeting Adjournment**

34 There being no further business, Mayor Rubin asked for a motion to adjourn.

35 ***Motion: Council Member Severini moved to adjourn the meeting. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Rubin.***

1 **Member Haselton, Council Member Nadelberg, and Council Member Severini. The motion**
2 **carried.**

3 The meeting adjourned at 7:53 p.m.

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Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

1. Consideration of a proposed lot combination of Hideout Canyon lots 41 and 42



Staff Review of Proposed Subdivision Amendment (Lot Combination) for the Town Council

To: Mayor Philip Rubin
Town of Hideout Council

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

Re: Hideout Canyon – Phases 2 & 4 – Lots 41 and 42 Combination

Date: February 28, 2024, Town Council Meeting

Submittals: The Applicant submitted the following plans:

- *Subdivision Amendment Application dated January 17, 2024*
- *Survey dated January 18, 2024*
- *Proposed Subdivision Plat*
- *HOA CC&Rs*
- *HOA Design Guidelines*

Overview of Current Site Conditions

Site Area: Lot Size for Lot 41: +/- 0.50 acres
Lot Size for Lot 42: +/- 0.50 acres
Total Size of Proposed Lot 42A: 46,331.7 acres

Zoning: Resort Specially Planned Area (RSPA) and within a Residential Single Family Density Pod (RSF) as noted on the MDA Map

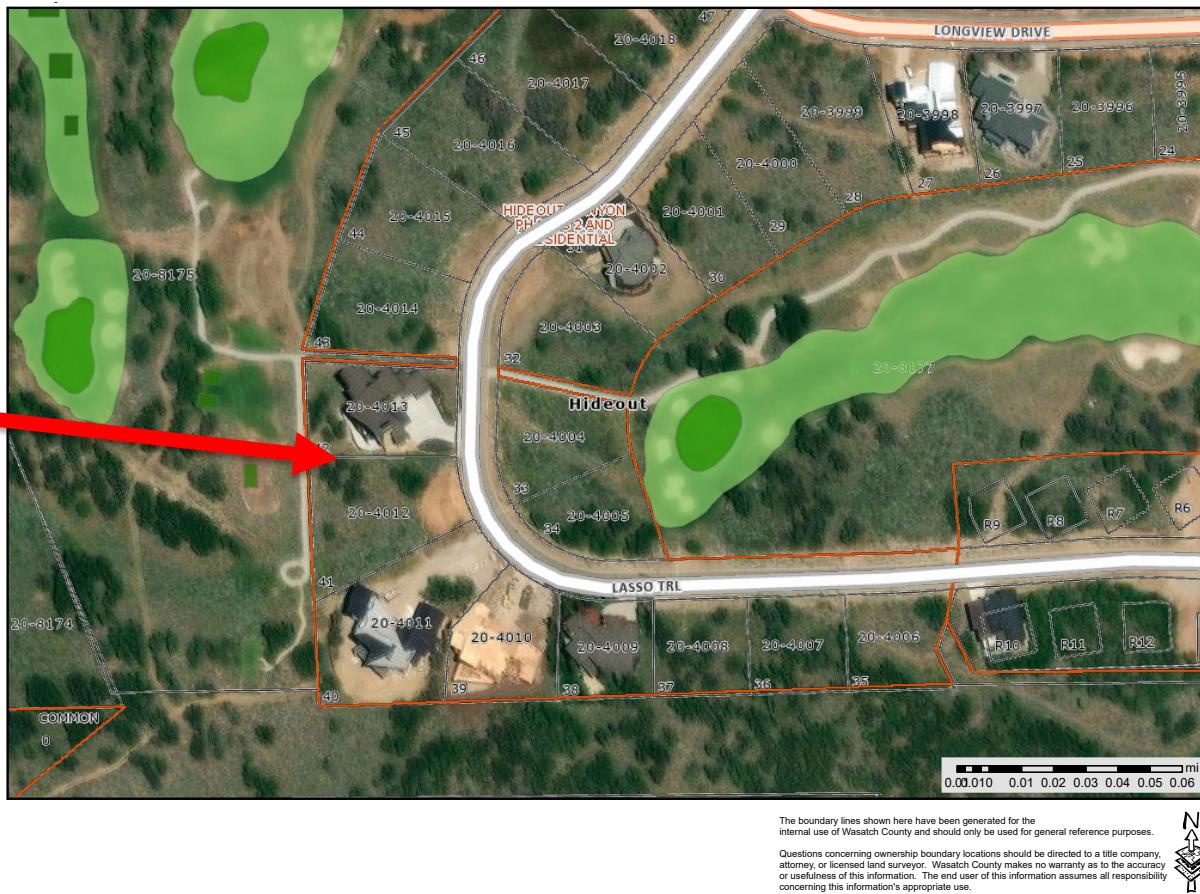
Required Setbacks: NA (none) per the Zoning Ordinance; the HOA DRC reviews setbacks

Per the Plat:
Front: 10'-0" Public Utility Easement
Sides: 10'-0" Public Utility Easement (each side)
Rear: 10'-0" Public Utility Easement

Max Height: The RSPA Zoning District does not have building heights specifically referenced. For comparison purposes, the height

allowance in the Residential Single Family (RSF) zoning district, the most applicable zoning district for single-family structures in that neighborhood type is 35'-0".

Aerial Image of Site



Planning Overview

The Applicant is proposing to combine two lots (Lots 42 and 42) to create a single lot (almost one acre total). The Applicant has an existing structure located on Lot 42 that meets all required setbacks. The proposal to combine the two lots will provide a larger property – free of lot lines – for the homeowners. Lot combinations are allowed per the Hideout Town Code; there is no maximum size lot permitted in the RSPA Zoning District – Residential Single Family (RSF) Density Pod (per the MDA map).

Staff recommends the following conditions for the lot combination approval:

1. It appears Lot 41 will generally be used as open space. The Applicant shall confirm that natural grade and native vegetation will not be disturbed on Lot 41.
2. No driveways or parking pads are permitted on Lot 41.

3. No accessory structures are permitted on Lot 41
4. No additional square feet are requested or approved for the existing house.
5. The Applicant must adhere to all requirements of the Master HOA, including Design Review Committee (DRC) requirements.
6. The Applicant, in cooperation with the Town, must verify that no utility lines exist in the Public Utility Easement (PUE) that currently separates Lot 42 and Lot 41 (10'-0" on either side of lot line for a total width of 20'-0" wide). If utilities currently exist, the PUE must remain in place. If no utilities currently exist, the PUE may be abandoned in coordination with the Town Engineer.

Recommendation

At their meeting on February 26, 2024, the Planning Commission favorably recommended this proposal. Staff recommends the Town Council review the proposed Subdivision Amendment to combine two lots into one larger lot and consider approving the proposal with the conditions outlined in this report and those that may be required by the Town Engineer upon review of the public utility easement conditions.

Exhibit A Existing Conditions

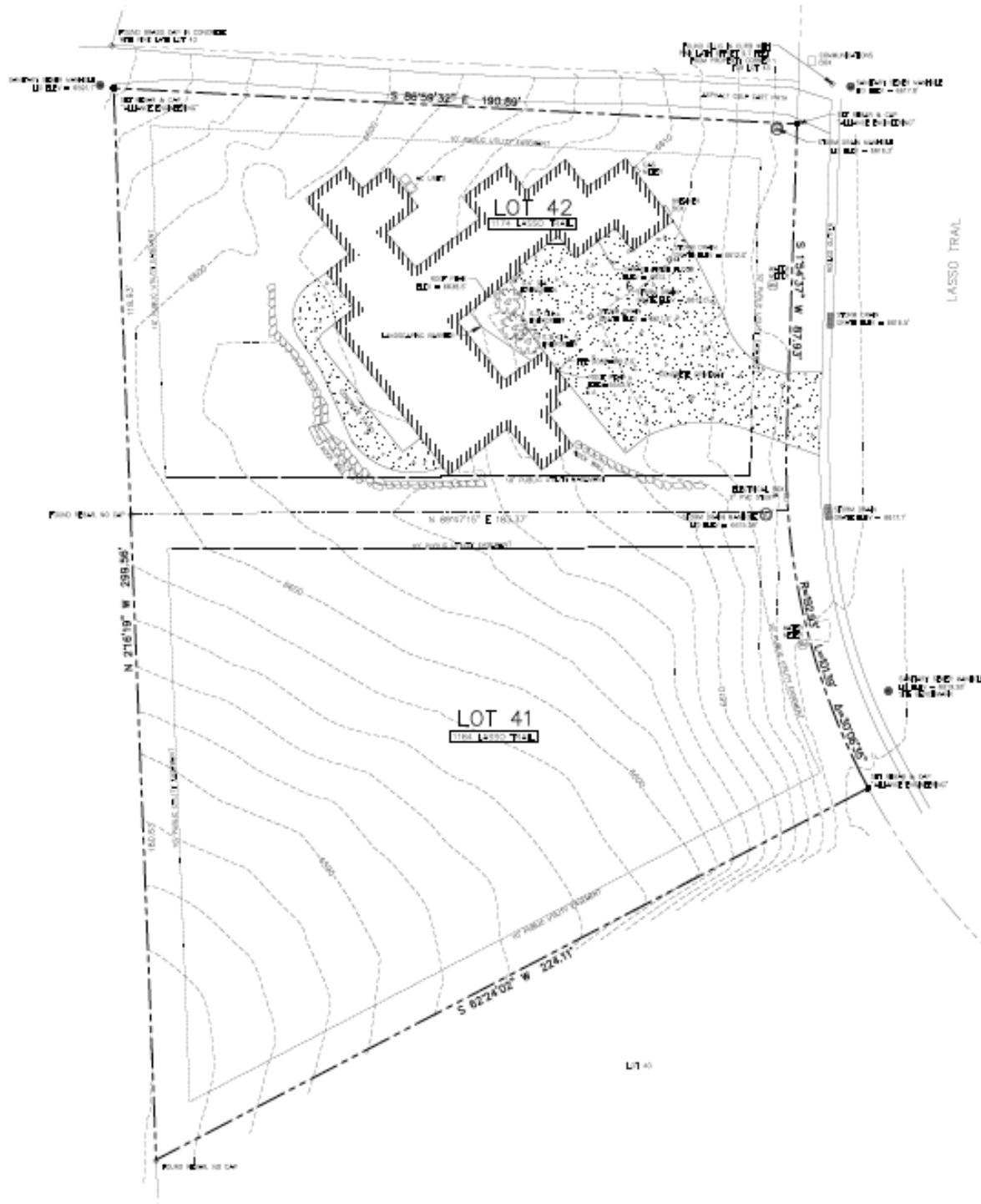
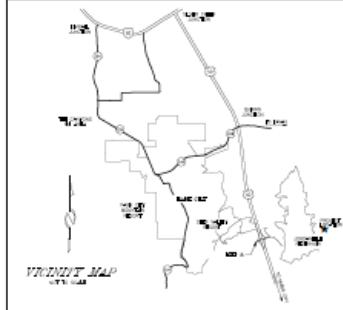
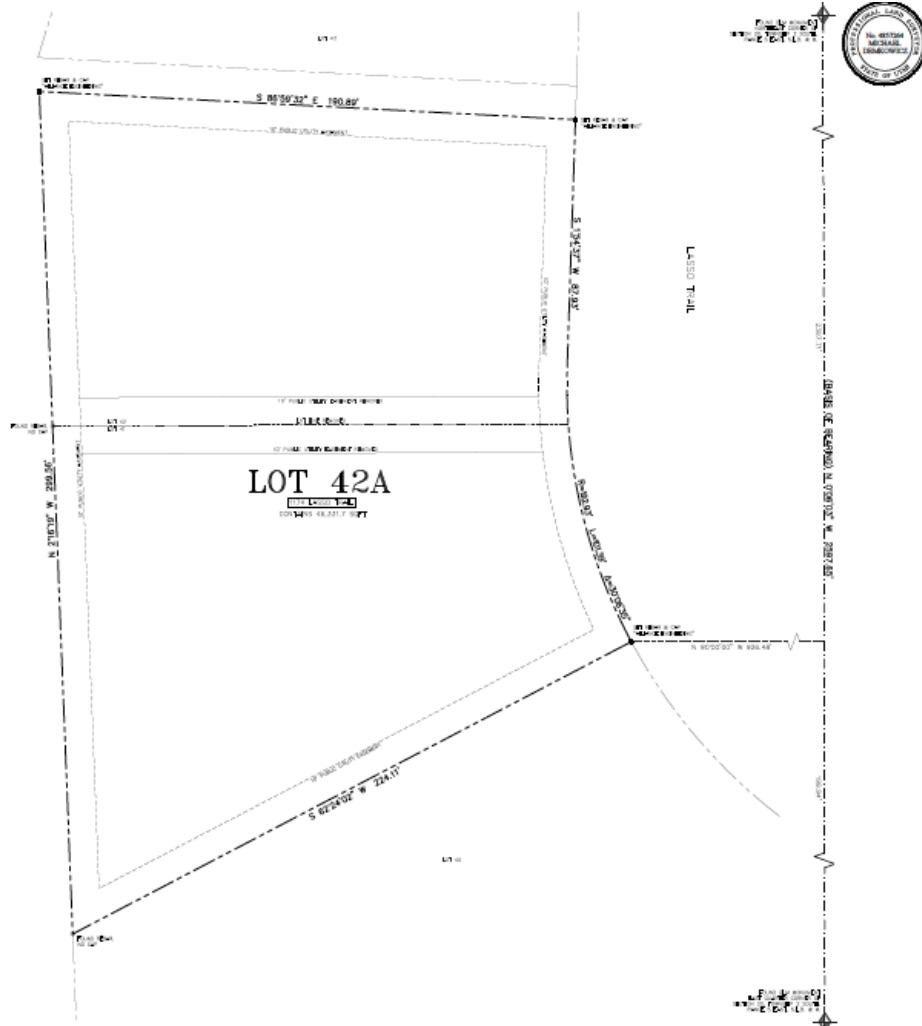


Exhibit B
Proposed Lot Combination



NOTES

1. All conditions of approval of Hideout Canyon Phases 2 & 4 Residential Plan recorded on January 17, 2008 in Entry No. 295336 in the Wasatch County Recorder's Office continue to apply and remain in full force and effect.
2. Lots 41 & 42, Hideout Canyon Phases 2 & 4 are not located within a groundwater source protection zone.



HIDEOUT CANYON PHASES 2 & 4 LOTS
41 & 42 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND
MERIDIAN WASATCH COUNTY, UTAH

Resolution 2024-R-**AN RESOLUTION APPROVING A SUBDIVISION AMENDMENT FOR LOTS 41 AND 42 IN THE HIDEOUT CANYON (PHASES 2 & 4) SUBDIVISION LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Lots 41 and 42 in the Hideout Canyon (Phases 2 & 4) Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of a subdivision amendment; and

WHEREAS, legal notice of the public hearing was published on the Town of Hideout's website on February 16, 2024 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on February 26, 2024 to receive input on the proposed subdivision amendment for a lot combination; and

WHEREAS, the Planning Commission, on February 26, 2024 conducted a public hearing and forwarded a positive recommendation to the Town Council; and

WHEREAS, on February 28, 2024 the Town Council held a public hearing on the subdivision amendment; and

WHEREAS, it is in the best interest of Hideout, Utah to approve the lot combination for Lots 41 and 42 in the Hideout Canyon (Phases 2 and 4) Subdivision in that this subdivision amendment is intended to comply with the Hideout Municipal Code, the 2010 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The subdivision plats illustrating the lot combination as shown in Exhibits A and B is approved subject to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. Hideout Canyon, Phases 2 and 4, was recorded on January 17, 2006
2. Hideout Canyon, Phases 2 and 4, was comprised of 48 lots (lots 2 - 49) at time of recordation and includes 32.211 acres.
3. The property is located within the Town of Hideout, between SR248 and the Jordanelle Reservoir, generally including a portion of Longview Drive and Lasso Trail.
4. Zoning for the property is RSPA – Resort Specially Planned Area.
5. The combined two lots (Lot 41 and 42) will create a single lot, Lot 42A (46,331.7 square feet total).
6. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on March 11, 2010.
7. All existing and required easements will be shown on the plat prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.
8. No changes are proposed to the existing road alignment or uses associated with this plat.

Conclusions of Law

1. The subdivision amendment, as conditioned, complies with Hideout Municipal Code.

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

Conditions of Approval

1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision amendment for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the subdivision amendment at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.
3. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements.
4. The primary dwelling unit was constructed on what is currently delineated as Lot 42. Lot 41, as currently delineated, will generally be used as open space.
5. No driveways or parking pads are permitted on existing Lot 41.
6. No accessory structures are permitted on existing Lot 41.
7. The existing topography and native vegetation must remain undisturbed except for any area proposed for an addition to the existing primary dwelling unit.
8. Per the HOA, the maximum house size can be increased to 125% of what is allowed on a single lot.
9. The Applicant must adhere to all requirements of the Master HOA, including Design Review Committee (DRC) requirements.
10. The Town must verify that no utility lines exist in the Public Utility Easement (PUE) that currently separates Lot 41 and Lot 42 (10'-0" on either side of lot line for a total width of 20'-0" wide). If utilities currently exist, the PUE must remain in place. If no utilities currently exist, the PUE may be abandoned in coordination with the Town Engineer and HOA.
11. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction.
12. The final plat (mylar) is subject to review may require additional notes and corrections.
13. The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon publication.

PASSED AND ADOPTED this 28th day of February, 2024

TOWN OF HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

Exhibit A

Existing Conditions

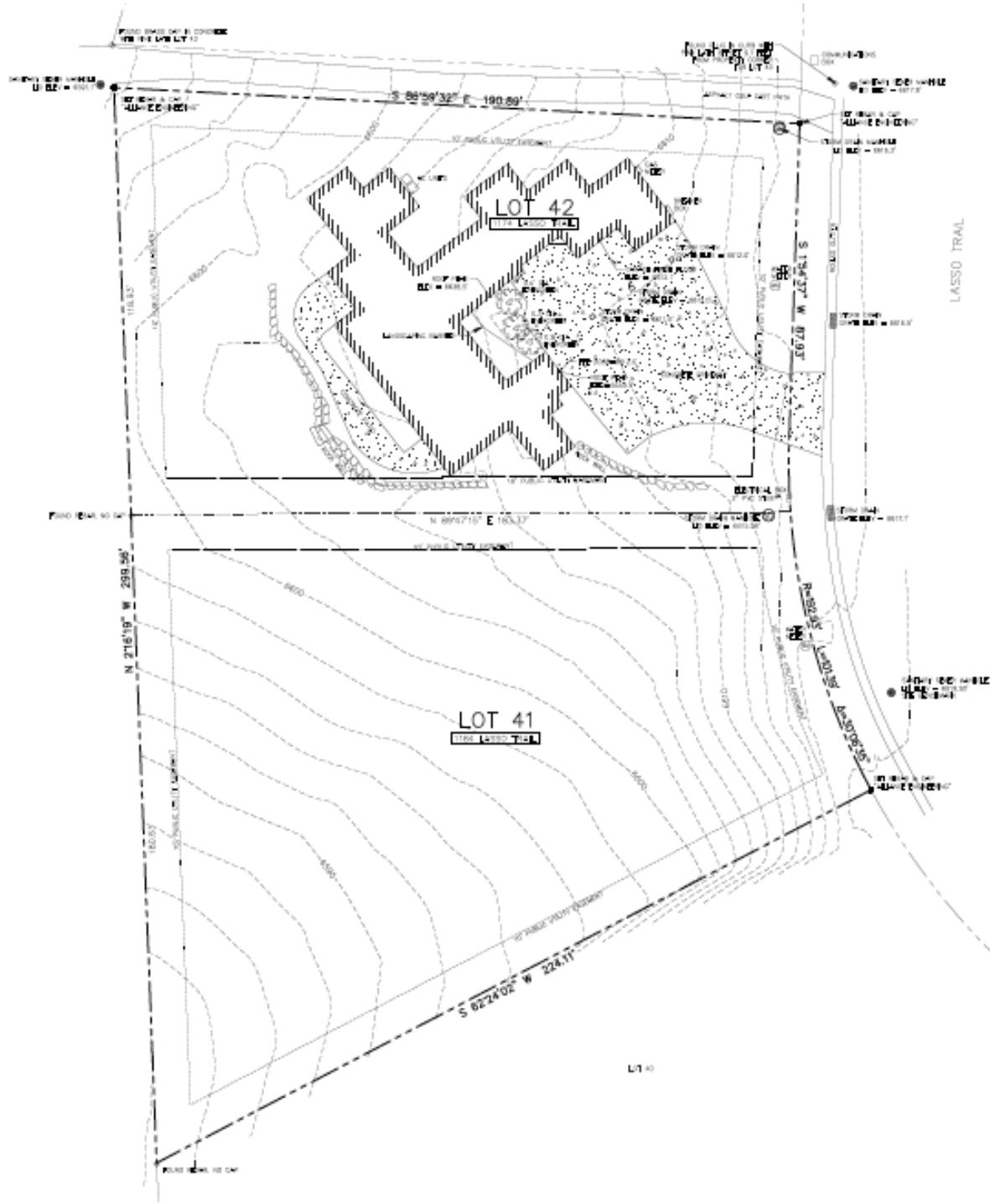
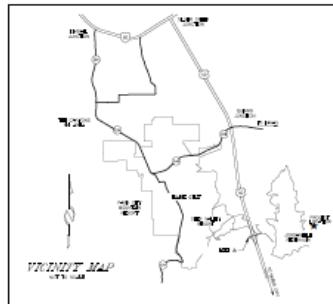


Exhibit B

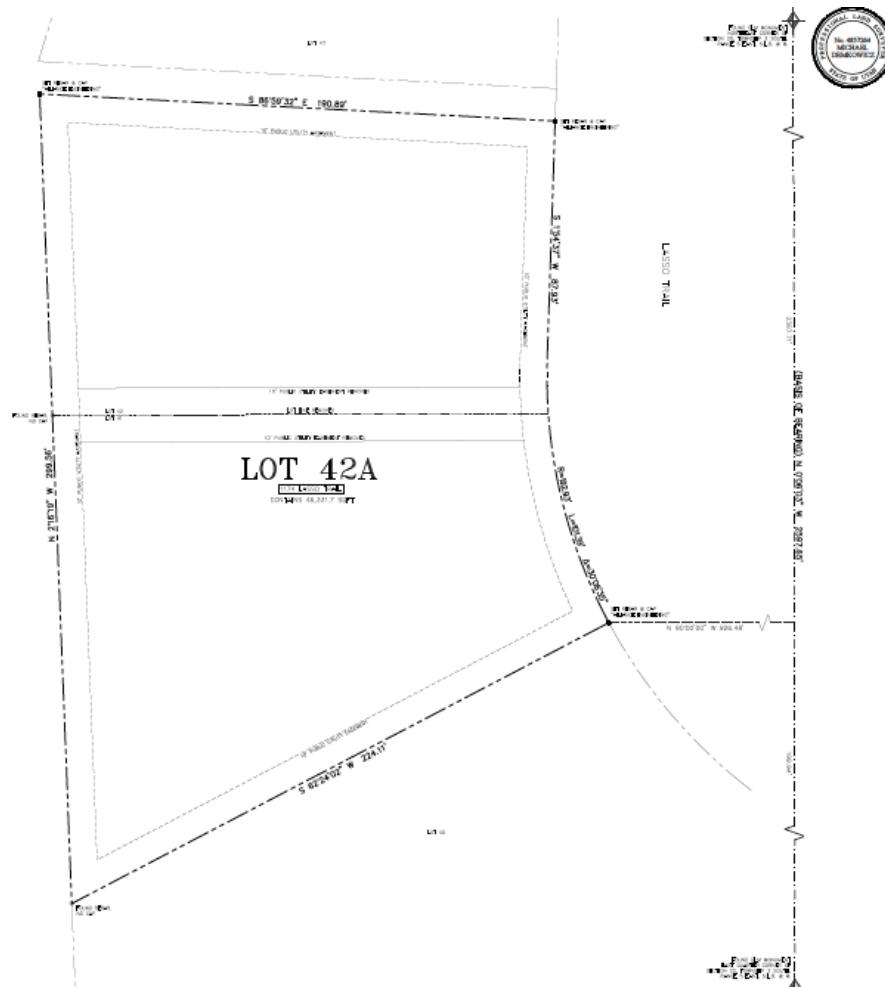
Proposed Subdivision Plat for the Lot Combination of Lots 41 and 42 of the Hideout Canyon (Phases 2 and 4)



NOTES

1. All zoning of property in Hideout Canyon Phases 2 & 4 is described in the record as of January 17, 2006 in Boro No. 295335. The Summit County Recreational Vehicle Ordinance to apply and zoning shall take and effect.
2. Lot 41 & 42, Hideout Canyon Phases 2 & 4 are not located within a groundwater source protection zone.

200' 0' 200' 400'



File Attachments for Item:

2. Consideration of an amendment of the Master Development Agreement (MDA) for Deer Springs allowing short-term rentals in Phases 2A, 2B, 4, and 8



Staff Report for Deer Springs – Third Amendment to Deer Springs MDA

To: Mayor Philip Rubin
Town of Hideout Council

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

Re: Deer Springs Subdivision – MDA Amendment

Date: February 28, 2024, Town Council Meeting

Submittals: *Third Amendment to Master Development Agreement (MDA) for Deer Springs*

The Planning Commission and the Town Council reviewed and approved the initial Master Development Agreement (MDA) with the developer (Nate Brockbank and Holmes Homes) on August 6, 2018. The MDA outlines the agreements between the Town and the developer and address issues such as density allowed, infrastructure requirements, park and trail commitments, design review, etc.

The Town of Hideout approved a First Amendment to the MDA on August 21, 2020 that generally addressed revisions to phasing, park and trail improvements (due prior to recordation of Phase 3; no COs issued for Phase 3 until completion), and improvements to the maintenance building that was donated to the Town.

The Town of Hideout approved a Second Amendment to the MDA on January 12, 2022 that generally addressed the sequencing and phasing of the project as well as the timing of a \$600,000 commitment to the Town.

This proposed Third Amendment to the MDA is a request by the Applicant (Nate Brockbank and Holmes Homes) to allow short-term (nightly) rentals in Phases 2A, 2B, 4, and 8 (see the attached Exhibit A – Draft MDA Language – for details).

Short-Term (Nightly) Rentals - Background

Subdivisions/Developments that Currently Allow Short-term (Nightly) Rental in Hideout

Short-term rentals are not currently allowed per the Hideout Town Code except for two subdivisions which have been allowed to have short term, or nightly rentals, within Hideout:

- KCLAIM, which negotiated for the allowance of short-term 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 that allowed short-term rentals, and therefore it was permitted in Deer Springs Phase 1 and Phase 1 amended. The plat notes were 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 that the Hideout Master HOA Association does not allow short term rentals within the association.

The 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 accommodation 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

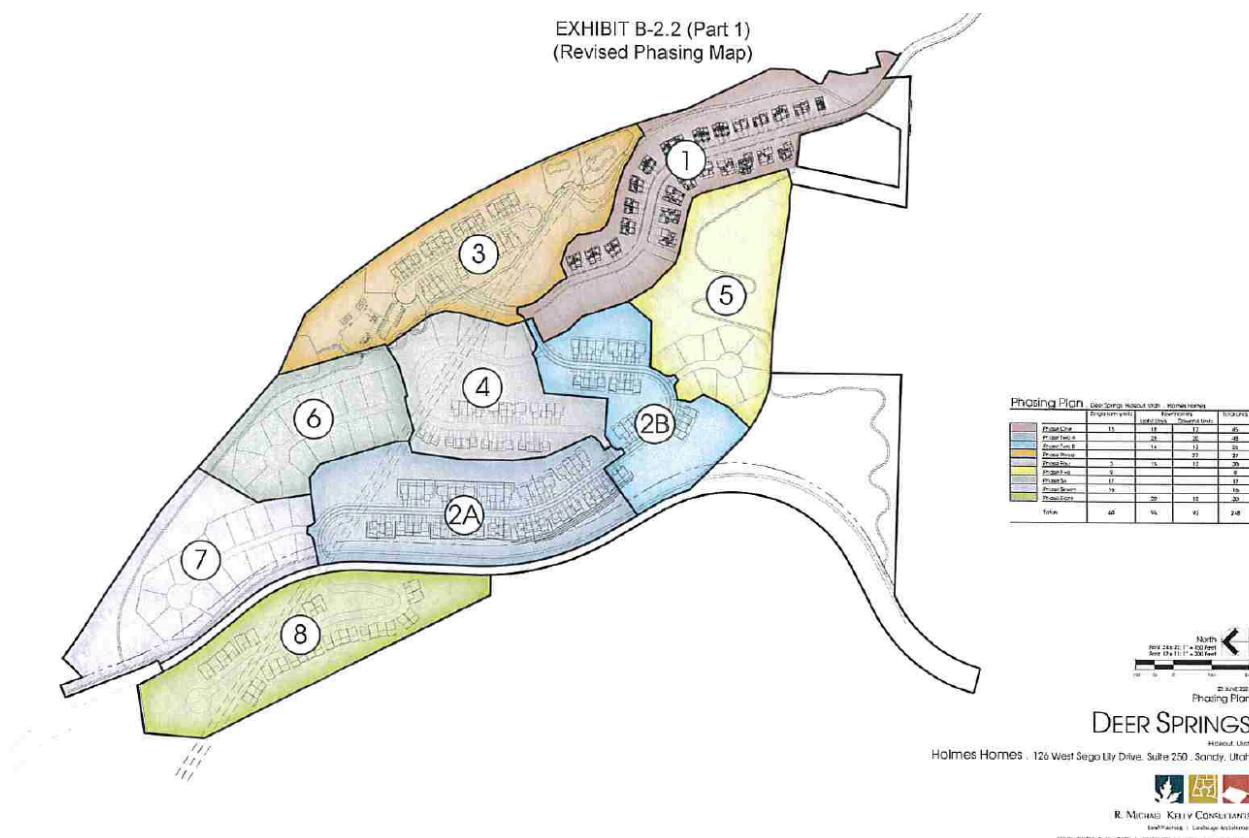
For purposes of prosecution of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.

Proposed Third Amendment to the MDA

The Applicants would like to have short term rentals in Phases 2A, 2B, 4, and 8. This requires an amendment to the MDA since there is currently no allowance for nightly rentals in the Deer Springs neighborhood. A few things to consider:

- Phases 2A and 2B are already platted and no changes are proposed to the lots, sizes, or configuration.
- Phase 4 and Phase 8 have not received final subdivision approval.
- Belaview Way and Ascent Drive are the primary throughway roads to connect Shoreline Drive to the Jordanelle Parkway and are included in Phases 1, 2B, and 2A.
- Phase 8 is located across the Jordanelle Parkway and was initially presented to the Planning Commission as the only phase requesting short-term rentals. The proposal for this phase remains similar to the original submittal and is proposed to include:
 1. A change from the originally proposed duplex/townhouse units to cottage units
 2. A commercial pad with vertical buildup for tenant(s)
 3. A clubhouse/community center with a swimming pool
 4. Two (2) affordable/workforce housing units

Current Phasing Map for Deer Springs



In exchange for the impacts related to the STRs, the Applicants propose to:

- Dedicate some water rights (10-acre feet) to the Town,
- Offer an option for the Town to purchase an additional 10-acre feet for \$200k, and
- Dedicate some additional MIDA funds to the Town.

Planning Commission Recommendation

The Planning Commission heard this request for a proposed Third Amendment to the MDA to allow short-term rentals at a public hearing held on February 26, 2024. Approximately ten emails or letters were received from residents of Deer Springs and the community at large requesting the Planning Commission deny the proposal for short-term rentals in Deer Springs Phases 2, 2A, 4 and 8. In addition, a number of residents attended the meeting to voice their opposition to short-term rentals in the Town.

After a lengthy hearing, and a failed motion to approve the proposed Third Amendment, a second motion to approve a revised amendment to the MDA to allow short-term rentals only in Phase 8 (the phase with the proposed cottages that is located across the Jordanelle Parkway) passed unanimously.

Phase 8 had been discussed at prior meetings in 2023 with the Planning Commission. At that time, the Planning Commission recommended the following conditions if approval of short-term rentals was considered:

1. A change from the originally proposed duplex/townhouse units to cottage units
2. A commercial pad with vertical buildup for tenant(s)
3. A clubhouse/community center with a swimming pool
4. Two (2) affordable/workforce housing units

Staff recommends the Town Council review and consider the adoption of the Planning Commission's recommendation to only allow short-term rentals in Phase 8 of Deer Springs with the conditions outlined above. If approved, this would require the Town and the Applicant to revise the draft language attached as Exhibit A for the Third Amendment.

Exhibit A

The following pages include the proposed draft language for the proposed Third Amendment to the MDA.

Note: This language references Phases 2, 2A, 4, and 8 as defined (and mapped) areas where short-term rentals would be allowed.

The recommendation of the Planning Commission was to only allow short-term rentals in Phase 8. If their recommendation is adopted by the Town Council, this language shall be updated to reflect the Planning Commission's recommendation and Town Council's adoption.

WHEN RECORDED, RETURN TO:

Town of Hideout
Attn: Town Clerk
10860 N. Hideout
Trail Hideout, Utah
84036

**THIRD AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT
FOR DEER SPRINGS COMMUNITY**

THIS THIRD AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR DEER SPRINGS COMMUNITY (“**Third Amendment**”) is made and entered as of the date set forth below, by and between the Town of Hideout, a Utah municipal corporation (“**Town**”), Holmes Western Deer Springs, LLC, a Utah limited liability company (“**Developer**”), Western States Ventures LLC, a Utah limited liability company (“**Original Developer**” and/or “**Western**”) and Miller Family Real Estate, L.L.C., a Utah limited liability company (“**Miller**”).

RECITALS

A. Original Developer Western and the Town entered into that certain *Master Development Agreement for Deer Springs Community*, which was recorded on August 6, 2018 as Entry No. 454483 in the official books and records of the Wasatch County Recorder; and the Original Developer Western States Ventures, L.L.C., the current Developer Holmes Western Deer Springs, LLC (as “**Owner**”) and the Town entered that certain *First Amendment to the Master Development Agreement for Deer Springs Community*, which was recorded on September 15, 2020 as Entry No. 484657 in the official books and records of the Wasatch County Recorder; and the Original Developer Western States Ventures, L.L.C., the Owner and current Developer Holmes Western Deer Springs, LLC and the Town entered that certain *Second Amendment to the Master Development Agreement for Deer Springs Community*, which was recorded on [REDACTED], 2021 as Entry No. [REDACTED] in the official

books and records of the Wasatch County Recorder, (collectively, as amended, the “MDA”).

The MDA governs and encumbers the real property shown on Exhibit A attached hereto (“Property”).

B. The Original Developer has conveyed the Property to the current Developer. The Original Developer has also assigned its rights, titles, interests, duties, obligations and liabilities to and under the MDA to the current Developer, and the current developer has accepted the assignment and assumed the Original Developer’s duties, obligations and liabilities under the MDA, which assignment has been and/or is consented to by the Town.

C. The Town and Developer desire to amend the MDA by making certain modifications to the terms and conditions thereof. Owner acknowledges and accepts this Amendment as a modification to the terms of the MDA which are binding on the Property.

D. Pursuant to Section 25 of the MDA, the parties can amend the terms of the MDA by means of a written document signed by the Town and Developer.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Town and Developer hereby agree to the following:

AMENDMENT

1. **Recitals Incorporated.** The foregoing recitals are incorporated into, and made part of, this Second Amendment.
2. **Definitions.** Capitalized terms used in this Third Amendment but not otherwise defined shall have the meaning set forth in the MDA, if a meaning is provided. The following Section is hereby added to, and made a part of, the MDA: “**1.2.23.** The words or phrase “Short-Term Rental”, as used in the MDA, shall have the following meaning: “**‘Short-Term Rental’** means any dwelling, home, townhome or condominium or portion thereof that is available for use or is actually used for accommodations of

lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use, and is also known as a nightly rental.”

3. **Short-Term Rentals (also known as Nightly Rentals)**. The following Section is hereby added to and made a part of the MDA: “**4.1.1 Short-Term Rentals (also known as Nightly Rentals)**. (Notwithstanding anything to the contrary in the MDA, the Zoning Ordinance, the Town of Hideout’s Code, the Town’s Vested Laws, and the Town’s Future Laws), the Short-Term Rental land use type, (also known as Nightly Rentals), is, and will be, permitted in Phase 2A, Phase 2B, Phase 4 and Phase 8 of the Project on the Property.”
4. **Further Compensation – Water Rights**. Subject to Jordanelle Special Service District’s (“JSSD”) acknowledgement of such and issuing a will serve commitment (and/or any and all other required approval, consent, agreement or other requirement of JSSD to effectuate such), Western shall grant, convey, assign and transfer to the Town by a quit-claim deed and an assignment Western’s right, title and interest in and to, and delegate to the Town all of Western’s duties, obligations and liabilities in connection with, the right to supply the demand (of the applicable number of Equivalent Residential Units (“ERUs”)) equivalent to ten (10) acre feet of water (“Water Right Assignment”), which right title and interest is set forth in and based upon the following document(s):
[insert applicable water reservation agreement and/or other applicable documents]
(“Reservation Agreement”). The Town shall accept Western’s grant, conveyance, assignment and transfer (and sign the applicable Water Rights Assignment and any other applicable document(s)), and the Town shall assume and promise to perform all of Western’s duties, obligations, and liabilities under the Reservation Agreement as to the Water Right Assignment.

At the Town’s option, (which option must be exercised within _____ (____))

calendar days from the full execution of this Third Amendment), and subject to Jordanelle Special Service District's ("JSSD") acknowledgement of such and issuing a will serve commitment (and/or any and all other required approval, consent, agreement or other requirement of JSSD to effectuate such), for and in consideration of the payment of Two Hundred Thousand Dollars (\$200,000) to Western by the Town, Western shall grant, convey, assign and transfer to the Town by a quit-claim deed and an assignment Western's right, title and interest in and to, and delegate to the Town all of Western's duties, obligations and liabilities in connection with, the right to supply the demand (of the applicable number of Equivalent Residential Units ("ERUs")) equivalent to ten (10) acre feet of water ("Optional Water Right Assignment"), which right title and interest is set forth in and based upon the following document(s): [insert applicable water reservation agreement and/or other applicable documents] ("Option Reservation Agreement"). The Town shall accept Western's grant, conveyance, assignment and transfer (and sign the Optional Water Right Assignment and any other applicable document(s)), and the Town shall assume and promise to perform all of Western's duties, obligations, and liabilities under the Option Reservation Agreement as to the Optional Water Right Assignment.

The parties hereby agree to execute such further documents and instruments as may be necessary to effectuate the above referenced (in this section) transfer(s)/assignment(s) of water rights.

5. **MIDA.** Subject to any required approval, consent, justification, recognition, agreement or other requirement of the Military Installation Development Authority ("MIDA") and Master Developer (as defined in the MIDA Agreement) (and/or any other governmental or other person or entity) to effectuate such, Western (and Miller, if applicable) shall grant, convey, assign and transfer to the Town by an assignment

Western's (and Miller's, if any) rights, interest, responsibilities, duties, obligations, covenants and liabilities only to (1) resort community tax collected and (2) sales tax collected pursuant to Chapter 1, Title 63H Utah Code Annotated 1953 ("MIDA Act") and in that certain "Tax Sharing and Reimbursement Agreement" ("MIDA Agreement") between Western States Ventures, LLC and the Military Installation Development Authority, with an Effective Date of July, 7, 2022, including any rights to receive reimbursement funds from only (1) resort community tax collected and (2) sales tax collected pursuant to the MIDA Act and in the MIDA Agreement, (including (1) resort community tax collected and (2) sales tax collected funds from MIDA and/or the Hideout Development Fund and/or the Reimbursement Fund and/or the Western States Ventures Reimbursement Fund as referenced and defined in the MIDA Agreement), pertaining to the Project and Property, including all rights to payments and/or reimbursements for Eligible Expenses (as defined in the MIDA Agreement) pertaining to the (1) resort community tax collected and/or (2) sales tax collected pursuant to the MIDA Act and in the MIDA Agreement ("MIDA Assignment"). To be clear, this MIDA Assignment does not include the assignment of any other rights, interest, responsibilities, duties, obligations, covenants and liabilities other than to (1) resort community tax collected and/or (2) sales tax collected pursuant to the MIDA Act and the MIDA Agreement pertaining to the Project and Property; and, among other thing, this MIDA Assignment does not include the assignment of any rights, interest, responsibilities, duties, obligations, covenants and liabilities to (1) property tax generated or collected and/or (2) use tax collected in accordance with the MIDA Act and in the MIDA Agreement pertaining to the Project and Property. The Town shall: accept the MIDA Assignment and assume all of Western's (and Miller's, if any) rights, interests, responsibilities, duties, obligations, covenants and liabilities only to (1) resort

community tax collected and (2) sales tax collected pursuant to the MIDA Act and in the MIDA Agreement pertaining to the Project and Property; agree to be bound by the terms and conditions of the MIDA Agreement; and covenant to duly keep, observe and perform all of the terms, conditions and provisions of the MIDA Agreement that are to be kept, observed and performed by Western (and Miller, if any) thereunder. The MIDA Assignment shall also include a provision stating that Western (and Miller, if applicable), shall be released from all obligations under the MIDA Agreement as to (1) resort community tax collected and (2) sales tax collected pertaining to the Project and Property.

To the extent necessary, Western (and Miller, if applicable), shall also consent and agree that MIDA may amend the Hideout Interlocal Agreement (as defined in the MIDA Agreement) to provide that (1) resort community tax collected and (2) sales tax collected from the Western States Ventures Hideout Property (as defined in the MIDA Agreement) pursuant to the MIDA Act may be placed in the Municipal Services Fund (as defined in the MIDA Agreement) instead of the Development Fund (as defined in the MIDA Agreement) as set forth in that Hideout Interlocal Agreement.

The parties hereby agree to execute such further documents and instruments as may be necessary to effectuate the above referenced (in this section) MIDA Assignment.

6. **Term of Agreement.** The first sentence of Section 5 of the MDA is hereby deleted and replaced with the following sentence: “The term of this MDA shall be until December 31, 2033.”
7. **Approval by Town Council.** This Third Amendment was approved by the Town Council on [REDACTED], 2023.
8. **Scope of this Third Amendment.** Other than as specifically amended herein by this Second Amendment, the terms and conditions of the MDA shall remain in full force and

effect.

[End of Amendment. Signatures Follow.]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of this _____ day of _____, 202__.

ORIGINAL DEVELOPER
Western States Ventures, LLC

TOWN
Town of Hideout

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

OWNER AND CURRENT DEVELOPER
Holmes Western Deer Springs, LLC

Miller Family Real Estate, L.L.C.

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

Approved as to
form:

Attest:

Town
Attorney

Town Clerk

TOWN ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF WASATCH)

On the _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn, did say that he is the Mayor of the Town of Hideout, a Utah municipal corporation, and that said instrument was signed in behalf of the Town by authority of its governing body and said Mayor acknowledged to me that the Mayor executed the same.

NOTARY PUBLIC

WESTERN ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn, did say that he is the manager of Western States Ventures, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

MILLER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn, did say that he is the manager of Miller Family Real Estate, L.L.C., a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF SALT LAKE)

On the _____ day of _____, 20____, personally appeared before me _____ who being by me duly sworn, did say that he is the manager of Holmes Western Deer Springs, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC

My Commission Expires:

Residing at:

EXHIBIT A
(Legal Description)

From: Redacted
To: [Alicia Fairbourne](#)
Subject: Fwd: Caution: ExternalShort-Term Rentals Hideout - Opposition
Date: Monday, February 19, 2024 8:34:00 AM

From: Ingrid Borwick <Redacted
Sent: Monday, February 19, 2024 8:32:43 AM
To: hideoututah <Redacted
Cc: Johnny Weissmueller <Redacted
Subject: Caution: ExternalShort-Term Rentals Hideout - Opposition

[You don't often get email from Redacted <https://aka.ms/LearnAboutSenderIdentification>] Learn why this is important at

Thank you for taking the time to read this email. We are writing to express our concern and objection to allowing short-term rentals in the next phases of the Deer Springs development in Hideout.

At the time we purchased our townhouse in Deer Springs phase 2A, we were told there would be no short-term rentals in future phases including phase 2A. Our townhouse will be our permanent home and I know others are purchasing there with the intention of their townhouse being their primary residence. We believe it is important to consider the needs and concerns of permanent residents as they are the ones who invest their time and energy into making a community thrive economically and otherwise. Hideout is in its infancy, making it even more important to attract year-round residents who can help create a vibrant community. A community based on short-term rentals is NOT a community. There needs to be a balance where the needs of all are met. I believe Hideout should keep in mind the importance of attracting permanent residents when making this decision. Hideout will not attract year-round residents if short-term rentals are the norm.

We respectfully request that the Town Council reject any proposal that would permit short-term rentals at Deer Springs and also do what it can to make Hideout a place not only for vacationers but also permanent residents who contribute in many ways to making Hideout a wonderful place to live.

Thank you for considering our letter, and for all you do for the Hideout community.
Ingrid and John Borwick
Redacted

Sent from my iPad

From: [hideoututah](#)
To: [Alicia Fairbourne](#)
Subject: Fwd: Caution: ExternalOpposition to Short-Term Rentals
Date: Monday, February 19, 2024 7:54:09 AM

From: Laura L <**Redacted**
Sent: Monday, February 19, 2024 7:51:59 AM
To: hideoututah <**Redacted**
Subject: Caution: ExternalOpposition to Short-Term Rentals

You don't often get email from **Redacted**

[Learn why this is important](#)

I am writing to express my strong opposition to the proposal allowing short-term rentals in the additional phases of Deer Springs.

We purchased in Deer Springs because we were told that nightly rentals were not expected to be permitted in the additional phases. Having moved to Hideout from an area in Colorado that had become overrun with STR's, I am deeply concerned about the negative impacts that nightly rentals will have on our future community. Our neighborhood is in the crucial phase of development, where homes have been purchased but are not yet completed. The decision to permit short-term rentals could significantly hinder the establishment of a cohesive and vibrant community.

Residents who have invested in building their homes envision a neighborhood characterized by stability, safety, and a sense of belonging. Introducing short-term rentals could undermine these aspirations by introducing transient guests who may not share our commitment to building a strong community. Moreover, allowing short-term rentals could disrupt the construction process and exacerbate existing challenges faced by homeowners and developers. Noise disturbances, increased traffic, and parking issues associated with short-term rentals could impede the progress of construction projects and create additional burdens for residents and builders alike.

I urge the Town Council to consider the long-term implications of allowing short-term rentals in our developing neighborhood. Instead of prioritizing short-term gains, we should focus on fostering a sense of community and creating a welcoming environment for future residents. I respectfully request that the Town Council reject any proposals that would permit short-term rentals in Deer Springs.

Thank you for considering my concerns, and I trust that you will make a decision that prioritizes the well-being and future prosperity of our neighborhood.

Respectfully,
Laura L

From: [hideoututah](#)
To: [Alicia Fairbourne](#)
Subject: Fwd: Caution: ExternalComment on Planning Commission proposal on short term rentals in Deer Springs
Date: Friday, February 23, 2024 5:17:13 PM

From: Tarnesby, Georgia <**Redacted**>
Sent: Friday, February 23, 2024 2:51:06 PM
To: hideoututah <**Redacted**>
Cc: hideoututah <**Redacted**>
Subject: Caution: ExternalComment on Planning Commission proposal on short term rentals in Deer Springs

You don't often get email from **Redacted**

[Learn why this is important](#)

To the Hideout Planning Commission:

As a relatively new homeowner in Hideout Canyon, one of the primary reasons I chose to live in Hideout was its prohibition on short-term rentals. So, I was alarmed to see that the Planning Commission is now entertaining an amendment to the Deer Springs MDA that would permit short-term rentals in a large section of that subdivision. That is not what this town needs. As I understand it, the vast majority of Hideout owners are opposed to short-term rentals in our community, and the Planning Commission should respect that and act accordingly.

Dr Georgia Tarnesby MD MBA
926 Longview Drive Hideout 84036
Redacted

From: [hideoututah](#)
To: [Alicia Fairbourne](#)
Subject: Fwd: Caution: ExternalPermitting short term rentals anywhere in Hideout
Date: Saturday, February 24, 2024 8:31:40 AM

From: Deborah Brownstone <Redacted
Sent: Saturday, February 24, 2024 4:58:06 AM
To: hideoututah <Redacted
Cc: Deborah Brownstone <Redacted
Subject: Caution: ExternalPermitting short term rentals anywhere in Hideout

[You don't often get email from **Redacted** <https://aka.ms/LearnAboutSenderIdentification>] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>

To Whom It May Concern,

I am a full time resident living in the Hideout Canyon subdivision. I have been made aware of the fact that the planning commission is currently entertaining an amendment to the Deer Springs MDA that would permit short-term rentals in a large section of that subdivision.

Currently we live in a quiet and peaceful community which homeowners, like myself, value and enjoy. This is what makes Hideout unique and special. Please be advised that I am opposed to any changes in MDA's that could potentially disrupt this and I urge you to respect my wishes when considering an amendment such as this.

Respectfully,

Deborah Brownstone
1330 East Lasso Trail
Hideout

File Attachments for Item:

3. Consideration of an amendment of the Resort Specially Planned Area (RSPA) zoning district to allow specified public facilities as conditional uses within the RSPA zone



Staff Report to Town Council for Building, Subdivision, and Zoning Ordinances Updates

To: Mayor Philip Rubin
Town of Hideout Council

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

Re: Public Facilities as Conditional Uses in the RSPA Zoning District and Other Updates and Revisions Throughout the Building, Subdivision, and Zoning Ordinances

Date: February 28, 2024, Town Council Meeting

The following is a series of recommendations to update the Town's building, subdivision, and zoning ordinances. Staff has kept an ongoing log of necessary revisions as projects have gone through Planning Commission and Town Council review since the new land use ordinances were adopted in 2020.

The decision to bring these recommendations forward at this time stems from the recent opportunity for the Town to secure a location for a temporary fire station within the Shoreline neighborhood. Review of the existing zoning language revealed that the RSPA (Resort Specially Planned Area) zoning district does not include an allowance for public service buildings such as a fire station or similar buildings.

With the exception of the recommendation to allow fire stations and other public service buildings as conditional uses within the RSPA zoning district, something that Town officials would like to resolve as quickly as possible, the subsequent recommendations are not presented in any particular order.

Blue text indicates new or added text. Red text, with strikethrough, indicates text recommended for deletion.

Item #1:

Proposed change to the Resort Specially Planned Area (RSPA) zoning designation as detailed in Section 12.30.06 of the Hideout Municipal Code (HMC) to allow a fire station or similar public facility as a Conditional Use subject to the conditions detailed in Section 12.26.

Proposed new code section:

12.30.06.20 Conditional Use Categories

The following are conditional uses within the RSPA zoning designation that must meet the conditions and requirements of HMC section 12.26:

- Fire station

- [Police station](#)
- [Town Hall](#)
- [Public Works facility](#)
- [Library or Library Branch](#)
- [Similar public building or facility](#)

Move 12.30.06.20 Application Process to a new section number to keep this language at the end of Title 12:

12.30.06.21 Application Process

No change to existing language, just move the code section number down one position.

Item #2

Correction to code reference for section 12.30.06.19. This section should reference the uses in the RSPA that are in the Former Town Code – the code that includes the original language for the RSPA which is the zoning designation for all land included within the Master Development Agreement (MDA) with Mustang Development.

Recommended revisions to the existing code language:

12.30.06.19 Permitted Use Categories

Specific permitted uses within each category are indicated in ~~HMC 12.14.420 through HMC 12.14.500~~ [the HMC 12.30.06.09 through HMC 12.30.06.17.](#)

Item #3

A change is required to update the Zoning Map: The legend lists [“Proposed Zoning”](#) and should just read [“Zoning Districts”](#).

And correct district label: section 11.07.149 of the Former Town Code to read (OS) and not (OP):

[11.07.149 Open Space \(OPS\)](#)

Item #4

Correction of section referencing performance bonds.

Proposed language:

10.10.06 Required Improvements

The following improvements shall be constructed at the expense of the Applicant, in accordance with the provisions of this Title and the Zoning Ordinance. A performance bond as described in Section ~~10.10.08~~ [11.06.14 Fees \(and specifically detailed in the Town’s Fee Schedule adopted by resolution\)](#) shall be secured to ensure installation of required improvements.

Item #5

Add the following to section **10.08.10 Lot Design:**

K. No lot shall have more than one driveway entrance unless the topography and/or lot layout requires a second entrance to ensure safe movements as determined by the Town Planner.

Item #6

Add the following to section **10.08.18 Retaining Walls:**

B. All retaining walls must be set back a minimum of 5'-0" from all property lines.
C. All retaining walls shall be constructed of natural stacked rock unless deemed unsafe by the Town Planner and Town Engineer. All retaining walls must be reviewed and approved for structural integrity and safety by the Town Engineer. A detailed geotechnical report, prepared by a licensed engineer, may be required dependent upon the Town Engineer's review.

Item #7

Remove the requirement for the Town Planner to sign a plat before recordation. This is not necessary, nor common, in Utah. Remove Legislative Body and just keep the Mayor since only the Mayor signs plats.

11.06.30 Recording of the Plat

Final Plat Recordation. After gaining final approval, a Final Plat shall be prepared on reproducible Mylar drawn in accordance with the Town Standards at a scale not smaller than one inch equals one hundred feet (1" = 100') that meet the minimum legal standards for survey as defined in Utah Code Annotated section 17-23-20, and shall show the following:

1. Boundaries of the development and location of all required survey monuments; and
2. Location of all lot lines; and
3. Location and extent of all road and other parcels of land to be dedicated to the public and to be retained in private Ownership; and
4. Location and extent of all Easements; and
5. The certifications previously proposed and approved as part of the Final Documentation provided; and
6. The following Signature Blocks:
 1. Required
 1. Surveyors Certificate
 2. Owner's Dedication, Lien Holder, and Acknowledgement
 3. ~~Legislative Body,~~
 4. Administrative Approval: Mayor and Attestation
 5. Planning Commission Approval
 6. Town Attorney
 7. Town Engineer
 8. ~~Town Planner~~
 9. Wasatch County Surveyor
 10. ~~Wasatch County GIS (required for addressing & 911)~~
 11. Wasatch County Recorder
 2. Optional (to be included based on the circumstances indicated):

1. Jordanelle Special Services District (when services are directly provided to the subdivision by JSSD)
2. Wasatch County Housing Authority (when the subdivision contains an Affordable Housing component)

Item #8

3.02.90 Application and General Submittal Notice Requirements

~~A. If any citizen or applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a description of the agenda item must be delivered to the Town Clerk no later than 10:00 a.m. fifteen (15) calendar days prior to the Planning Commission's regularly scheduled meeting. All supporting content (electronic or otherwise), if any, must be submitted to the Town Clerk no later than 10:00 a.m. seven (7) calendar days prior to the date of the regularly scheduled Planning Commission meeting. If agenda items or materials supporting such agenda items are delivered after the time set forth in this section, such agenda items will be placed on the agenda for the following regular meeting of the Planning Commission.~~

A. If any applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a complete application (inclusive of all supporting content and required documents such as site plans, building elevations, etc.) and all associated fees and escrow funds must be submitted to the Recorders Office no later than 10:00am forty-five (45) calendar days prior to the Planning Commission's regularly scheduled meeting. If any required application items are delivered after the time set forth in this section, such application items will be placed on the agenda for the following regular meeting of the Planning Commission.

B. No changes to B.

C. All applications for property development and/or use permits shall be actively pursued to a final decision by the town. If no activity such as plan submittals, reviews, meetings, or communication by the applicant has occurred on an application for one hundred eighty (180) days, the application will be deemed as inactive, and the file closed. The applicant may submit a written request to maintain the application as active, wherein upon finding that there is good cause and reasonable belief that the application will be pursued to completion, the Town Planner, or their designee may grant a one-time ninety (90) day extension. Once a file is closed, an applicant will be required to pay all applicable fees and reapply for permits or development.

Item #9

Correct the HMC, section 12.26.08, to reflect the updated State Statute language regarding noticing.

12.26.08 Notification of a Conditional Use Permit

~~At least seven (7) days prior to the planning commission meeting during which the conditional use will be considered by the commission, a designated agent shall publish a notice in a newspaper of general circulation stating the proposed or requested use, and the date, time and location of the planning commission meeting in which the conditional use will be considered.~~

When the Application is complete, Town Staff will establish a date for a public hearing and provide sufficient public notice as required under Section 11.06.06.

Item #10

The following requirements meet the State of Utah's Landscape Conversion Incentive Program (LCIP). This allows municipalities to be designated as an Eligible Location for possible Utah Water Rebates.

10.06.02 Landscaping and Maintenance Requirements

New "E" (and then move existing E thru Q down to F thru R)

E. The following water-efficient landscape standards for new construction are required:

- No lawn is permitted on parking strips or areas less than eight (8) feet in width in new development.
- No more than 35% of front and side yard landscaped areas in new residential developments may be lawn/turf/mowed grass. This lawn limitation does not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn/turf/mowed grass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

Item #11

Recommended language regarding locating hot tubs and swim spas.

New section:

10.08.08.15 Hot Tubs, Swim Spas, and Swimming Pools

1. All hot tubs, swim spas, and swimming pools, inground and above-ground, must meet the following setback and screening requirements:
 - a. No hot tubs, swim spas, and swimming pools are allowed in the front yard or side yards of any structure. They must be located in the rear yard only.
 - b. All hot tubs, swim spas, and swimming pools must meet building setbacks as required in the applicable zoning district.
 - c. All swimming pools must have a fence of at least six (6') feet high surrounding the complete perimeter of the pool. Utah law (Utah Office of Administrative Rules (R392-302-14) specifies that this fence "may not permit a sphere greater than 4 inches" through any part of the fence. The door for the gate must be self-closing, self-latching, and require a key, electronic sensor, or combination to be opened. Chain link fencing is not a permitted fence type; any fencing must be decorative in terms of material and design. The fence must be approved by the Town Planner and meet the Town's Development Standards and Design Guidelines.

Item #12

Recommended revision of what constitutes landscaping and/or groundcover.

10.08.36 Landscaping and Irrigation

1. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: groundcover, planting, **pavers**, or wood mulch. Decorative rock (commonly known as rice gravel, pea gravel or

decomposed granite [DG]) may be used as a ground cover for up to 25% of a property's landscape area (exclusive of building footprint and driveway/parking area).

Item #13

Water and JSSD language should be updated in the Building and Development Standards section (Title 10) to ensure that JSSD water (will serve letter) is required at time of subdivision recordation.

10.14 Impact Fees and Confirmation of Water for Development

This section remains the same for payments except that 10.14.020 moves down to 10.14.021:

10.14.0201 Time of Payment

Building permits shall not be issued until the applicant has paid all impact fees imposed by the Town of Hideout, the Jordanelle Special Service District ("JSSD"), and the Wasatch County Fire Protection Special Service District ("Wasatch County Fire"). Payments to JSSD and Wasatch County Fire shall be made directly to those districts, and the Town of Hideout shall not issue a building permit until it receives evidence that such payments have been made.

New section just after the above section:

10.14.020 Confirmation of JSSD Water

At the time an applicant submits an application for a plat for any phase of a development, the applicant shall provide satisfactory evidence confirming that they have sufficient dedicated or reserved water with Jordanelle Special Service District ("JSSD") to service the proposed development phase as reflected on the plat to be recorded. As a condition of approval of the plat, the applicant shall, at the time of the recordation of the plat, provide a will serve letter from JSSD and execute all necessary documents to transfer any water reservation agreement to the Town.

Necessary change to a referenced section to ensure similar language:

10.08.26 Utility Connections

G. 2. A. As a condition of Subdivision ~~approval recordation~~ under this Chapter, the Applicant shall convey to the Town of Hideout water rights that entitle the Owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the Subdivision

Item #14

New language added to clarify that RVs and boats are not allowed to be parked or stored on any properties in Hideout.

7.16.160 Parking of Oversized Vehicles in Residential and Agricultural Zones Prohibited; With Exceptions Noted

- C. No recreational vehicles (RV) or trucks greater than 18' in length, boats, trailers, snowmobiles, or similar shall be stored in any unenclosed building on any property in Hideout.

D. The Town of Hideout's Public Works facility and the local fire station are exempted from this zoning restriction to allow large trucks, trailers, snow plows, fire trucks, etc. to park on the property in properly designated and designed spaces.

Item #15

Include a requirement for platting subdivisions to identify on the subdivision map where postal service gang boxes will be located.

11.06.22.01 Preliminary Plan Application Package

- I. Maps. As a part of the Preliminary Plan application package, the Applicant shall prepare the following maps according to the following criteria:
 1. General Location Map. The map shall show the following information and conform to the following standards.
 1. All drawings shall be 22" x 34' in size.
 2. Map shall provide sufficient detail to identify drainage flows entering and leaving the development and general drainage patterns.
 3. Scale of 1" 500' to 1" = 4000' and show the path of all drainage from the upper end of any offsite basins to the defined major drainage ways.
 4. Identify all major facilities (i.e., irrigation ditches, existing detention facilities, storm water quality facilities, culverts, storm sewers) downstream of the Property along the flow path to the nearest major drainage way.
 5. Basins, basin identification numbers, drainage divides, and topographic contours are to be included.
 6. Location of postal service gang boxes and pull-out area or parking delineated.

11.06.26.01 Final Plat Application Package

- I. Maps. As a part of the Final Plat application package, the Applicant shall prepare the following maps according to the following criteria:

Add a new #4 under 'maps':

4. Location of postal service gang boxes and pull-out area or parking delineated.

Item #16

For each zoning district designation in Title 12, there are references to the Building and Development Standards (Title 10) that include some incorrectly referenced sections. The following language is recommended to replace this language for each zoning district.

12.08 MOUNTAIN RESIDENTIAL (MR) ZONE

12.08.08 Landscaping and Maintenance Requirements

~~Unless otherwise specified, the Landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

12.08.10 Open Space and Public Space Requirements

~~Unless otherwise specified, the Open Space and Public Space requirements within the Mountain Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.08.12 Design Requirements

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

12.08.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

Similar revisions are proposed for the following zoning districts:

12.10 RESIDENTIAL 3 (R3) ZONE

Remove 12.10.08, 12.10.10, and 12.10.12 and replace with:

12.10.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.12 RESIDENTIAL 6 (R6) ZONE

Remove 12.12.08, 12.12.10, and 12.12.12 and replace with:

12.12.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.14 RESIDENTIAL 20 (R20) ZONE

Remove 12.14.08, 12.14.10, and 12.14.12 and replace with:

12.14.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.16 NEIGHBORHOOD MIXED USE (NMU) ZONE

Remove 12.16.08, 12.16.10, and 12.16.12 and replace with:

12.16.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Neighborhood Commercial Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.18 COMMERCIAL (C) ZONE

Remove 12.18.08, 12.18.10, and 12.18.12 and replace with:

12.18.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Commercial Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.20 LIGHT INDUSTRIAL (LI) ZONE

Remove 12.20.08, 12.20.10, and 12.20.12 and replace with:

12.20.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Light Industrial Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.
3. Installation of a berm or vegetative hedge to obscure visibility into the area. Such installation should obscure a minimum of 70% of the area.

12.22 COMMUNITY RECREATION (CR) ZONE

Remove 12.22.08, 12.22.10, and 12.22.12 and replace with:

12.22.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Community Recreation Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.

12.24 NATURAL PRESERVATION (NP) ZONE

Remove 12.24.08, 12.24.10, and 12.24.12 and replace with:

12.24.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Natural Preservation Zone are as follows:

1. If any structure is placed on the land, the landscaping requirements listed in Section 10 apply within the boundaries of the disturbed soil.
2. The natural state of the soil satisfies the landscaping requirements; except as noted in Section A.1 above.
3. Public Space is not required in the Natural Preservation zone.
4. Open Space requirements may include public trails.
5. The property owner(s) shall maintain all Natural Preservation, Open Space, and Public Space areas.

Item #17

Correct a reference for the RSPA Equivalent Residential Unit (ERU) calculations to reference the Former Town Code Section 11.07.140. The following clarification is proposed:

12.30.06.07 ERU CALCULATIONS

Calculations of ERUs will be made pursuant to the procedures described and the ERU/Equivalent Residential Units found in Appendix 6 in the Former Town Code, section 11.07.140.

Item #18

Correct the Mountain zone to read: Mountain Residential zone:

12.08.06 Dimensional Standards

Development in the Mountain Residential Zone shall comply with the following standards table.

Item #19

Signs:

The code section addressing sign requirements is currently under Title 8, Public Ways and Property, as section 8.14. [This entire section should be moved to 10.04.34.](#)

The following shall be moved from 10.04.24 to 8.14:

10.04.34 8.14 Signage

1. Any signs erected on the lot shall be in accordance with HMC ~~12.22~~ [10.04.34](#) outlining sign regulations.
2. A permit board shall be erected on the lot upon which the building permit shall be posted. The permit shall include permit number, name of General Contractor with contact information and street address of property being built on. The Contractor shall keep the posted lot number sign in place until work is complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

Item #20

Correct code reference sections as follows:

12.30.06.14 Neighborhood Commercial (NC)

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in HMC ~~12.14.500~~ [12.30.06.17](#)).

12.30.06.19 Permitted Use Categories

Specific permitted uses within each category are indicated in HMC ~~12.14.420~~ [12.30.06.09](#) through HMC ~~12.14.500~~ [12.30.06.17](#):

- RSF - Residential Single Family
- MD - Residential Medium Density
- HC - Hospitality Casita
- RVMD- Resort Village Medium Density
- RVHD - Resort Village High Density
- NC - Neighborhood Commercial
- CS - Community Site
- OS - Open Space
- RF - Resort Feature

Former Town Code recommended clarifications:

11.07.147: Neighborhood Commercial (NC)

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in Section ~~1.07.03~~ [11.7.150](#) herein).

11.07.152: Permitted Use Categories

Specific permitted uses within each category are indicated in sections ~~1.07.10~~ [11.07.142](#) through ~~1.07.18~~ [11.07.150](#) of this title:

- RSF - Residential Single Family
- MD - Residential Medium Density
- HC - Hospitality Casita
- RVMD- Resort Village Medium Density
- RVHD - Resort Village High Density
- NC - Neighborhood Commercial
- CS - Community Site
- OS - Open Space
- RF - Resort Feature

Item #21

Clean up and clarification of the ERU table and [add this table to a newly created section in 12.02.30:](#)

10.12 General Terms and Definitions

Equivalent Residential Units (ERU). The number of residential equivalents to determine density - based on sewer, water and square footage of a Structure.

ERU calculations shall be based upon the Unit Equivalent Chart:

Configuration	Notes	ERU's
Motel/Hotel Room, Apartment or Condo	Up to 500 <u>gross sf</u> <u>square feet</u> <u>including bathroom areas</u>	.25
Motel/Hotel Room, Apartment or Condo	Between 501 and 1,000 <u>gross-sf</u> <u>square feet</u> <u>including bathroom areas</u>	.50
Motel/Hotel Room, Apartment or Condo	Between 1,001 and 1,500 <u>gross-sf</u> <u>square feet</u> <u>including bathroom areas</u>	.75
Motel/Hotel Room, Apartment or Condo	Over 1,500 <u>gross-sf</u> <u>square feet</u> ; <u>add this total ERU value</u> for each part of <u>an additional</u> 1,500 <u>gross square feet-sf</u> interval (rounded up)	1.00
Single Family Residences (attached or detached)	Up to 5000 <u>gross-sf</u> <u>square feet</u>	1.00
Single Family Residences (attached or detached)	For residences over 5,000 <u>gross-sf</u> <u>square feet</u> , add this <u>total ERU</u> value for each part of <u>each additional</u> 2,000 <u>gross-sf</u> <u>square feet</u> interval (rounded up)	.50
Commercial	For each 2,000 <u>gross-sf</u> <u>square feet</u> of gross floor area, or for each part of <u>an additional</u> 2,000 <u>gross-sf</u> <u>square feet</u>	.75

	interval, add this total ERU value (rounded up)	
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Item #22

Allow Hotels as a permitted use in the Commercial District (to match the NMU District) and to make gasoline stations a conditional use rather than a permitted use:

12.18 Commercial (C) Zone**12.18.04 Land Uses**

1. The Commercial Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.

Hotel	C P
Gasoline Stations	P C

Item #23

Allow fitness centers as a permitted use in the Neighborhood Commercial District:

12.16 Neighborhood Mixed Use (NMU) Zone**12.16.04 Land Uses**

1. The Neighborhood Mixed Use Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.

Fitness / Wellness Center	C P
---------------------------	---------------------

File Attachments for Item:

4. Consideration of approving an Ordinance regarding updates, technical corrections, and amendments to Hideout Municipal Code Titles 3, 7, 8, 10, 11, and 12



Staff Report to Town Council for Building, Subdivision, and Zoning Ordinances Updates

To: Mayor Philip Rubin
Town of Hideout Council

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

Re: Public Facilities as Conditional Uses in the RSPA Zoning District and Other Updates and Revisions Throughout the Building, Subdivision, and Zoning Ordinances

Date: February 28, 2024, Town Council Meeting

The following is a series of recommendations to update the Town's building, subdivision, and zoning ordinances. Staff has kept an ongoing log of necessary revisions as projects have gone through Planning Commission and Town Council review since the new land use ordinances were adopted in 2020.

The decision to bring these recommendations forward at this time stems from the recent opportunity for the Town to secure a location for a temporary fire station within the Shoreline neighborhood. Review of the existing zoning language revealed that the RSPA (Resort Specially Planned Area) zoning district does not include an allowance for public service buildings such as a fire station or similar buildings.

With the exception of the recommendation to allow fire stations and other public service buildings as conditional uses within the RSPA zoning district, something that Town officials would like to resolve as quickly as possible, the subsequent recommendations are not presented in any particular order.

Blue text indicates new or added text. Red text, with strikethrough, indicates text recommended for deletion.

Item #1:

Proposed change to the Resort Specially Planned Area (RSPA) zoning designation as detailed in Section 12.30.06 of the Hideout Municipal Code (HMC) to allow a fire station or similar public facility as a Conditional Use subject to the conditions detailed in Section 12.26.

Proposed new code section:

12.30.06.20 Conditional Use Categories

The following are conditional uses within the RSPA zoning designation that must meet the conditions and requirements of HMC section 12.26:

- Fire station

- [Police station](#)
- [Town Hall](#)
- [Public Works facility](#)
- [Library or Library Branch](#)
- [Similar public building or facility](#)

Move 12.30.06.20 Application Process to a new section number to keep this language at the end of Title 12:

12.30.06.21 Application Process

No change to existing language, just move the code section number down one position.

Item #2

Correction to code reference for section 12.30.06.19. This section should reference the uses in the RSPA that are in the Former Town Code – the code that includes the original language for the RSPA which is the zoning designation for all land included within the Master Development Agreement (MDA) with Mustang Development.

Recommended revisions to the existing code language:

12.30.06.19 Permitted Use Categories

Specific permitted uses within each category are indicated in ~~HMC 12.14.420 through HMC 12.14.500~~ [the HMC 12.30.06.09 through HMC 12.30.06.17.](#)

Item #3

A change is required to update the Zoning Map: The legend lists [“Proposed Zoning”](#) and should just read [“Zoning Districts”](#).

And correct district label: section 11.07.149 of the Former Town Code to read (OS) and not (OP):

[11.07.149 Open Space \(OPS\)](#)

Item #4

Correction of section referencing performance bonds.

Proposed language:

10.10.06 Required Improvements

The following improvements shall be constructed at the expense of the Applicant, in accordance with the provisions of this Title and the Zoning Ordinance. A performance bond as described in Section ~~10.10.08~~ [11.06.14 Fees \(and specifically detailed in the Town’s Fee Schedule adopted by resolution\)](#) shall be secured to ensure installation of required improvements.

Item #5

Add the following to section **10.08.10 Lot Design:**

K. No lot shall have more than one driveway entrance unless the topography and/or lot layout requires a second entrance to ensure safe movements as determined by the Town Planner.

Item #6

Add the following to section **10.08.18 Retaining Walls:**

B. All retaining walls must be set back a minimum of 5'-0" from all property lines.
C. All retaining walls shall be constructed of natural stacked rock unless deemed unsafe by the Town Planner and Town Engineer. All retaining walls must be reviewed and approved for structural integrity and safety by the Town Engineer. A detailed geotechnical report, prepared by a licensed engineer, may be required dependent upon the Town Engineer's review.

Item #7

Remove the requirement for the Town Planner to sign a plat before recordation. This is not necessary, nor common, in Utah. Remove Legislative Body and just keep the Mayor since only the Mayor signs plats.

11.06.30 Recording of the Plat

Final Plat Recordation. After gaining final approval, a Final Plat shall be prepared on reproducible Mylar drawn in accordance with the Town Standards at a scale not smaller than one inch equals one hundred feet (1" = 100') that meet the minimum legal standards for survey as defined in Utah Code Annotated section 17-23-20, and shall show the following:

1. Boundaries of the development and location of all required survey monuments; and
2. Location of all lot lines; and
3. Location and extent of all road and other parcels of land to be dedicated to the public and to be retained in private Ownership; and
4. Location and extent of all Easements; and
5. The certifications previously proposed and approved as part of the Final Documentation provided; and
6. The following Signature Blocks:
 1. Required
 1. Surveyors Certificate
 2. Owner's Dedication, Lien Holder, and Acknowledgement
 3. ~~Legislative Body,~~
 4. Administrative Approval: Mayor and Attestation
 5. Planning Commission Approval
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 7. Town Engineer
 8. ~~Town Planner~~
 9. Wasatch County Surveyor
 10. ~~Wasatch County GIS (required for addressing & 911)~~
 11. Wasatch County Recorder
 2. Optional (to be included based on the circumstances indicated):

1. Jordanelle Special Services District (when services are directly provided to the subdivision by JSSD)
2. Wasatch County Housing Authority (when the subdivision contains an Affordable Housing component)

Item #8

3.02.90 Application and General Submittal Notice Requirements

A. ~~If any citizen or applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a description of the agenda item must be delivered to the Town Clerk no later than 10:00 a.m. fifteen (15) calendar days prior to the Planning Commission's regularly scheduled meeting. All supporting content (electronic or otherwise), if any, must be submitted to the Town Clerk no later than 10:00 a.m. seven (7) calendar days prior to the date of the regularly scheduled Planning Commission meeting. If agenda items or materials supporting such agenda items are delivered after the time set forth in this section, such agenda items will be placed on the agenda for the following regular meeting of the Planning Commission.~~

A. If any applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a complete application (inclusive of all supporting content and required documents such as site plans, building elevations, etc.) and all associated fees and escrow funds must be submitted to the Recorders Office no later than 10:00am forty-five (45) calendar days prior to the Planning Commission's regularly scheduled meeting. If any required application items are delivered after the time set forth in this section, such application items will be placed on the agenda for the following regular meeting of the Planning Commission.

B. No changes to B.

C. All applications for property development and/or use permits shall be actively pursued to a final decision by the town. If no activity such as plan submittals, reviews, meetings, or communication by the applicant has occurred on an application for one hundred eighty (180) days, the application will be deemed as inactive, and the file closed. The applicant may submit a written request to maintain the application as active, wherein upon finding that there is good cause and reasonable belief that the application will be pursued to completion, the Town Planner, or their designee may grant a one-time ninety (90) day extension. Once a file is closed, an applicant will be required to pay all applicable fees and reapply for permits or development.

Item #9

Correct the HMC, section 12.26.08, to reflect the updated State Statute language regarding noticing.

12.26.08 Notification of a Conditional Use Permit

~~At least seven (7) days prior to the planning commission meeting during which the conditional use will be considered by the commission, a designated agent shall publish a notice in a newspaper of general circulation stating the proposed or requested use, and the date, time and location of the planning commission meeting in which the conditional use will be considered.~~

When the Application is complete, Town Staff will establish a date for a public hearing and provide sufficient public notice as required under Section 11.06.06.

Item #10

The following requirements meet the State of Utah's Landscape Conversion Incentive Program (LCIP). This allows municipalities to be designated as an Eligible Location for possible Utah Water Rebates.

10.06.02 Landscaping and Maintenance Requirements

New "E" (and then move existing E thru Q down to F thru R)

E. The following water-efficient landscape standards for new construction are required:

- No lawn is permitted on parking strips or areas less than eight (8) feet in width in new development.
- No more than 35% of front and side yard landscaped areas in new residential developments may be lawn/turf/mowed grass. This lawn limitation does not apply to small residential lots with less than 250 square feet of landscaped area.
- In new commercial, industrial, institutional and multi-family development common area landscapes, lawn/turf/mowed grass areas shall not exceed 20% of the total landscaped area, outside of active recreation areas.

Item #11

Recommended language regarding locating hot tubs and swim spas.

New section:

10.08.08.15 Hot Tubs, Swim Spas, and Swimming Pools

1. All hot tubs, swim spas, and swimming pools, inground and above-ground, must meet the following setback and screening requirements:
 - a. No hot tubs, swim spas, and swimming pools are allowed in the front yard or side yards of any structure. They must be located in the rear yard only.
 - b. All hot tubs, swim spas, and swimming pools must meet building setbacks as required in the applicable zoning district.
 - c. All swimming pools must have a fence of at least six (6') feet high surrounding the complete perimeter of the pool. Utah law (Utah Office of Administrative Rules (R392-302-14) specifies that this fence "may not permit a sphere greater than 4 inches" through any part of the fence. The door for the gate must be self-closing, self-latching, and require a key, electronic sensor, or combination to be opened. Chain link fencing is not a permitted fence type; any fencing must be decorative in terms of material and design. The fence must be approved by the Town Planner and meet the Town's Development Standards and Design Guidelines.

Item #12

Recommended revision of what constitutes landscaping and/or groundcover.

10.08.36 Landscaping and Irrigation

1. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: groundcover, planting, **pavers**, or wood mulch. Decorative rock (commonly known as rice gravel, pea gravel or

decomposed granite [DG]) may be used as a ground cover for up to 25% of a property's landscape area (exclusive of building footprint and driveway/parking area).

Item #13

Water and JSSD language should be updated in the Building and Development Standards section (Title 10) to ensure that JSSD water (will serve letter) is required at time of subdivision recordation.

10.14 Impact Fees and Confirmation of Water for Development

This section remains the same for payments except that 10.14.020 moves down to 10.14.021:

10.14.0201 Time of Payment

Building permits shall not be issued until the applicant has paid all impact fees imposed by the Town of Hideout, the Jordanelle Special Service District ("JSSD"), and the Wasatch County Fire Protection Special Service District ("Wasatch County Fire"). Payments to JSSD and Wasatch County Fire shall be made directly to those districts, and the Town of Hideout shall not issue a building permit until it receives evidence that such payments have been made.

New section just after the above section:

10.14.020 Confirmation of JSSD Water

At the time an applicant submits an application for a plat for any phase of a development, the applicant shall provide satisfactory evidence confirming that they have sufficient dedicated or reserved water with Jordanelle Special Service District ("JSSD") to service the proposed development phase as reflected on the plat to be recorded. As a condition of approval of the plat, the applicant shall, at the time of the recordation of the plat, provide a will serve letter from JSSD and execute all necessary documents to transfer any water reservation agreement to the Town.

Necessary change to a referenced section to ensure similar language:

10.08.26 Utility Connections

G. 2. A. As a condition of Subdivision ~~approval recordation~~ under this Chapter, the Applicant shall convey to the Town of Hideout water rights that entitle the Owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the Subdivision

Item #14

New language added to clarify that RVs and boats are not allowed to be parked or stored on any properties in Hideout.

7.16.160 Parking of Oversized Vehicles in Residential and Agricultural Zones Prohibited; With Exceptions Noted

- C. No recreational vehicles (RV) or trucks greater than 18' in length, boats, trailers, snowmobiles, or similar shall be stored in any unenclosed building on any property in Hideout.

D. The Town of Hideout's Public Works facility and the local fire station are exempted from this zoning restriction to allow large trucks, trailers, snow plows, fire trucks, etc. to park on the property in properly designated and designed spaces.

Item #15

Include a requirement for platting subdivisions to identify on the subdivision map where postal service gang boxes will be located.

11.06.22.01 Preliminary Plan Application Package

- I. Maps. As a part of the Preliminary Plan application package, the Applicant shall prepare the following maps according to the following criteria:
 1. General Location Map. The map shall show the following information and conform to the following standards.
 1. All drawings shall be 22" x 34' in size.
 2. Map shall provide sufficient detail to identify drainage flows entering and leaving the development and general drainage patterns.
 3. Scale of 1" 500' to 1" = 4000' and show the path of all drainage from the upper end of any offsite basins to the defined major drainage ways.
 4. Identify all major facilities (i.e., irrigation ditches, existing detention facilities, storm water quality facilities, culverts, storm sewers) downstream of the Property along the flow path to the nearest major drainage way.
 5. Basins, basin identification numbers, drainage divides, and topographic contours are to be included.
 6. Location of postal service gang boxes and pull-out area or parking delineated.

11.06.26.01 Final Plat Application Package

- I. Maps. As a part of the Final Plat application package, the Applicant shall prepare the following maps according to the following criteria:

Add a new #4 under 'maps':

4. Location of postal service gang boxes and pull-out area or parking delineated.

Item #16

For each zoning district designation in Title 12, there are references to the Building and Development Standards (Title 10) that include some incorrectly referenced sections. The following language is recommended to replace this language for each zoning district.

12.08 MOUNTAIN RESIDENTIAL (MR) ZONE

12.08.08 Landscaping and Maintenance Requirements

~~Unless otherwise specified, the Landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10 of the Town Code.~~

12.08.10 Open Space and Public Space Requirements

~~Unless otherwise specified, the Open Space and Public Space requirements within the Mountain Zone shall adhere to the requirements outlined in Sections 10.08.28 and 10.08.30 in Title 10 of the Town Code.~~

12.08.12 Design Requirements

~~Unless otherwise specified, the Building Design requirements within the Commercial Zone shall adhere to the requirements outlined in Section 10.08.08 in Title 10 of the Town Code.~~

12.08.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

Similar revisions are proposed for the following zoning districts:

12.10 RESIDENTIAL 3 (R3) ZONE

Remove 12.10.08, 12.10.10, and 12.10.12 and replace with:

12.10.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.12 RESIDENTIAL 6 (R6) ZONE

Remove 12.12.08, 12.12.10, and 12.12.12 and replace with:

12.12.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.14 RESIDENTIAL 20 (R20) ZONE

Remove 12.14.08, 12.14.10, and 12.14.12 and replace with:

12.14.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

12.16 NEIGHBORHOOD MIXED USE (NMU) ZONE

Remove 12.16.08, 12.16.10, and 12.16.12 and replace with:

12.16.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Neighborhood Commercial Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.18 COMMERCIAL (C) ZONE

Remove 12.18.08, 12.18.10, and 12.18.12 and replace with:

12.18.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Commercial Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.

12.20 LIGHT INDUSTRIAL (LI) ZONE

Remove 12.20.08, 12.20.10, and 12.20.12 and replace with:

12.20.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Light Industrial Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.
2. Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.
3. Installation of a berm or vegetative hedge to obscure visibility into the area. Such installation should obscure a minimum of 70% of the area.

12.22 COMMUNITY RECREATION (CR) ZONE

Remove 12.22.08, 12.22.10, and 12.22.12 and replace with:

12.22.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Community Recreation Zone are as follows:

1. Landscaped areas shall be provided on the site in an amount equal to or greater than twenty percent (20%) of the net site area.

12.24 NATURAL PRESERVATION (NP) ZONE

Remove 12.24.08, 12.24.10, and 12.24.12 and replace with:

12.24.08 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Mountain Zone shall adhere to the requirements outlined in Title 10, Building and Development Standards.

A. Additional Landscaping requirements within the Natural Preservation Zone are as follows:

1. If any structure is placed on the land, the landscaping requirements listed in Section 10 apply within the boundaries of the disturbed soil.
2. The natural state of the soil satisfies the landscaping requirements; except as noted in Section A.1 above.
3. Public Space is not required in the Natural Preservation zone.
4. Open Space requirements may include public trails.
5. The property owner(s) shall maintain all Natural Preservation, Open Space, and Public Space areas.

Item #17

Correct a reference for the RSPA Equivalent Residential Unit (ERU) calculations to reference the Former Town Code Section 11.07.140. The following clarification is proposed:

12.30.06.07 ERU CALCULATIONS

Calculations of ERUs will be made pursuant to the procedures described and the ERU/Equivalent Residential Units found in Appendix 6 in the Former Town Code, section 11.07.140.

Item #18

Correct the Mountain zone to read: Mountain Residential zone:

12.08.06 Dimensional Standards

Development in the Mountain Residential Zone shall comply with the following standards table.

Item #19

Signs:

The code section addressing sign requirements is currently under Title 8, Public Ways and Property, as section 8.14. [This entire section should be moved to 10.04.34.](#)

The following shall be moved from 10.04.24 to 8.14:

10.04.34 8.14 Signage

1. Any signs erected on the lot shall be in accordance with HMC ~~12.22~~ [10.04.34](#) outlining sign regulations.
2. A permit board shall be erected on the lot upon which the building permit shall be posted. The permit shall include permit number, name of General Contractor with contact information and street address of property being built on. The Contractor shall keep the posted lot number sign in place until work is complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

Item #20

Correct code reference sections as follows:

12.30.06.14 Neighborhood Commercial (NC)

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in HMC ~~12.14.500~~ [12.30.06.17](#)).

12.30.06.19 Permitted Use Categories

Specific permitted uses within each category are indicated in HMC ~~12.14.420~~ [12.30.06.09](#) through HMC ~~12.14.500~~ [12.30.06.17](#):

- RSF - Residential Single Family
- MD - Residential Medium Density
- HC - Hospitality Casita
- RVMD- Resort Village Medium Density
- RVHD - Resort Village High Density
- NC - Neighborhood Commercial
- CS - Community Site
- OS - Open Space
- RF - Resort Feature

Former Town Code recommended clarifications:

11.07.147: Neighborhood Commercial (NC)

1. Permitted Uses. Permitted uses include convenience stores, restaurants, neighborhood services, offices, parks and Resort Features (as defined in Section ~~1.07.03~~ [11.7.150](#) herein).

11.07.152: Permitted Use Categories

Specific permitted uses within each category are indicated in sections ~~1.07.10~~ [11.07.142](#) through ~~1.07.18~~ [11.07.150](#) of this title:

- RSF - Residential Single Family
- MD - Residential Medium Density
- HC - Hospitality Casita
- RVMD- Resort Village Medium Density
- RVHD - Resort Village High Density
- NC - Neighborhood Commercial
- CS - Community Site
- OS - Open Space
- RF - Resort Feature

Item #21

Clean up and clarification of the ERU table and [add this table to a newly created section in 12.02.30:](#)

10.12 General Terms and Definitions

Equivalent Residential Units (ERU). The number of residential equivalents to determine density - based on sewer, water and square footage of a Structure.

ERU calculations shall be based upon the Unit Equivalent Chart:

Configuration	Notes	ERU's
Motel/Hotel Room, Apartment or Condo	Up to 500 <u>gross sf</u> <u>square feet</u> <u>including bathroom areas</u>	.25
Motel/Hotel Room, Apartment or Condo	Between 501 and 1,000 <u>gross-sf</u> <u>square feet</u> <u>including bathroom areas</u>	.50
Motel/Hotel Room, Apartment or Condo	Between 1,001 and 1,500 <u>gross-sf</u> <u>square feet</u> <u>including bathroom areas</u>	.75
Motel/Hotel Room, Apartment or Condo	Over 1,500 <u>gross-sf</u> <u>square feet</u> ; <u>add this total ERU value</u> for each part of <u>an additional</u> 1,500 <u>gross square feet-sf</u> interval (rounded up)	1.00
Single Family Residences (attached or detached)	Up to 5000 <u>gross-sf</u> <u>square feet</u>	1.00
Single Family Residences (attached or detached)	For residences over 5,000 <u>gross-sf</u> <u>square feet</u> , add this <u>total ERU</u> value for each part of <u>each additional</u> 2,000 <u>gross-sf</u> <u>square feet</u> interval (rounded up)	.50
Commercial	For each 2,000 <u>gross-sf</u> <u>square feet</u> of gross floor area, or for each part of <u>an additional</u> 2,000 <u>gross-sf</u> <u>square feet</u>	.75

	interval, add this total ERU value (rounded up)	
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Item #22

Allow Hotels as a permitted use in the Commercial District (to match the NMU District) and to make gasoline stations a conditional use rather than a permitted use:

12.18 Commercial (C) Zone**12.18.04 Land Uses**

1. The Commercial Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.

Hotel	C P
Gasoline Stations	P C

Item #23

Allow fitness centers as a permitted use in the Neighborhood Commercial District:

12.16 Neighborhood Mixed Use (NMU) Zone**12.16.04 Land Uses**

1. The Neighborhood Mixed Use Zone use table lists where the use type is permitted (P), allowed through the provision of a Conditional Use permit (C). If not indicated with either a (P) or (C), the land use is prohibited.

Fitness / Wellness Center	C P
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From: [hideoututah](#)
To: [Alicia Fairbourne](#)
Subject: Fwd: Caution: ExternalNotice for Town Council Meeting Feb 8 rescheduled to Feb 28, 2024 6pm
Date: Monday, February 26, 2024 11:15:14 PM
Attachments: [Agenda-Town Council Regular Meeting and Continued Public Hearing RESCHEDULED NOTICE-February 8, 2024 6.00 PM.pdf](#)

From: Bret Rutter <**Redacted**>
Sent: Monday, February 26, 2024 11:00:26 PM
To: hideoututah <**Redacted**>
Subject: Caution: ExternalNotice for Town Council Meeting Feb 8 rescheduled to Feb 28, 2024 6pm

Good evening,

I was in attendance remotely of tonight's Planning Commission meeting and I believe proposed Town Code amendments are going to be a topic at the Town Council meeting in 2 days. I have significant concern as the proposed revisions to Town Code were being verbally altered from what was in the Planning Commission Meeting Agenda Packet and Polly I believe was taking notes about revisions to allow for among other things garaged vehicles being permitted but such revisions were never shown on screen for Commissioners or the public to even see before the Commission voted on over 20 areas topical areas of ordinance revisions, all of which the Planning Commission voted favorably on. I am concerned about there being proper notice period since all I could find on the Town's website for the Feb 28th Council meeting agenda was the attached notice of rescheduling the Feb. 6th meeting for Feb. 28th and I don't believe there will be adequate time provided for the public to become aware of the proposed amendments let alone review, consider and prepare to provide input.

In particular I take exception to proposed revisions to 7.16.160 . My oposition is on the basis such proposed restrictions are type of extreme government overreach with respect to property owner rights and what I am allowed to park on my driveway that was approved in connection with the construction of my home. I do plan to be present (virtually) at the Town Council meeting, but in case I am unable to attend I strongly urge Town Council to defer decision making on revisions proposed to 7.16.160 or just vote no on such proposed revisions.

The expected proposed wording would limit one from storing an 18' truck or RV on their property in any manner other than inside a fully enclosed garage. This is highly arbitrary language that I do not think protects the public or the public interest in any manner. For example, if passed as expected to be drafted:

1. One could not keep a F-150 crew cab 4-door short-box pickup in their 30' driveway, but could keep a Ford Excursion which is also over 18' in length, since the pickup is a "truck"

but the Excursion is a "SUV".

2. One could keep a cargo or passenger "Sprinter" or Mercedes type van over 18' because it's not a truck or RV, but if that exact same van was built out as a camper van then it would not be allowed, since the latter could be interpreted as being an RV where the former is just a cargo or passenger van.

The proposed code revision as discussed in the Planning Commission used the term "stored" but does not define what "stored" means. Could one park a vehicle within the proposed definition, let's say a 19' long camper van one or more of the following:

- A couple hours when getting ready to head out, but no overnight?
- Overnight before heading out on a weekend get-a-way but not more than 24 hours?
- Over the weekend when a resident's friends who own the van are visiting?
 - What if their visit becomes a week or two?
 - What if they drive it every other day while staying for two weeks so it is never parked continuously for more than 24 hours?
- Every night as long as it is used regularly (say once a week or more) to where parking it in one's driveway isn't considered to be "stored" there, but rather just parked there in-between regular uses.

More importantly though is the fact that this proposal is venturing into unreasonable and unwarranted restrictions without adequate public input or specific identification of what real issue this proposed code amendment is trying to address. It appears this is trying to fix a problem that doesn't exist. When I asked for specifics of what problems were trying to be addressed, Thomas provided some examples which I am in full support of regulation restricting such matters - they included parked vehicles on private property that encroached into the public roadway or created a visual hazard whereby construction setbacks to preserve safe traffic visual corridors are impeded by parked vehicles that aren't subject to the same setbacks that structures are. One Commissioner referred to their not wanting Hideout to look like the "Clampetts" which I believe was a reference to the Beverly Hillbilly's, however I don't think parking a \$90,000 Ford F250 crew cab or \$200,000 plus Mercedes camper van in one's driveway where it isn't impeding public roads, Town right of way, or creating a visual obstruction that impairs safe driving gives any appearance of the Clampetts.

I can also attest that 100% of the public comment on this matter was strongly opposed to the proposed revision to 7.16-160 and I urge Town Council to actively seek and listen to the public input and vote "No" on the proposed amendment to 7.16.160.

Redacted

Redacted

I welcome individual or group discussion on this topic so we can come to a reasoned and appropriate solution to the problems existing or likely to exist.

Respectfully,
Bret Rutter

File Attachments for Item:

4. Consideration and possible approval of an Interlocal Agreement with Wasatch County FOR ROAD MAINTENANCE AT THE DEER MOUNTAIN AFFORDABLE COMMUNITY

**INTERLOCAL AGREEMENT FOR
ROAD MAINTENANCE ON DEER MOUNTAIN BLVD BETWEEN WASATCH
COUNTY AND HIDEOUT TOWN**

This is an Interlocal Agreement (“Agreement”) dated _____ (“Effective Date”) between Wasatch County (hereinafter referred to as the “County”), and the Town of Hideout (hereinafter referred to as “Hideout”), for maintenance of a portion of Deer Mountain BLVD.

WHEREAS, Deer Mountain Resort Plat 1, where the Todd Hollow Apartments are located, was annexed into Hideout on or about July 22, 2008; and

WHEREAS, the portion of Deer Mountain BLVD from SR 248 going East through the portion adjacent to the Deer Mountain Resort Plat 1, as dedicated as a 60' ROW in Deer Mountain Resort Plat 1 #220034, and as shown on Exhibit A, (“North Road Segment”) was included in the annexation; and

WHEREAS, the North Road Segment is currently a Class C road; and

WHEREAS, UCA §72-3-104(7)(b) allows a municipality and a County to agree to change the classification of a road from a Class C road maintained by the municipality, to a Class B road maintained by the County.

WHEREAS, Hideout and the County have agreed to change the Hideout Portion of Road to a Class B road, and for the County to be responsible for maintenance; and

WHEREAS, a short portion of Deer Mountain BLVD on the South side of the loop, adjacent to SR248, as shown on Exhibit B, (“South Road Segment”), was incorporated into Hideout, but has remained a Class B road, and has continued to be maintained by the County; and

WHEREAS, Hideout and the County agree the South Portion of the Road will remain a Class B road, and the County will continue to be responsible for maintenance; and

WHEREAS, for purposes of this Agreement, the North Road Segment and the South Portion of Road will collectively be called the County Maintained Segments; (“County Maintained Segments”) and

WHEREAS, such contracts are authorized and provided for by the provisions of UCA § 11-13-202 et seq.

NOW, THEREFORE, IN CONSIDERATION OF the mutual undertakings set forth herein, the County and Hideout agree as follows:

A. TRANSFER OF ROAD – HIDEOUT DUTIES AND OBLIGATIONS

1. Hideout hereby transfers the North Road Segment to the Class B road system, and transfers the funds allocated from the Transportation Fund for the maintenance of the North Road Segment to the County legislative body for use upon the North Road Segment.
2. Hideout hereby consents and agrees that the South Road Segment shall remain a Class B Road, and transfers the funds allocated from the Transportation Fund for the maintenance of the South Road Segment to the County legislative body for use upon the South Road Segment.
3. Any development approvals by Hideout that affect the layout of, materially impact the use of, or will increase the ADT by 25% or more of, the County Maintained Segments, shall include Wasatch County Public Works in the development review. Any changes to the layout, use, or ADT on the County Maintained Segments that either materially change Wasatch County's obligations under this Agreement, or do not materially comply with AASHTO, UDOT, Utah APWA or Utah Water Quality (NOI) Standards, shall be denied by Hideout, unless approved in writing by Wasatch County Public Works.
4. Hideout shall not perform or allow any maintenance, construction, or landscaping that alters the County Maintained Segments without written approval from Wasatch County Public Works.
5. Hideout shall cooperate with County in any additional acts necessary to transfer the North Road Segment to a Class B road, and to effectuate the purposes of this Agreement.

B. TRANSFER OF ROAD – COUNTY DUTIES AND OBLIGATIONS

1. County hereby consents to the transfer of the North Road Segment to the Class B road system, and accepts the transfer the funds allocated from the Transportation Fund for the maintenance of the North Road Segment.
2. County hereby consents and agrees that the South Road Segment shall remain a Class B Road, and accepts the transfer the funds allocated from the Transportation Fund for the maintenance of the South Road Segment.
3. The County will maintain the County Maintained Segments on parity with similarly situated roads in Wasatch County, as if the road was in Wasatch County. Maintenance includes snow plowing.
4. Wasatch County Public Works will participate in the development review of any development approvals by Hideout that affect the layout of, materially impact the use of, or will increase the ADT by 25% or more of, the County Maintained Segments. Wasatch County Public works will either approve or deny any proposed changes to the layout, use, or ADT on the County Maintained Segments that either materially change Wasatch County's obligations under this Agreement, or do not materially comply with AASHTO, UDOT, Utah APWA or Utah Water Quality (NOI) Standards, which are presented to Wasatch County by Hideout.
5. Wasatch County Public Works shall consider, and shall approve or deny any proposals by Hideout to perform or allow any maintenance, construction, or landscaping that alters the County Maintained Segments.
6. County shall cooperate with Hideout in any additional acts necessary to transfer the North Road Segment to a Class B road, and to effectuate the purposes of this Agreement.

C. ASSUMPTION OF LIABILITIES

1. Neither party shall be called upon to assume any liability for the direct payment of any salaries, wages, or other compensation to any personnel of the other party performing duties or obligations pursuant to this Agreement.
2. The County and the Hideout are governmental entities under the "Utah Governmental Immunity Act" (UTAH CODE ANN. § 63G-7-101, *et seq.*) (the "Immunity Act.") Consistent with the terms of the Immunity Act, and as provided herein, it is mutually agreed that each are responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, or employees. The County and Hideout do not waive any defenses otherwise available under the Immunity Act nor does Hideout or the County waive any limits of liability currently provided by the Immunity Act. The County shall defend, indemnify, save and hold harmless Hideout (including their respective elected and appointed officers and employees) from and against any and all demands, liabilities, claims, damages, actions and/or proceedings, in law or equity (including reasonable attorney's fees and costs of suit) relating to or arising from the duties or obligations provided, or to be provided, by the County hereunder, except where such demands, claims, actions or proceedings resulting from the negligence or misconduct of Hideout, or their respective elected or appointed officers or employees. Similarly, Hideout shall defend, indemnify, save and hold harmless the County (including their respective elected and appointed officers and employees) from and against any and all demands, liability, claims, damages, actions and/or proceedings, in law or equity (including reasonable attorney's fees and costs of suit) relating to or arising from the duties and obligations of Hideout, except to the extent where such demands, claims, actions or proceedings may result from the negligence or misconduct by the County, or its respective elected or appointed officers or employees.

D. TERM OF AGREEMENT

1. The term of this Agreement shall commence on the Effective Date, and shall continue until terminated.
2. Either party may terminate this Agreement at the end of a calendar by notifying the other party to this Agreement in writing of their intent to terminate the Agreement at least eleven (11) calendar months prior to the end of the calendar year.

E. GENERAL PROVISIONS

1. Notice to the County shall be given to the Wasatch County Public Works Director, and Notice to Hideout shall be given to its Public Works Director. Notice by U.S. mail or electronic mail, so long as the electronic mail's receipt is acknowledged by a non-automated response, are acceptable methods of notice required in this Agreement.

2. Any alleged Default hereunder shall be noticed to the other Party, who shall have 15 days to cure the default. If the default is not cured, the Agreement may be terminated by the non-defaulting party, or the Agreement may be specifically enforced, or any other remedy available under law may be utilized.
3. Any alterations, variations, modifications, or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing, signed by authorized representatives of the County and Hideout and attached to the original of this Agreement.
4. **Force Majeure.** Any failure or delay by a party in the performance of its obligations under this Agreement is not a default or breach of the Agreement or a ground for termination under this Agreement to the extent the failure or delay is due to elements of nature or acts of God, acts of war, terrorism, riots, revolutions, or strikes or other factor beyond the reasonable control of a party (each, a "*Force Majeure Event*"). The party failing or delaying due to a Force Majeure Event agrees to give notice to the other party which describes the Force Majeure Event and includes a good faith estimate as to the impact of the Force Majeure Event upon its responsibilities under this Agreement, including, but not limited to, any scheduling changes. However, should any failure to perform or delay in performance due to a Force Majeure Event last longer than thirty (30) days, or should three (3) Force Majeure Events apply to the performance of a party during any calendar year, the party not subject to the Force Majeure Event may terminate this Agreement by notice to the party subject to the Force Majeure Event.
5. No third party is a beneficiary of this Agreement.
6. This Agreement shall be governed and enforced according to the laws of the State of Utah. Any defaults or disputes that cannot be resolved between the parties shall be resolved through the District Court in Wasatch County.
7. **Interlocal Cooperation Act Requirements.** In satisfaction of the requirements of the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann. 1953, as amended, Hideout and the County agree as follows:
 - a. This Agreement shall be conditioned upon the approval and execution of this Agreement by the Hideout and the County.
 - b. This Agreement shall be administered by the Public Works Director of Hideout and the Public Works Director of the County.
 - c. The respective budgets for this Agreement shall be financed, established, and maintained by Hideout and the County.
 - d. This Agreement shall be submitted to the attorneys authorized to represent Hideout and the County for review as to proper form and compliance with applicable law, as established by the respective attorneys affixing their signatures to this Agreement before this Agreement may take effect.
 - e. A duly executed copy of this Agreement shall be immediately filed with the keeper of records for both Hideout and the County.

- f. This Agreement shall not take effect until it is filed with the keeper of the records of Hideout and the County.
- g. This Agreement shall be approved by the legislative body of each party prior to its execution by the Mayor or County Manager.

8. **Prior Agreements.** This Agreement between the parties, and upon the date of the approval of this Agreement by both parties, and starting on the Effective Date, supersedes and replaces all prior agreements between the parties regarding the County Maintained Segments.

IN WITNESS WHEREOF, Hideout Town, as set forth below, has caused this Agreement to be signed by its Mayor, and the seal of Hideout to be affixed hereto on the _____ of _____, 2024, and the County has caused this Agreement to be signed by the County Manager on the _____ day of _____, 2024.

COUNTY OF WASATCH

By: _____
 Dustin Grabau
 Wasatch County Manager

APPROVAL RECOMMENDED:

By: _____
 Kent Culliard
 Hideout Town Public Works

APPROVAL RECOMMENDED:

By: _____
 Terry Ekker
 Wasatch County Public Works

HIDEOUT TOWN

By: _____
 Philip Rubin
 TOWN OF HIDEOUT Mayor

APPROVED AS TO FORM:

By: _____
 Polly McLean
 Hideout Town Attorney

APPROVED AS TO FORM:

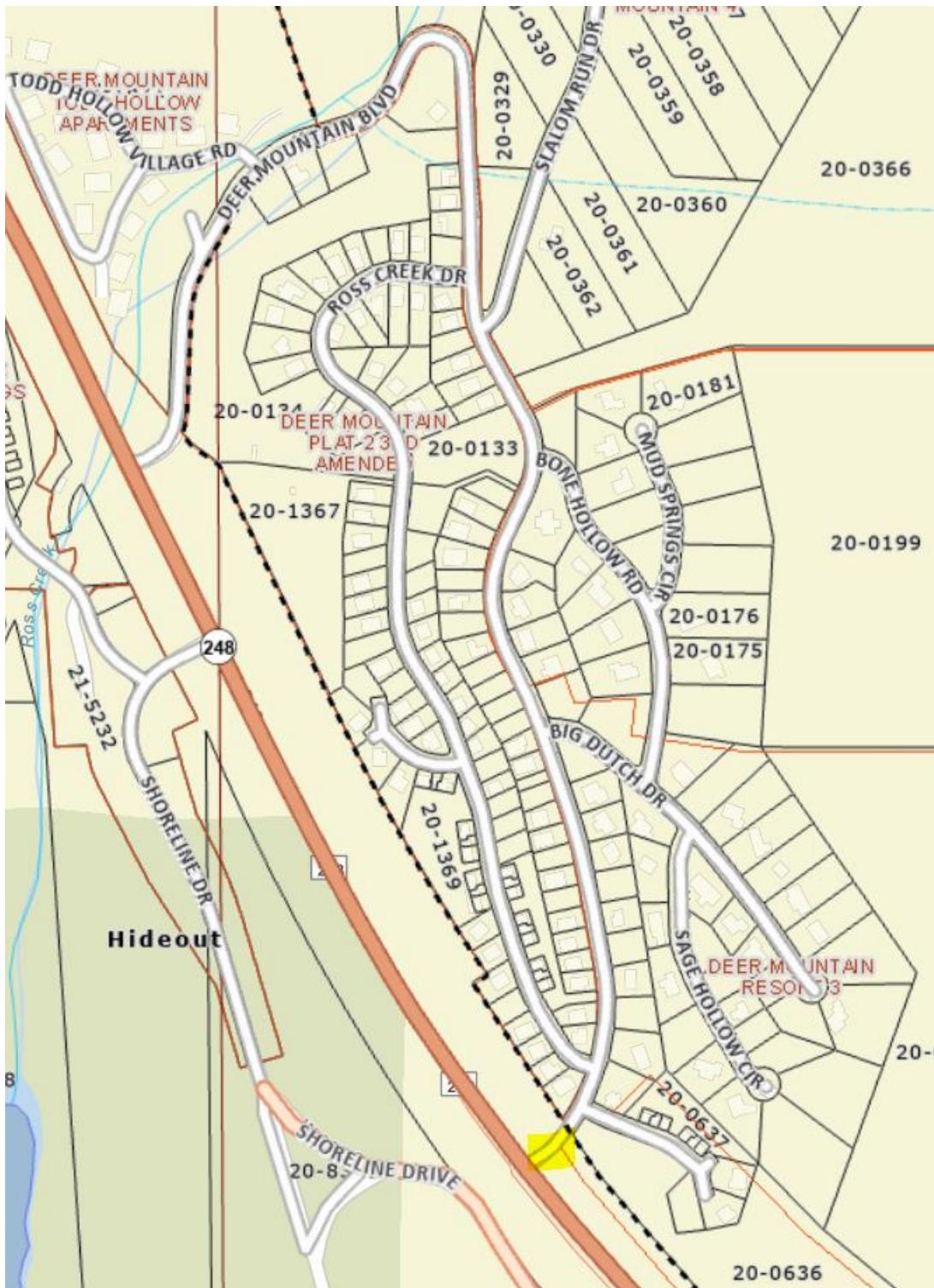
By: _____
 Jon Woodard
 Deputy County Attorney

Exhibit A

North Road Segment



Exhibit B
South Road Segment



File Attachments for Item:

5. Update from the Town Council and Planning Commission Retreat which was held on January 11, 2024



TOWN OF HIDEOUT

STAKEHOLDER RETREAT REPORT

January 2024

Prepared by:
Muriel Xochimil
Kimberly Rivers

X-FACTOR
STRATEGIC COMMUNICATIONS

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OVERVIEW



On January 11, 2024, local officials from the Town of Hideout gathered for their annual retreat to discuss the future of their community. These officials included the mayor, town council members, planning commissioners, committee members, staff and consultants.

The Town hired X-Factor Strategic Communications, full-service communications agency, to facilitate the workshop. Held at the Homestead in Midway, Utah, more than two dozen participants actively engaged in a five-hour facilitated workshop with two main objectives:

1. Identify **short and long-term priorities** for the Town of Hideout.
2. Outline **actionable strategies** for the development of a strategic plan.

ICE BREAKERS

Where in the world have you traveled?



In one word, what motivated you to serve in your current role?

engineering
change
future
building
public
care
challenges
wirk
experience
optimism

SWOT ANALYSIS

Workshop participants underwent a S.W.O.T. analysis to identify the Town's existing strengths to leverage, future opportunities to pursue, weaknesses to address and threats to mitigate. The S.W.O.T. examined both internal and external factors, including factors outside of the Town's control.

S

Strengths

- Scenic views
- Access to outdoor recreation
- Small-town feel
- Proximity to urban areas

W

Weaknesses

- Insufficient commercial development
- Financial constraints
- Limited land
- Developer-friendly regulations

O

Opportunities

- Commercial development
- Access to State Park
- Annexation of land
- Strategic partnerships

T

Threats

- Ongoing litigation
- Public perceptions
- Lack of funding
- Water availability

SWOT ANALYSIS

S

Strengths

Participants ranked scenic views and access to the outdoors as Hideout's top strengths. The ability to maintain a "small-town feel" while simultaneously maintaining convenient access to more urbanized areas such as Park City and Salt Lake City were also ranked high. Many participants remarked that they originally moved to Hideout for a more tranquil lifestyle that afforded them myriad opportunities for outdoor recreation. However, they appreciated the diversity of amenities found closeby and desired more shops and restaurants locally.

W

Weaknesses

Participants identified insufficient commercial development as the top weaknesses because it financially constrained the Town's ability to provide basic infrastructure and services, as well as limited access to local retail opportunities. These weaknesses, coupled with developer-friendly regulations stemming from the Town's incorporation and a lack of available land, has created a hardship for the Town.

STRENGTHS & WEAKNESSES

Rank Hideout's Strengths

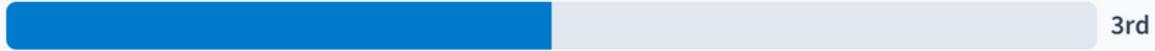
Beautiful scenic views



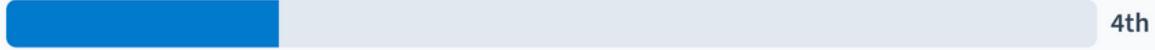
Access to outdoor recreation



"Small-town" feel



Involved citizenry



Rank Hideout's Weaknesses

Insufficient commercial development



Financial constraints



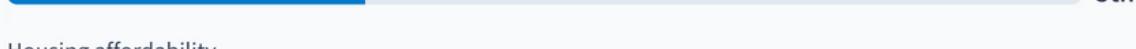
Limited developable land



Developer-friendly regulations



Lack of water availability



Housing affordability



SWOT ANALYSIS

O

Opportunities

Participants ranked the pursuit of commercial development as their most important opportunity. They expressed a desire to attract developers that aligned with the goals, priorities and values for their community. Given the lack of available land located within the current Town boundaries, they indicated a need to potentially annex neighboring areas of unincorporated Wasatch and Summit Counties to accommodate development.

Participants recognized that they will need to continue to engage with partners such as Wasatch and Summit Counties, the Utah League of Cities and Towns, the Utah Department of Transportation, the Mountainland Association of Governments and others.

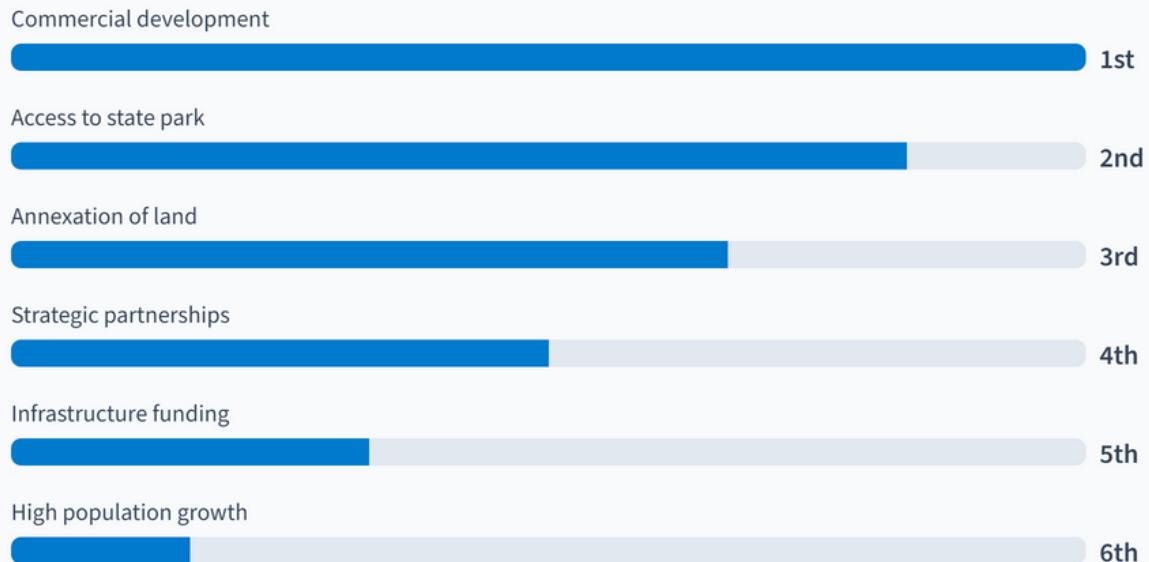
T

Threats

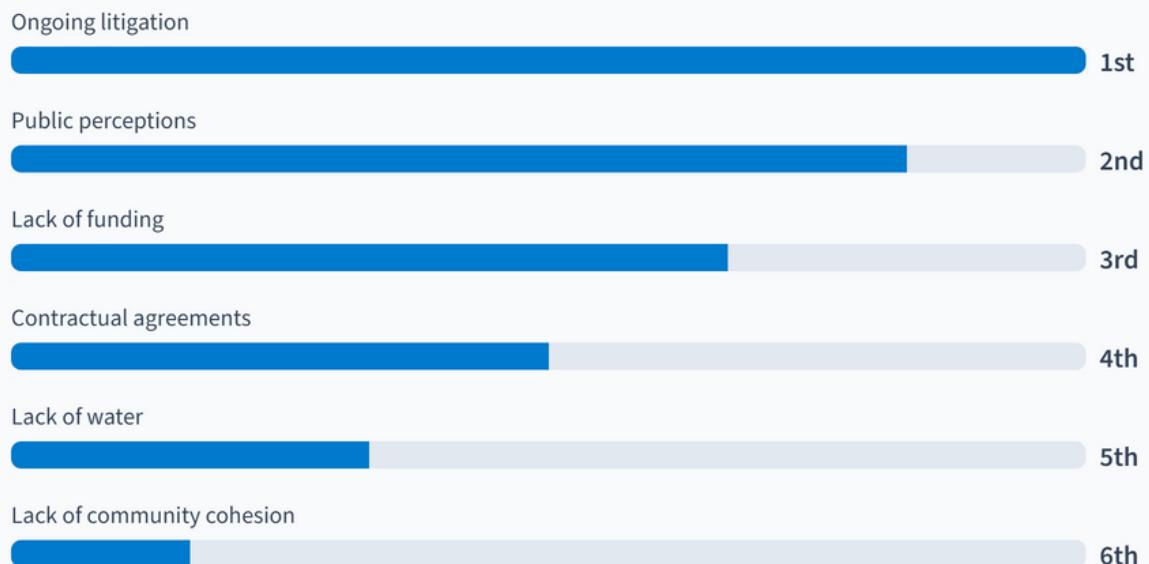
Participants recognized that the threats the Town faces may be somewhat out of their control. This includes ongoing and expensive litigation, a lack of community cohesion and negative public perceptions, potential funding deficits, water shortages and more.

OPPORTUNITIES & THREATS

Rank Hideout's Opportunities



What are Hideout's Challenges?



KEY TOPICS

For several hours through a series of table-top exercises, workshop participants collaborated on dozens of issues centered on five key topics affecting the future of their community. Participants were asked a series of questions centered around each of the topics and worked with the individuals at their table to answer them.



SIX RECOMMENDED STRATEGIES

After analyzing hundreds of comments, real-time poll results and group reports, X-Factor has identified six main strategies and their associated tactics. The strategies and tactics are intended to provide a framework for a future strategic plan. While ambitious, they are realistic and achievable.

1

Establish guiding principles to align priorities with agreed-upon fundamentals

2

Streamline internal processes and procedures to improve efficiency and reduce miscommunication

3

Proactively engage the community to improve public perception and build trust

4

Leverage strategic partnerships to facilitate favorable regulatory policies and outcomes

5

Cultivate relationships of trust to attract thoughtful, responsible commercial development

6

Explore funding and financing opportunities for critical infrastructure and services

1

Establish guiding principles to align priorities with agreed-upon fundamentals

Workshop participants expressed a strong desire to establish principles that would help to guide their work and align the Town's priorities with agreed-upon fundamentals. These principles would provide high-level direction for both long and short-term work.

RECOMMENDATION: Appoint a council member to lead this effort, working closely with local and regional stakeholders to ensure the principles align with the Town's established mission and vision.



2

Streamline internal processes and procedures to improve efficiency and reduce miscommunication

Participants relayed that a lack of internal processes and procedures have resulted in miscommunication between local officials and staff, and with prospective developers. This has eroded trust and reinforced the perception that the Town takes a hostile approach to new development.

Development Review Committee

Many cities and towns have a Development Review Committee (DRC) to review development proposals. The DRC could be composed of subject-matter experts such as representatives from the Town's engineering, planning, and public works departments, and county fire, police and emergency services.

RECOMMENDATION: Establish a Development Review Committee to thoroughly review all development proposals and provide recommendations to the planning commission and city council.



3

Proactively engage the community to improve public perception and build trust

Community Engagement Committee

Participants were asked about the purpose and objectives of the Community Engagement Committee and what input specifically they were seeking from residents. In addition, they were asked to identify residents' main concerns and opportunities to address those concerns. Proactive, strategic and consistent communication with residents, businesses and visitors is critical for Hideout's success.

Neighborhood Chairs

RECOMMENDATION: Institute a neighborhood chair program in which one to two representatives from each neighborhood serves as a chair and vice chair respectively.

Residents would be appointed by their neighbors to represent their questions, concerns and feedback to the Town. The Community Engagement Committee could manage the program and convene the Chairs monthly or bi-monthly. The expectation would need to be set that if a Chair raises a complaint that they also bring a proposed solution to the issue.



Public Surveys

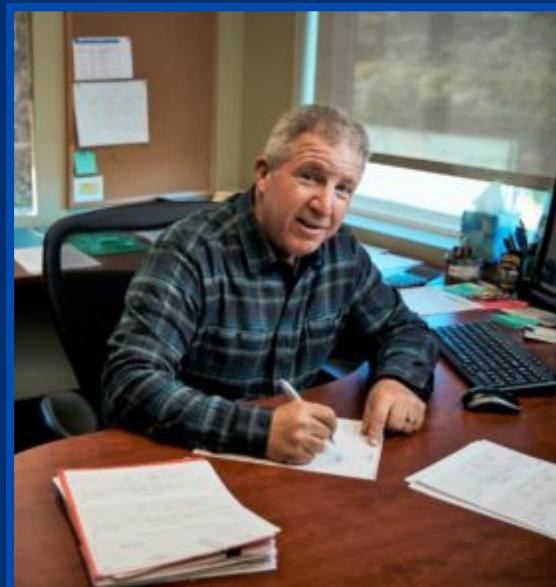
If fielded correctly, surveys can inform key decision making by providing representative feedback.

RECOMMENDATION: Survey Town residents biannually to gauge resident sentiment and identify concerns. One of the biannual surveys should include questions for a skills inventory that matches the Town's needs with the extensive expertise of residents willing to serve.

Town Halls

Town Halls are a great opportunity to hear directly from residents in a more informal setting. Holding regular Town Halls can build trust and rapport with constituents, establish a two-way dialogue with residents, and reduce the intensity and frequency of complaints raised during Town council meetings.

RECOMMENDATION: Hold Town Halls quarterly at the Town Hall. The Town Halls could be hosted by the Mayor, with Town Council members, planning commissioners and staff attending to support.





Public Relations

Given previous disputes regarding annexation and ongoing litigation with developers, the Town has caught the attention of local news reporters, resulting in negative news coverage that has damaged its reputation.

RECOMMENDATION : Develop a public relations strategy that identifies opportunities to pitch positive stories that “tells the Town’s story” and builds rapport with reporters and news outlets.



Digital Communications

The modern era of digital communications necessitates the consistent use of online platforms to disseminate information.

RECOMMENDATION: Continue to use the website to post information, its mobile app to send updates to residents, and its YouTube Channel to live stream its public meetings. Consider an email marketing services for monthly e-newsletters.

4**Leverage strategic partnerships to facilitate favorable regulatory policies and outcomes**

On the topic of strategic partnerships, workshop participants listed potential partners with which they should collaborate. They explained why they felt the partnership was important and outlined specific steps to establish or strengthen each proposed partnership. X-Factor recommends leveraging strategic partnerships to facilitate favorable government regulations and public policies. Proposed partners include:

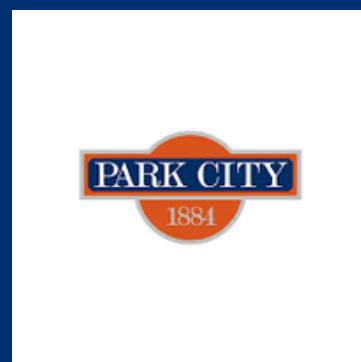
- Neighborhood Homeowners Associations
- Park City
- Summit CountyWasatch County
- Mountainland Association of Governments
- Wasatch Fire District
- Jordanelle Special Service District
- Jordanelle State Park
- High Valley Transit
- Utah Department of Transportation
- Utah League of Cities and Towns
- Utah State Legislature
- Utah Congressional Delegation
- United States Forest Services.



Local Government Partnerships

The Town of Hideout must prioritize its relationships with neighboring municipalities. As the Wasatch Back continues to experience rapid growth, Hideout will need to collaborate with Park City, Heber City and neighboring towns regarding the regional issues of traffic congestion, water availability, air quality and overcrowding at recreational areas. In addition, the Town's desires for annexation necessitate a working relationship with Summit and Wasatch Counties.

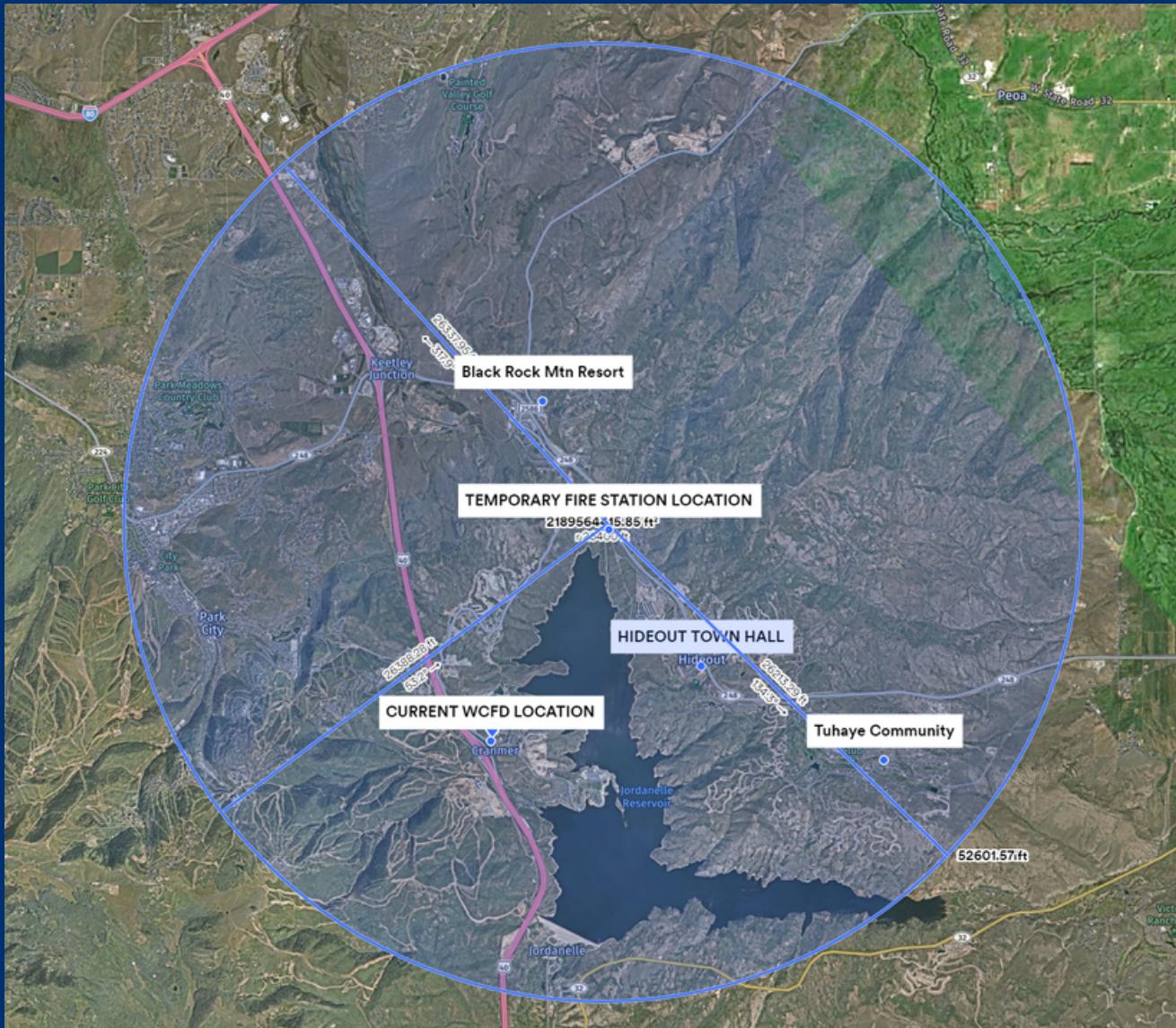
RECOMMENDATION: Identify a Town intergovernmental liaison who can attend regular county and city council meetings and represent the Town in annexation negotiations.



Wasatch Fire District

The Town of Hideout is located in a high-risk fire zone with limited access to fire and emergency services personnel. The Town has partnered with the Wasatch Fire District to cite a location for a temporary fire station. This will significantly improve response times for critical emergency services and reduce homeowner insurance premiums.

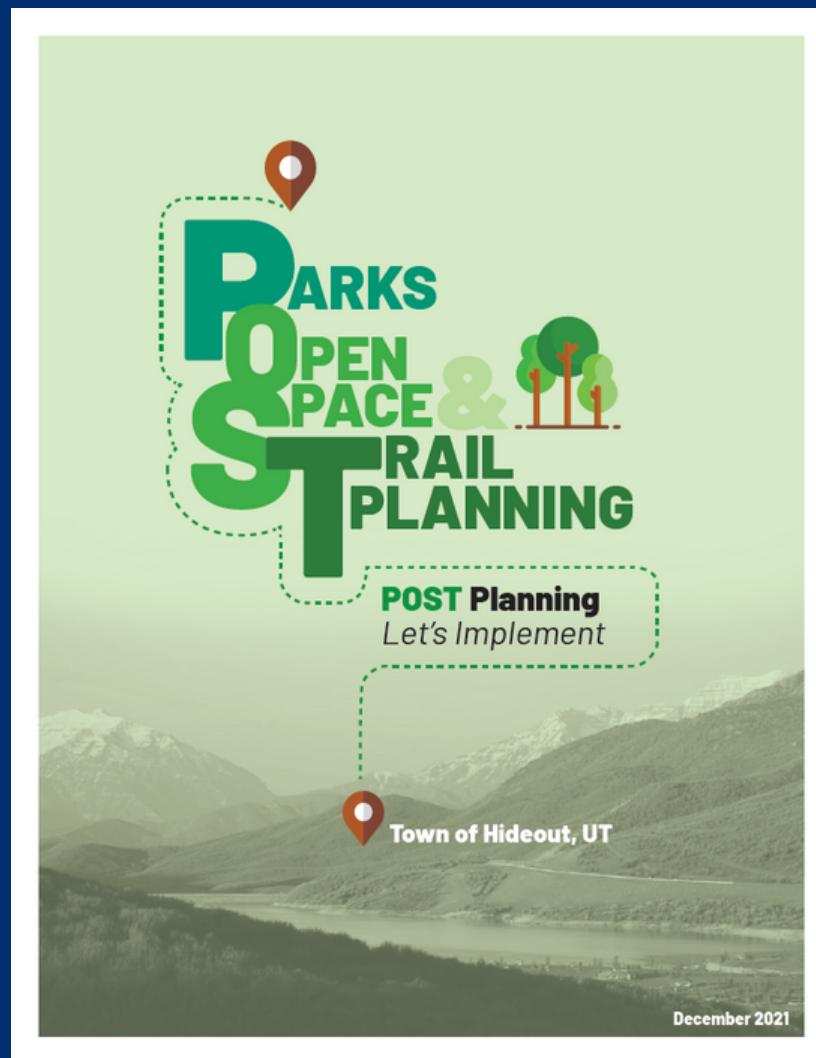
RECOMMENDATION: Construct the station, soliciting donations from the community to help fund it.



Jordanelle State Park

The Jordanelle State Park is a stunning recreational area that offers a diverse range of outdoor activities amidst breathtaking natural beauty. The park surrounds the Jordanelle Reservoir, providing visitors with a scenic backdrop of the Wasatch Mountains and easy access to a wide array of recreational opportunities.

RECOMMENDATION: Implement the recommendation in the Parks, Open Space and Trails plan to purchase land for a public park near the Town Center roundabout that connects to the Jordanelle State Park.



High Valley Transit

High Valley Transit is a free-fare service operating in various areas throughout the Wasatch Back, including Hideout. It operates fixed-route bus services and the region's first micro transit service, relying on an app to schedule bookings.

RECOMMENDATION: Collaborate with High Valley Transit representatives to identify potential opportunities and the financial feasibility of additional transit service in the Town.



Utah League of Cities and Towns

The Utah League of Cities and Towns (ULCT) represents municipal government interests with a strong, unified voice at the state and federal levels and provides training and technical assistance to local officials.

RECOMMENDATION: Town elected officials and staff should attend the annual ULCT Local Officials Day on Capitol Hill, appoint a Town representative to serve on the ULCT [Legislative Policy Committee](#), and use ULCT [resources to train staff and elected officials](#).

Mountainland Association of Governments | Rural Planning Organization

The Mountainland Association of Governments (MAG) is the Association of Governments for the Town of Hideout. As a regional entity, MAG oversees the Regional Transportation Plan (RTP) for Wasatch County through the [Wasatch Back Rural Planning Organization](#) (RPO). Currently, the Town of Hideout falls just outside of the RPO's jurisdictional area.

RECOMMENDATION: Seek to join the RPO to be better represented in regional transportation planning and decision making.

Mountainland Association of Governments | Regional Transportation Plan

MAG has started a four-year process to update their Regional Transportation Plan (RTP) entitled [TransPlan50](#).

RECOMMENDATION: Reestablish the Infrastructure Committee and appoint a representative to engage in MAG RTP planning meetings.



Mountainland Association of Governments | Economic Development District

MAG also oversees the development and implementation of the [Comprehensive Economic Development Strategy](#) (CEDS) through the Mountainland Economic Development District (MEDD). Hideout's Town Manager has been serving on the strategy committee for the CEDs.



RECOMMENDATION: Advocate for at least one project that can be placed on the CEDs, making it eligible for federal funding from the United States Economic Development Administration.

5

Cultivate relationships of trust to attract thoughtful, responsible commercial development

Workshop participants were asked about the specific types of development they want to attract in their community, where that development should be located and what tools may be needed to attract it. Participants expressed a strong desire for more coffee shops, local restaurants, public open spaces, and gathering places in the Town that could foster a sense of community.

RECOMMENDATION: Use the Economic Development Committee to help attract responsible developers with like-minded values and priorities.

This necessarily entails meeting regularly with developers and pursuing revenue-generating opportunities such as development near the Ross Creek entrance, the Benloch Rance, Project X, nightly rentals for Deer Springs, and the Jordanelle Parkway grocery store project. Development projects should be consistent with the land use identified in the Town's General Plan, aligned with the Town's guiding principles, and publicly supported.



6

Explore funding and financing opportunities for critical infrastructure and services

A fiscally sustainable budget is the foundation for Hideout's long-term viability and prosperity, ensuring that it can effectively meet the needs of its residents both now and in the future. During the retreat, the Chair of the Town's Finance Committee reported on the Town's current budgetary needs and provided a robust financial forecast outlining various scenarios for growth.

Five-Year Spending Projection

Participants understood that funding would be needed for construction and maintenance of infrastructure such as roads and utilities, as well as for community facilities, parks and basic municipal services. These investments are critical for the Town's growth and quality of life for its residents.

RECOMMENDATION: Develop a five-year spending projection that covers needed infrastructure and maintenance projects and growth in the Town's staffing levels.



INFRASTRUCTURE BOND



IMPACT FEES



NIGHTLY RENTALS



PROPERTY TAXES

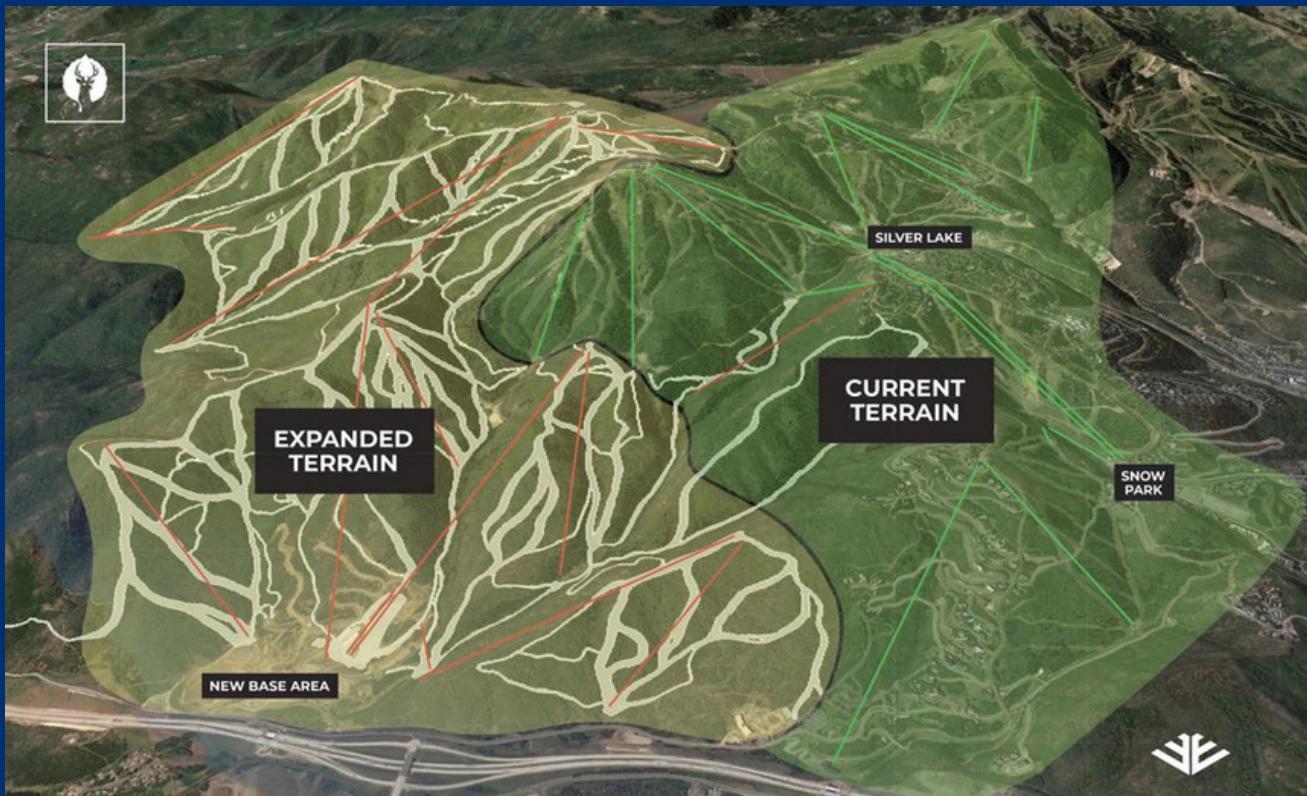


PUBLIC INFRASTRUCTURE DISTRICT

Military Installation Development Authority

The Military Installation Development Authority (MIDA) was created by the State of Utah to optimize underutilized federal property and incentivize economic development that enhances the military installations within the state, and specific to Wasatch County, to support the county's economic revenue goals, and infrastructure and housing needs.

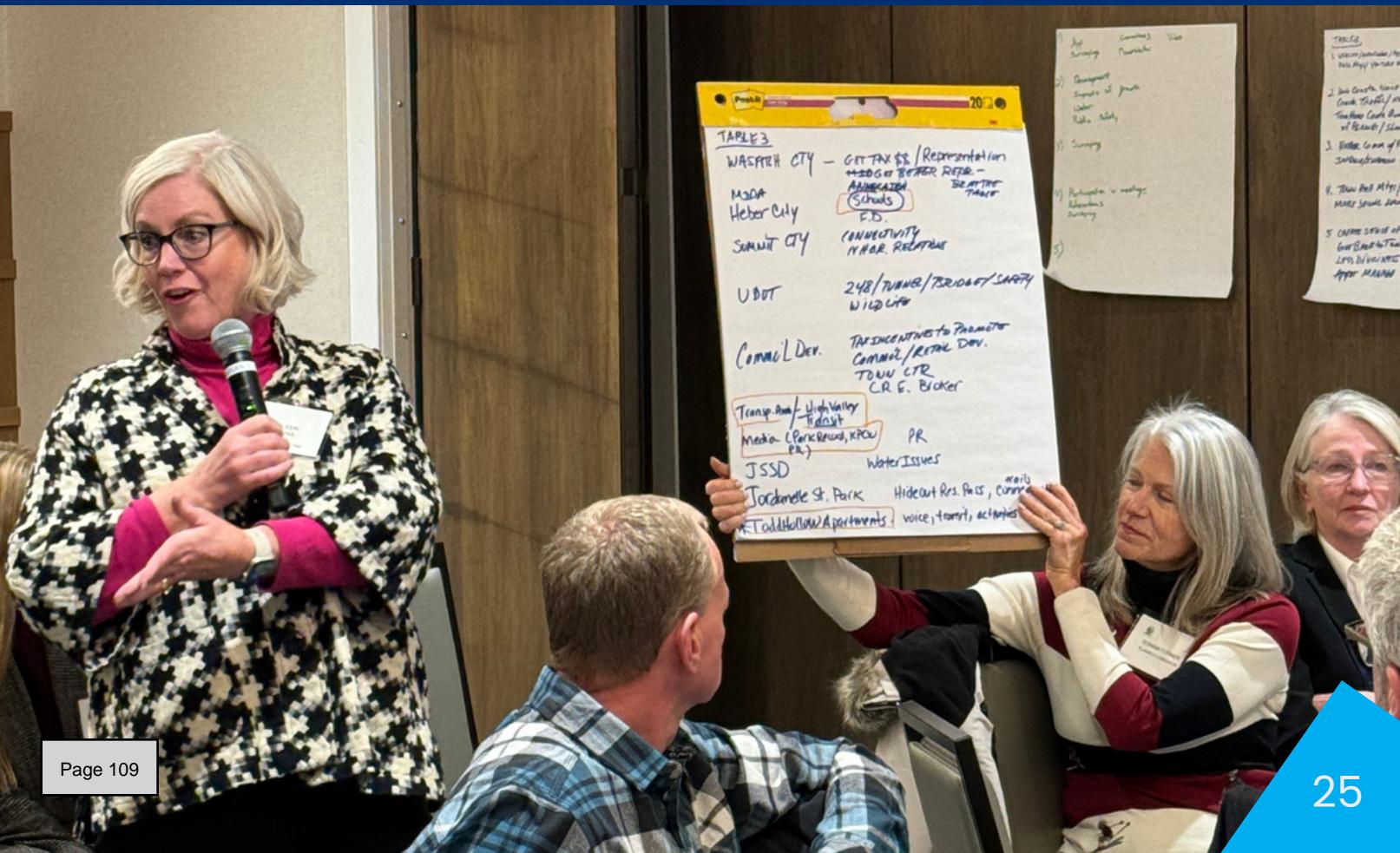
RECOMMENDATION: Continue to work closely with MIDA officials to identify additional opportunities for financial investments that will benefit the community and provide premier quality-of-life amenities for residents and visitors.



Grant Funding

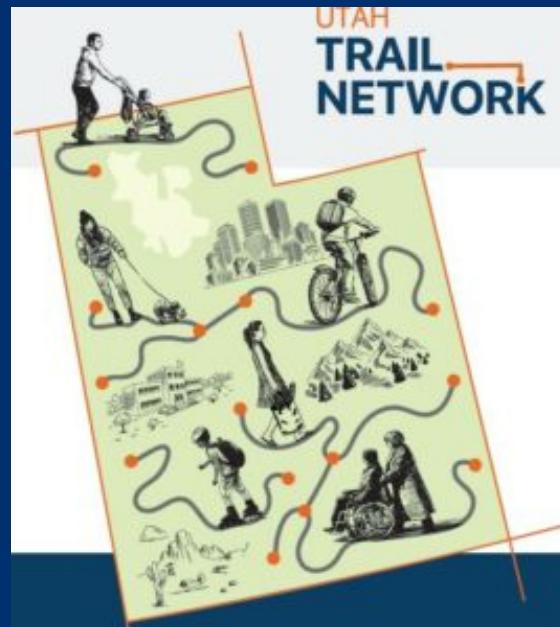
Grants can support economic development efforts in small towns by funding projects that create jobs, stimulate business growth, attract investment, and enhance the overall quality of life for residents. While each opportunity comes with its own requirements, grants generally do not need to be repaid. Grants provide financial assistance to support a wide range of projects and programs, including infrastructure improvements, community development initiatives, education programs, and more.

RECOMMENDATION: Pursue federal, state and local grant funding opportunities through the Utah Department of Transportation, the Utah Office of Outdoor Recreation and the Governor's Office of Planning and Budget.



Utah Trail Network

The Utah Trails Network would be a potential funding source to build the Spine on S.R. 248. During the 2023 Utah legislative session the legislature passed a bill that allocates \$45 million in ongoing funding and \$45 million one-time funding to UDOT to build, operate and maintain a paved regional trail network.



The vision is for UDOT to build and maintain a network of paved trails throughout the state that connect Utahns of all ages and abilities to their destinations and communities. UDOT created a new Division, the Trails Division, to oversee this funding and implement the UTN program.

Utah Office of Outdoor Recreation

The Division of Outdoor Recreation offers unique grant opportunities to governments and nonprofits, including the Utah Outdoor Recreation Grant, the Recreation Restoration Infrastructure Grant, the Utah Children's Outdoor Recreation and Education Grant, the OHV Recreation Grant, the Recreation Trails Program and the Land and Water Conservation Fund. Applications for many of these programs are open and staff are currently offering workshops across the state to educate cities and towns about the opportunities.

Utah Governor's Office of Planning and Budget

The Utah Governor's Office of Planning and Budget (GOPB) tracks federal and state grants, providing real-time information regarding the deadlines and requirements for various funding opportunities.

Local Technical Assistance Programs

Local technical assistance programs offer training and resources that will help Town officials and staff develop the skills and knowledge needed to effectively manage various aspects of governance, administration and municipal service delivery.

UDOT's Technical Planning Assistance program provides funding to local governments (cities, towns, counties) in Utah to carry out planning projects in their communities and regions. These funds can be used for a variety of plans and studies related to land use and transportation. More information can be found [HERE](#).

The Utah LTAP Center (Local Technical Assistance Program) serves local agencies, UDOT, FHWA, and the transportation industry through technology transfer, technical assistance, workforce development, information services, and other transportation-related needs. More information can be found [HERE](#).

Mountainland Association of Governments (MAG)

MAG provides technical assistance to local governments for plans and studies that proactively address growth-related challenges. Competitive projects integrate transportation and land use in a meaningful way and align with the region's long-range plans. Recipients can receive up to \$1 million annually and MAG procures and manages the consultant services on behalf of the local government.

MAG TAG Program Letter of Intent Form

Please use this form to submit a project concept for consideration under MAG's Technical Assistance to Governments (TAG) Program and potentially other regional funding and technical assistance programs.

Letters are due September 28, 2023 for the current TAG Program funding cycle. Letters of intent will be evaluated and applicants notified by October 19, 2023. Applicants with eligible projects will be invited to complete a full application and submit by December 8, 2023.

Note: applicants are encouraged to consult with MAG to discuss project ideas and receive feedback prior to submitting a letter of intent and application.

Establish “Friends of Hideout” Nonprofit

Retreat participants noted that existing nonprofit organizations such as the [Community Preservation Association](#) and [Wasatch Community Foundation](#) have been successful in securing grant funding for their priorities.

RECOMMENDATION: Encourage a group of citizens to create a “Friends of Hideout” nonprofit organization. This organization could accept tax-deductible donations for needed projects, pursue grant funding and facilitate a sense of community.



