



# 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/>

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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**

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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,  
 18       2024 Council Meeting)**

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

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

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

30       *Motion: Council Member Nadelberg moved to continue the Bloom in Hideout public hearing  
 31       items to a date certain of February 8, 2024 at 6:00 p.m. Council Member Gunn made the  
 32       second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member  
 33       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

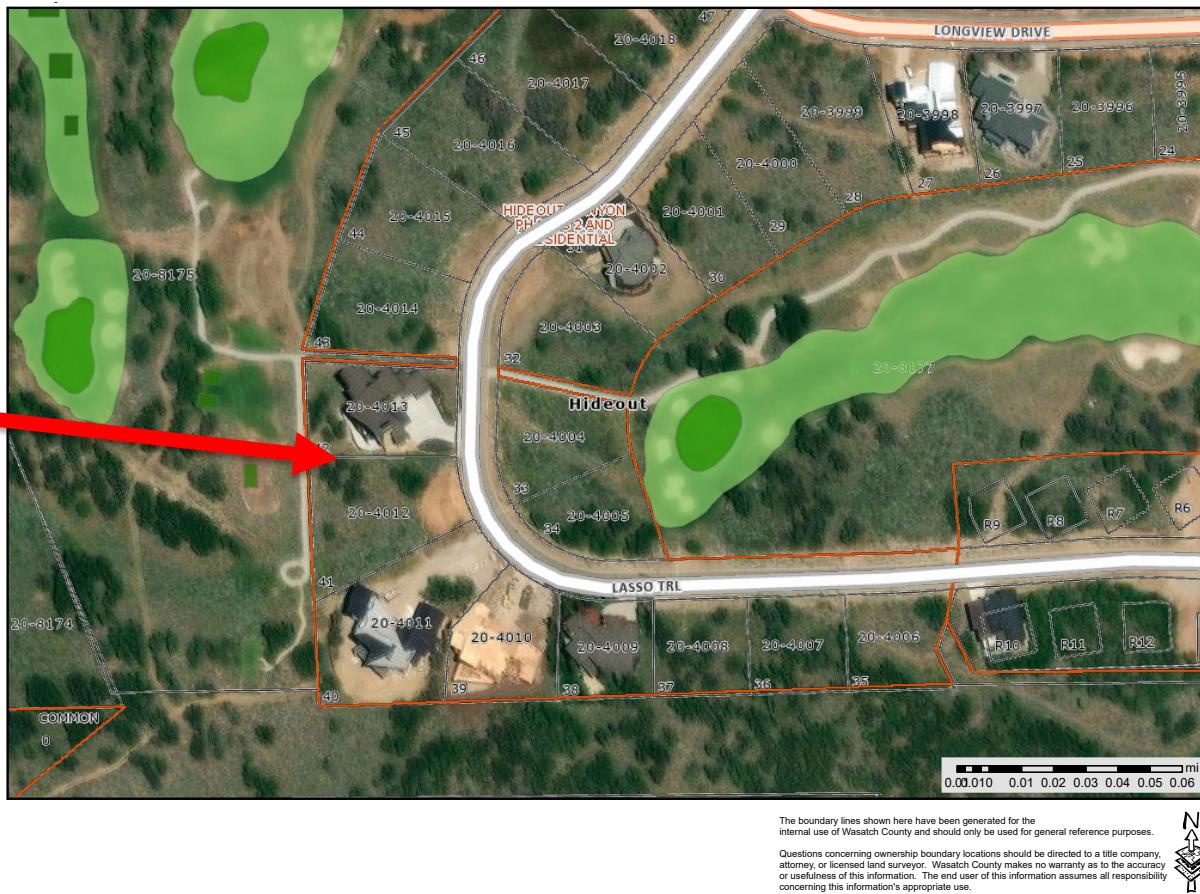
Required Setbacks: NA (none) per the Zoning Ordinance; the HOA DRC reviews setbacks

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:

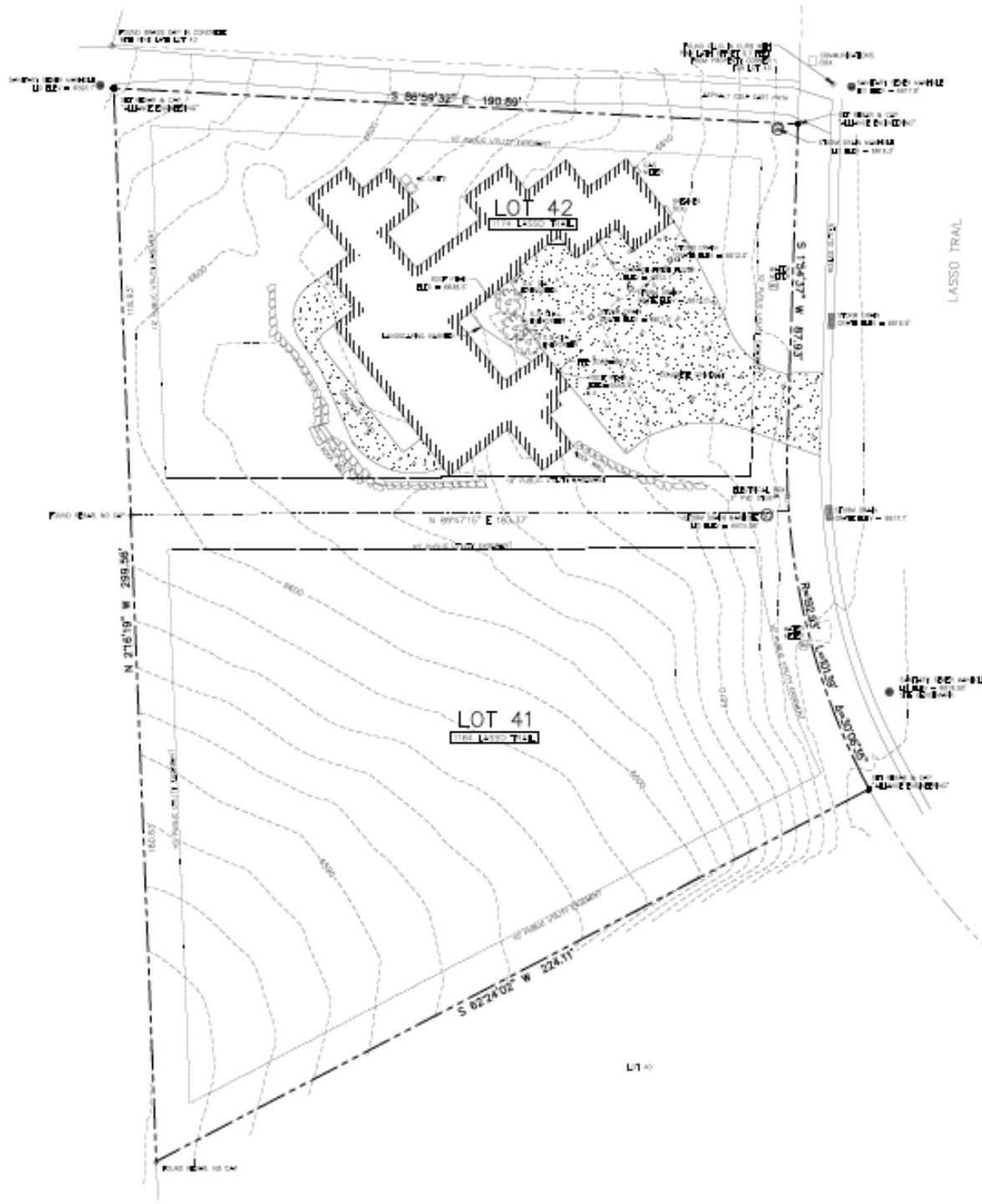
1. It appears Lot 41 will generally be used as open space. The Applicant shall confirm that natural grade and native vegetation will not be disturbed on Lot 41.
2. No driveways or parking pads are permitted on Lot 41.

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.

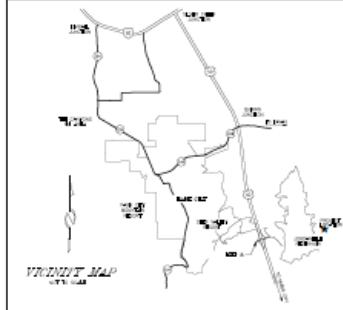
### **Recommendation**

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

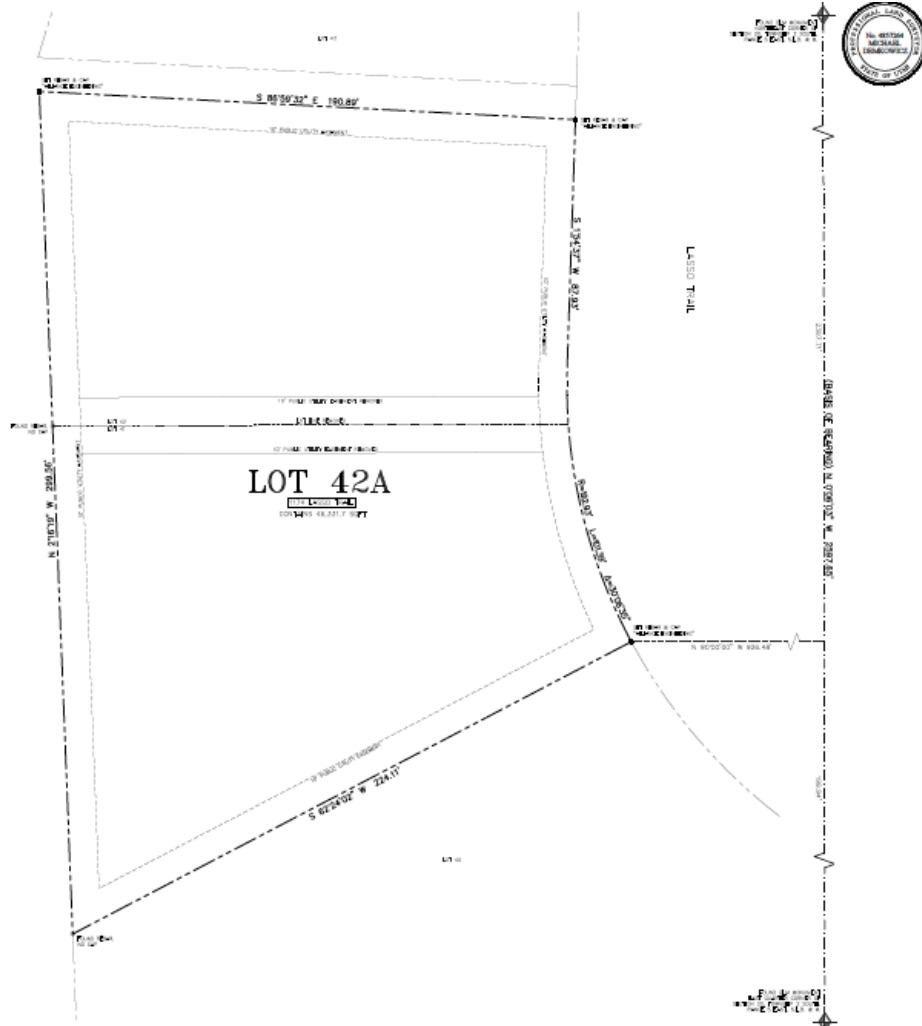


**Exhibit B**  
**Proposed Lot Combination**



## 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.



**Resolution 2024-R-02****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 Utah State 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

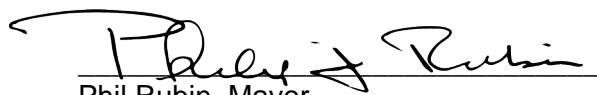
1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision amendment for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant 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. In addition, the soil that was added to the front of the site must be removed and the area must be revegetated with native landscaping to match the existing site. This must be completed at prior to the Town awarding a Certificate of Occupancy for the proposed addition to the house.
8. The maximum house size (square feet) can be increased up to 125% of what is allowed on existing Lot 42.
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 10'-0" wide PUE on the south side of the combined property, contiguous with adjacent Lot 40, will also be platted as a 10'-0" public access easement for a future pedestrian and/or bike trail or passageway.
12. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction.
13. The final plat (mylar) is subject to review may require additional notes and corrections.
14. 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.

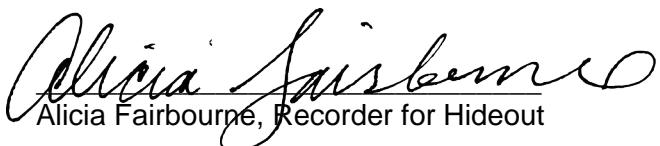
**SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon publication.

PASSED AND ADOPTED this 28<sup>th</sup> day of February, 2024

TOWN OF HIDEOUT

  
Phil Rubin, Mayor

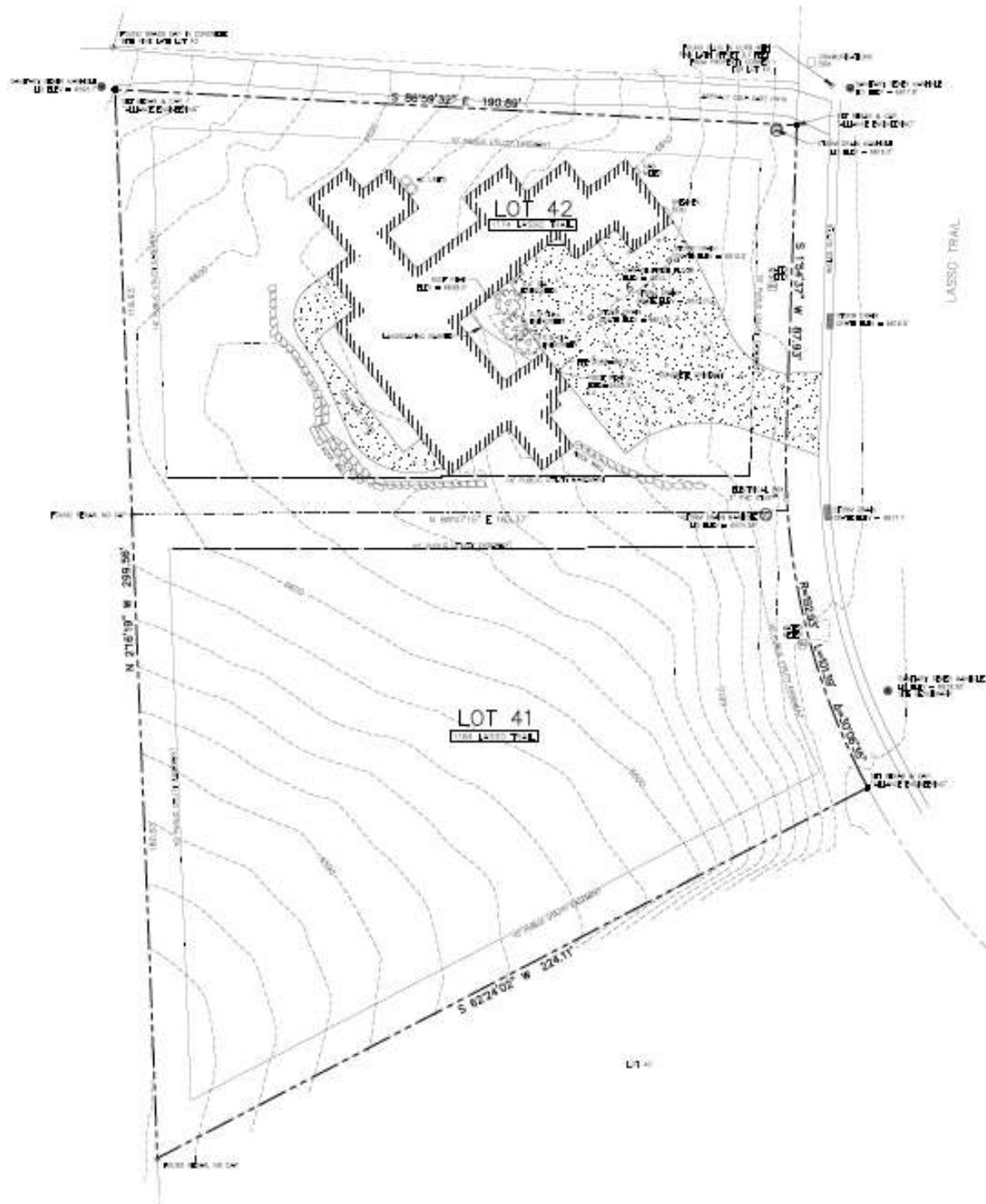
ATTEST:

  
Alicia Fairbourne, Recorder for Hideout



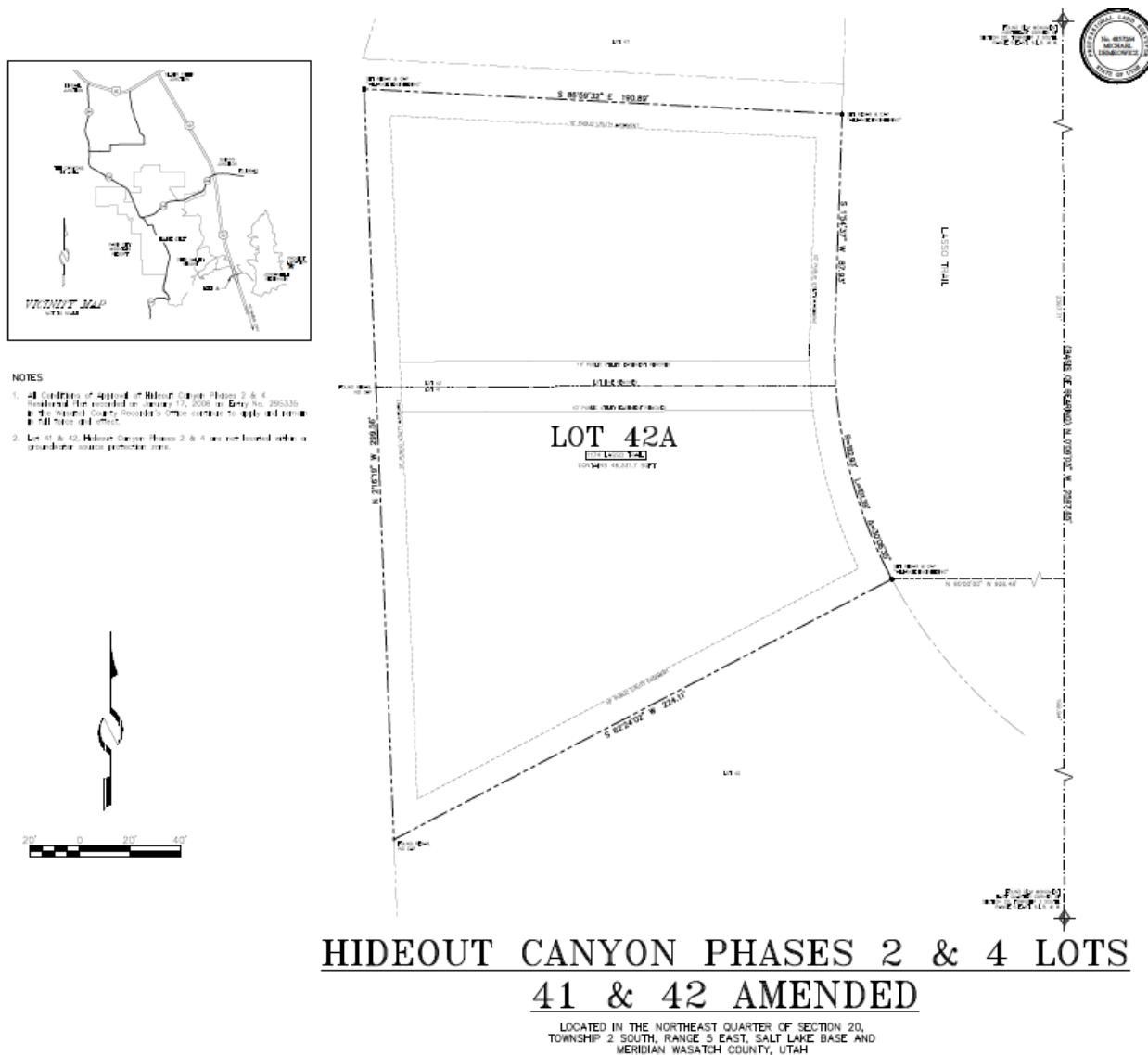
## Exhibit A

### Existing Conditions



## Exhibit B

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



**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**

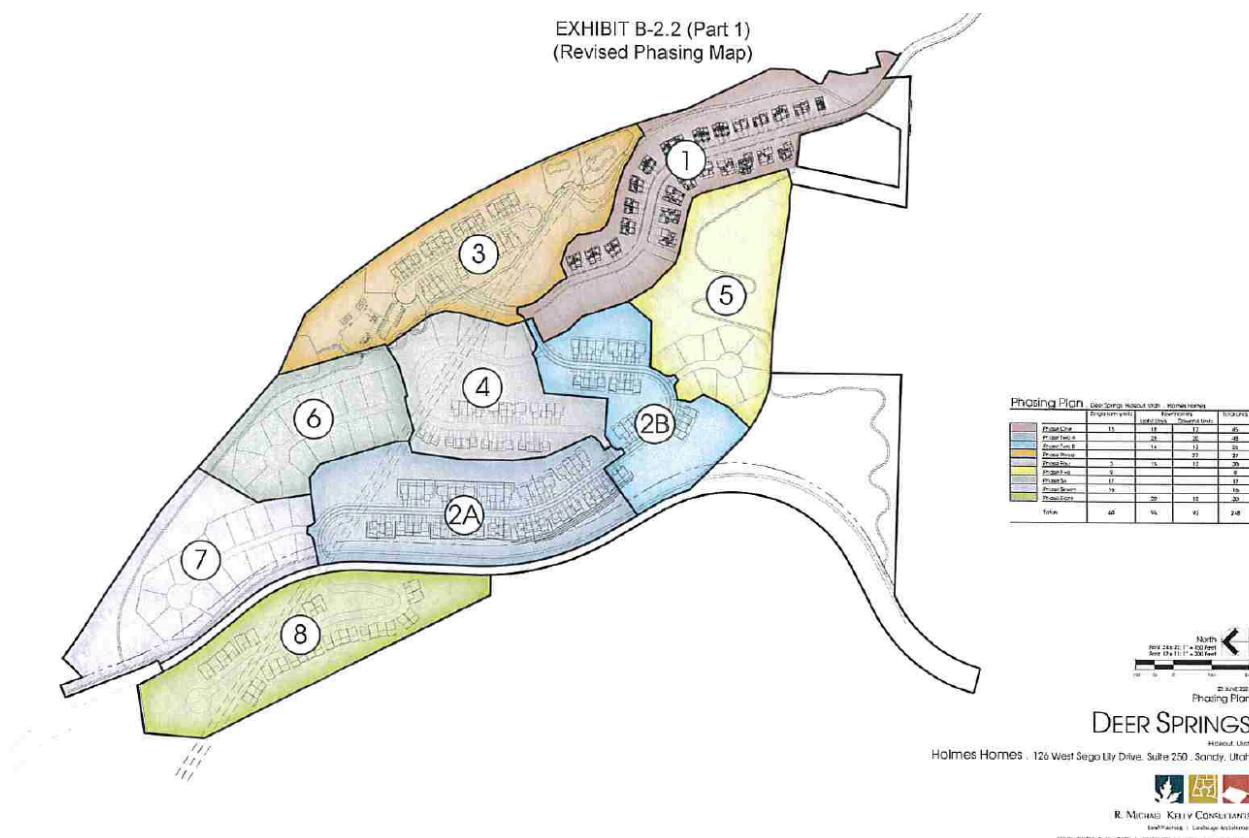
*For purposes of prosecution of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.*

## 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

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**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

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**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

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[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

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**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

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

	interval, <a href="#">add this total ERU value (rounded up)</a>	
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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	<a href="#">C P</a>
Gasoline Stations	<a href="#">P C</a>

**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	<a href="#">C P</a>
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**TOWN OF HIDEOUT**  
**ORDINANCE #2024 – O-02**

**AN ORDINANCE ADOPTING PUBLIC FACILITIES AS A CONDITIONAL USE IN THE  
RSPA ZONE**

WHEREAS, A Fire/EMS Station is needed within the Town of Hideout;

WHEREAS, without this adoption, there is no allowance for a Fire/EMS Station within the RSA zone;

WHEREAS, a conditional use allows for planning commission review reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use;

WHEREAS, a public hearing was duly held before the Planning Commission on February 26, 2024, and before the Town Council on February 28, 2024; and

WHEREAS, noticing requirements have changed in the State Code and no longer require newspaper notice;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH,  
THAT:**

**SECTION I:** The following Section is Adopted.

**12.30.06.20 Conditional Use Categories**

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

- Fire/EMS Station

**SECTION II:** The following Section is amended:

**12.30.06.~~20-21~~ Application Process**

The application process for the approval of phases within the RSA shall be the same as that found in HMC 11.06 except for the following:

In order to achieve the goals set by Hideout for the RSA. The property owner(s) shall endeavor to develop an overall programming plan that identifies uses and proposed density pod locations throughout the planning area. Since this process is likely to be highly influenced by market forces it is anticipated that the programming plan will focus on resort attractions and amenities and not on the required infrastructure and that the plan will be subject to frequent changes. As portions of the plan are complete they may be submitted to Hideout for comment and approval. If approved, the plan will then serve as the guiding design and marketing document for the resort.

SECTION III: The following Section is amended:

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 by Utah State Code.

SECTION IV: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 28th day of February in the year 2024.

TOWN OF HIDEOUT

  
\_\_\_\_\_  
Phil Rubin, Mayor

ATTEST:

  
\_\_\_\_\_  
Alicia Fairbourne, Recorder for the Town of Hideout



**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

TOWN OF HIDEOUT  
ORDINANCE #2024 – O-\_\_\_\_\_

AN ORDINANCE AMENDING SECTIONS TO UPDATE ITEMS WITHIN THE LAND USE CODE IN  
TITLES 3, 7, 8, 10, 11 AND 12

WHEREAS, 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;

WHEREAS, these updates will correct typos and minor errors to the 2020 version of the Code;

WHEREAS, certain updates to application and submittal requirements will help with the application and review process:

WHEREAS, noticing requirements have changed in the State Code;

WHEREAS, clarification is needed that any water provided must be from JSSD who may provide the water in the Jordanelle Basin and the timing of providing the water rights;

WHEREAS, the location of gang boxes and parking are important within a subdivision;

WHEREAS, there was a need to include requirements related to hot tubs and pools:

WHEREAS, certain sections of the code were omitted when the 2020 code replaced the former code and should be now be included;

WHEREAS, a public hearing was duly held before the Planning Commission on February 26, 2024 and before the Town Council on February 28, 2024;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: The following Sections are amended:

i) **3.02.90.1 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 10:00 am mountain time 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. This section makes no changes to any Land Use application schedule or deadlines outlined within existing Town Code or within any duly adopted Master Development Agreement. Those schedules and/or deadlines must be completed prior to any affected item being placed upon the agenda as outlined above.
- 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.

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

- 1. All vehicles as defined in this section with a rated capacity of one and one-half (1 1/2) tons or more, or licensed for more than eighteen thousand (18,000) pounds gross, or trailers, shall not be permitted to park or stop on a public street in a residential or agricultural zone as identified on the official zoning map of the town, except where it is necessary to stop the vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device. In the opinion of the town council, the parking of such oversized vehicles upon city streets in residential and agricultural zones constitutes a hazard and threat to the safety, health and welfare of the inhabitants of the city. Vehicles for the purpose of this section are defined as automobiles, trucks, trailers, mobile homes or any other conveyance on wheels used for the transport of persons or objects, which vehicles include campers and boats.
- 2. This section shall in no way restrict the loading and unloading of passengers on or off public and/or private school buses. This section shall in no way restrict the parking or stopping of a vehicle with a rated capacity of one and one-half (1 1/2) tons or more, or licensed for more than eighteen thousand (18,000) pounds gross when the vehicle is being used to deliver household accessories or household furniture. This section shall in no way restrict the temporary parking or stopping of a government vehicle or of a vehicle owned and/or operated by a public utility for the purpose of conducting repairs or related work. This section shall not restrict the temporary parking of vehicles used to deliver building supplies and materials to property in either the residential or agricultural zones nor shall it prohibit the temporary parking of vehicles used by individuals performing work upon property in residential or agricultural zones.
- 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 property in properly designated and designed spaces.

**iii) 10.04.34 8.14.160 Signage**

- 1. Any signs erected on the lot shall be in accordance with HMC 12.22 Chapter 8.14 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 complete. The sign size shall be two feet by three feet (2'x3') and shall not exceed a letter type of four inches (4").

#### **iv) 10.06.02 Landscaping and Maintenance Requirements**

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

#### **10.06.02 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

Landscaping requirements within each zone shall adhere to the following standards:

- A. Landscaping shall follow criteria established in Section 10.08.36 in this Title.
- B. New plant materials should be planted~~located~~ in a way that respects existing planting patterns. Trees, shrubs, and ground cover are usually found in groups of similar species. New planting should follow the patterns characteristic to the Site and should, as much as possible, harmonize with them.
- C. The existing landscape, vegetation and topography are to be considered when siting structures and designing outdoor spaces.
- D.** The preservation of natural vegetation or planting of new native vegetation is strongly encouraged for all residential and commercial properties and shall make up no less than 50% of a property's total landscape area (exclusive of building footprint and paved areas).

**D.**

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

- 1. No lawn is permitted on parking strips or areas less than eight (8) feet in width in new development.**
- 2. 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.**
- 3. 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.**

**E.F.** These plants must achieve 75% coverage within two (2) years as determined by an aerial analysis and in accordance with an inspection by the Town Planner.

**F.G.** Gravel/rock/rock mulch/decorative rock/sand is not permitted as a primary groundcover and is only permitted for small walking paths, small sitting areas/patios, borders, and/or as an accent feature in a garden. In no case shall gravel/rock/rock mulch/decorative rock/sand exceed twenty-five percent (25%) coverage of the total yard area (not including building footprint and driveway) of any property.

**G.H.** Naturally colored bark mulch may be used as a base ground cover in which to plant shrubs, trees, perennials, annuals, etc. These plantings must achieve at least sixty percent (60%) coverage of the barked area within two (2) years, and plant size and spacing shall not be less than twenty-five percent (25%) coverage at time of planting.

**H.I.** The Landscaping of all Street rights-of-way contiguous with the proposed Development site not used for Street pavement, curbs, gutters, sidewalks, or Driveways shall be required in addition to the On-Site landscaped areas required herein.

H.J. Pavement such as asphalt with a concrete or paver border, concrete, or other materials may not cover greater than twenty-five percent (25%) of any Lot's total landscape area (exclusive of the building footprint). This includes driveways, parking pads, walkways, porches and patios.

J.K. Community Gardens may count toward a Landscaping and/or Open Space requirement for Multiple Family Residential Developments.

K.L. A minimum fifteen-foot-wide landscape buffer shall be required along those property lines of a site developed for Multiple Family Dwellings, commercial, or industrial uses when such property lines are contiguous with any residential Development or residential zoning district; except that no such landscape buffers shall be required for Multiple Family Dwellings contiguous with other Multiple Family Dwellings or a Multiple Family zoning district. The area of this landscape buffer shall not be used to satisfy the landscape area requirements of this Section.

L.M. The landscape buffer areas shall be improved with a minimum of one (1) screening tree spaced at each ten-foot interval (staggered configuration) of the property boundary being screened.

M.N. Parking Lot Landscaping. Five percent (5%) of the gross parking surface area shall be of dispersed interior Landscaping, designed so as to reduce the "heat island" effect and to enhance the aesthetics of a parking area. A Development with single drive aisle between a building and property boundary may include the required Landscaping on the perimeter of the drive aisle toward this requirement.

N.O. Natural vegetation is permitted for passive Open Space areas. Active Open Space areas may use introduced vegetation for park areas, walking areas, play fields, etc.

O.P. All landscape improvements (landscape materials, irrigation system, landscape buffers, etc.) shall be installed and paid for by the Developer on the site in accordance with the approved Final Landscape Plan prior to the issuance of a certificate of occupancy for the building or use.

P.Q. Automated irrigation systems are required.

Q.R. The Homeowners Association shall maintain all Common Areas and facilities.

**v) 10.08.10 Lot Design:**

- A. The minimum area and dimensions of all lots shall conform to the requirements of the zone classification in which the lot is located.
- B. The layout of lots should make use of natural contours, maintaining views, affording privacy, and enhancing protection from wind, noise and vehicular traffic.
- C. All lots should have reasonable access or proximity to Open Space, trails, and Public Space that are set aside for either development use or use by the general public.
- D. All lots or parcels created by a Subdivision shall have direct access with frontage on a road improved to standards required.
- E. Land dedicated as public right-of-way shall be separate and distinct from lots adjoining such right-of-way and shall not be included in the area of such lots.
- F. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing Building Permits to build on all lots in compliance

with the International Building Code and in providing reasonable driveway access to build such lots from an approved road.

G. Corner lots for residential use shall be planned wider than interior lots in order to permit conformance with the required front setback requirements for both roads.

H. No single lot shall be divided by the Town or County boundary line. Each such boundary line shall be made on a lot line.

I. Fencing is not permitted on any lot in the Town unless specifically approved by the Town Planner. If approved for health and safety reasons, no fence shall be located within the front yard or the side yards unless located behind the front façade of the house back toward the rear lot line. No fencing shall be approved that is higher than 6'-0" and all fencing must be constructed of metal or wood materials. Fencing will be required in areas where there is a Health and Safety concern (such as a steep embankment or other hazard).

J. All Subdivisions shall result in the creation of lots that are developable and capable of being built upon. A Subdivision shall not create lots which would be unbuildable under the Town Standards due to size, shape, steepness of terrain, location of watercourses, problems of sewage or driveway grades, or other physical conditions, except where such lots are suitable and dedicated for Open Space, Public Space, private utility or public purpose as determined by the Planning Commission and Town Council.

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 and Town Engineer.

**vi) 10.08.18 Retaining Walls:**

A. No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view).

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.

**vii) 10.08.26 Utility Connections**

1. All utilities, public or privately owned, shall be installed underground wherever underground location does not violate safety standards of the particular utility and where such underground location does not impose any potential additional maintenance burden on the Town of Hideout personnel.
2. Utilities include, but are not limited to, electricity, natural gas, telephone service, high speed internet service, water service, sewer service, storm drains, etc.
3. For utilities and utility sleeves within the proposed road surface improvements; installation shall be completed prior to road surfacing. For utilities outside of proposed road surface improvements;

placement of curb and gutter prior to the installation of some utilities may be required to set a physical reference but in no case shall placement of sidewalk be initiated prior to the completion of all utilities.

4. It is the Developer's responsibility to coordinate the installation schedule with the utility companies. The standards and specifications for the installation of these utilities shall conform to rules and regulations adopted by the respective companies.
5. Underground service connections for water and sewer shall be installed to the road Property line of each platted lot at the expense of the Applicant, as shall casings or conduits for all other underground utilities as determined by the Town Engineer.
6. All public utilities shall be constructed in the ten (10) foot public utility Easements. Multiple use on given Easements is encouraged. The final recorded plat will note all Easements.
7. Water: As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed the following improvements:
  1. A water main in front of each parcel in size, location and with appropriate valves as outlined in this Title.
  2. Fire hydrants at intervals of not greater than 500 feet with each parcel not more than 250 feet from the nearest hydrant. In the event it is necessary to extend a water main so that the same fronts each parcel or to access fire hydrants within 250 feet of each parcel, then the cost of the water mains and hydrants shall be borne by the Owner who effectuates the Subdivision of his/her Property.
    1. As a condition of Subdivision ~~approval~~recording 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.
    2. The volume of water required shall be calculated from the latest JSSD water use study.
8. Sewer: As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed a sewer main in front of each parcel in size, location and with appropriate manholes, as outlined in this Title.

### viii) 10.08.36 Landscaping and Irrigation

- A. **Landscape Improvements and Guarantees.** All landscape improvements (landscape materials, irrigation system, landscape buffers, etc.) shall be installed and paid for by the Developer or homeowner on the site in accordance with the approved Final Landscape Plan prior to the issuance of a certificate of occupancy for the building or use. When weather conditions do not permit installation of the landscape improvements prior to the issuance of the certificate of occupancy, and, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the Town Engineer may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six (6) months. In those instances where the Town Engineer approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Engineer.
- B. **Minimum Size of Plantings.** Unless otherwise specified herein, all required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.

- C. **Plant Materials.** Plant shall be well-suited to the soil and climate conditions at the project. Native plant materials are encouraged. The Applicant shall provide the water requirements for all plant material.
- D. **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).
- E. **Irrigation Standards**
  1. All landscaped areas shall be supported by an automatic irrigation system which may be a spray, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential cross-connections that must be protected against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the road, sidewalk, or parking areas.
  2. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Sod and non-sod areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
  3. Separate Connection. Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the Developer or Property Owner as required by the Town Planner or Town Engineer.
- F. **Soil Preparation.** Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include ripping, tilling, and/or scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material.
- G. **Landscape Buffer.** A minimum fifteen-foot-wide landscape buffer with a minimum of one (1) screening tree spaced at each ten-foot interval (staggered configuration) shall be required along those Property lines of a site developed for multiple-family residential, commercial, or industrial uses when such Property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development.

#### **ix) 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. The improvements shall include:

- 1. Roads and road requirements:
  1. The grading and graveling of all roads and the installation of all required culverts in accordance with this Title;
  2. The hard surfacing of all roads in accordance with Town Standards;
  3. Sidewalks, curbs, planter strips and gutters in accordance with Section 10.08.16.
- 2. Drainage and onsite stormwater management infrastructure in accordance with Section 10.08.20.
- 3. Water, Sewer, Solid Waste:
  1. A potable water supply in amounts and manner as required under Section 10.06.22 of this Ordinance in accordance with the State Board of Health Standards;

2. The installation of water and sewer mains and water and sewer laterals to each lot P line shall be required in accordance with Town Standards;
3. The installation of fire hydrants in accordance with Town Standards;
4. Solid waste disposal facilities shall be provided in accordance with Town Standards.
4. Electricity, natural gas, telephone service, high speed internet service (50/50 Mbps or greater), and storm drains, shall be installed in accordance with Section 10.08.26 and other Town Standards. These utilities shall be located underground except when the Applicant demonstrates that underground lines are not feasible.
5. Open Space, Public Trails, and Public Space in accordance with Section 10.08.32 and Section 10.08.34.
6. Landscaping and irrigation systems in accordance with Section 10.08.36.
7. Survey Monuments. The installation of survey monuments in accordance with Town standards and shall be installed on road right-of-way lines, at road intersections, angle points of curve and block corners. They shall be spaced so as to be within sight of each other, the sight lines being contained wholly within the road limits. All monuments shall be properly set in the ground and approved by a Registered Land Surveyor.
8. Road lighting shall be installed as per Town Standards.

#### **x) 10.12 GENERAL TERMS AND DEFINITIONS**

The following definitions are adopted; additionally, the definitions set forth in Utah Code Section 10-9a-103, as amended, are hereby incorporated as additional definitions pertaining to this Title.

**... (note - this definition is being moved to 12.02.30)**

**~~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:~~**

<b><del>Configuration</del></b>	<b><del>Notes</del></b>	<b><del>ERU's</del></b>
<b><del>Motel/Hotel Room, Apartment or Condo</del></b>	<b><del>Up to 500 sf including bathroom areas</del></b>	<b><del>.25</del></b>
<b><del>Motel/Hotel Room, Apartment or Condo</del></b>	<b><del>Between 501 and 1000 sf including bathroom areas</del></b>	<b><del>.50</del></b>
<b><del>Motel/Hotel Room, Apartment or Condo</del></b>	<b><del>Between 1001 and 1500 sf including bathroom areas</del></b>	<b><del>.75</del></b>
<b><del>Motel/Hotel Room, Apartment or Condo</del></b>	<b><del>Over 1500 sf; for each part of a 1500 sf interval (rounded up)</del></b>	<b><del>1.00</del></b>
<b><del>Single Family Residences (attached or detached)</del></b>	<b><del>Up to 5000 sf</del></b>	<b><del>1.00</del></b>
<b><del>Single Family Residences (attached or detached)</del></b>	<b><del>For residences over 5000 sf; add this value for each part of a 2000 sf interval (rounded up)</del></b>	<b><del>.50</del></b>

<b>Commercial</b>	<del>For each 2000 sf of gross floor area, or for each part of a 2000 sf interval.</del>	Item # 4. .75
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**xi) 10.14 Impact Fees Timing of Payment and Confirmation of Water for Development**

**10.14.010 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.

**xii) 11.06.22.01 Preliminary Plan Application Package**

**A. Preliminary Plan.** The Preliminary Plan consists of engineering drawing(s) prepared using spatial data that shall be drawn to a scale not smaller than one-inch equals one hundred feet (1" = 100') and that meet the minimum legal standards for survey as defined in Utah Code Section 17-23-20. The Preliminary Plan shall show the following:

1. Project name and address;
2. North point, scale, date;
3. A copy of the closure sheet which shall show the following:
  1. The courses and distance of the proposed development/Subdivision boundary and the error of closure;
  2. The area of each lot in square feet and acres.
4. All trails, Open Space, Public Space, and roadways
5. Names, addresses, and telephone numbers of Developer, engineer, and current and prospective Owners;
6. Nearest section corner tie, Township(s) and range(s);
7. Acreage, Property dimensions, project perimeter;
8. All proposed phases of the development, numbered and defined, with approximate timetable for development;
9. Location of entire development in relation to surrounding neighborhoods and developments (include names of adjacent Subdivisions and developments, adjacent Property Owners' names and addresses, and adjacent land uses and buildings);
10. Existing topography with a contour interval of two (2) feet;
11. Landscape plan illustrating cut and fill limits and limits of disturbance and landscaping plans including topographic lines (in conformance with the Hideout Water Quality Plan) and proposed landscape plant materials with botanical name, planting size, and numbers of each included;
12. Existing and proposed lot lines, Easements, walkways, roads and rights-of-way (public and private), including widths, names, and numbers, on subject and surrounding areas; proposed dedications of public use areas; existing and proposed curb, gutter, and sidewalk.

13. Existing waterways (including irrigation), significant vegetation, and natural features of the land;
14. Sensitive lands in the proposed development shall be identified on a plan prepared and stamped by a licensed geotechnical engineer or licensed geologist;
15. Soils testing and geotechnical analysis as required by the Town of Hideout;
16. Existing and proposed infrastructure including all fire hydrants, water and sewer lines, storm sewer system, and all utilities, including but not limited to electricity, natural gas, telephone service, and infrastructure to support high speed internet service;
17. Proposed layout of all public and private roads, if any, including profiles (same scale as site plan) and cross-sections (same as Town standards, at an interval of one hundred (100) feet (or as determined by the Town Engineer);
18. Location and conceptual elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures;
19. Location of onsite drainage and stormwater management features;
20. Unit configuration footprints and typical architectural elevations;
21. Tabulation of projected ERUs, as established in accordance with the Town Standards;
22. Any additional information which the Town Council may reasonably require in a specific instance. Where a Developer owns or controls more land than he or she wishes to develop immediately, the Town of Hideout may require that a Preliminary Plan of the whole area be submitted, in which case the Developer shall indicate the portion to be developed immediately and the portion to be held for future development.
23. For multi-unit structures, the Preliminary Plan shall show the following additional information:
  1. Firewall construction, as required by the International Fire Code, the adopted Building Code;
  2. Additional parking, if required;
  3. Additional Open Space, if required;
  4. Location of individual utility lines and meters, if required; and
  5. Additional exits.

B. **Cluster Development Plan.** If a Cluster Development is being requested, additional requirements for Cluster Developments required under the Town Standards should be included.

C. **Preliminary Road Plan.** As a part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Road Plan, using the criteria approved from the Concept Plan submittal, that includes the following additional information:

1. A Preliminary Plan and/or design of the Public Improvement
2. References to all criteria, master plans, and technical information used in support of the Preliminary Road Plan.
3. Proposed street names within the Subdivision.

D. **Preliminary Traffic Impact Study.** As part of the Preliminary Plan application package, the Applicant shall prepare a preliminary Traffic Impact Study (TIS) to estimate site-generated traffic volumes and assess its impact on the public street system. The TIS shall also identify on-site and off-site improvements that might be needed as a result of the development including but not limited to, analysis of the traffic impacts of the development, the adequacy of the access drives and the suitability of the on-site circulation and parking.

E. **Preliminary Evacuation Plan.** As part of the Preliminary Plan application package, the Applicant shall prepare a preliminary Evacuation Plan that includes: procedures for the orderly and coordinated evacuation operations for the proposed development in the event of an earthquake, wildfire, flooding, or other natural or manmade disasters. The Plan shall outline warning procedures: to be used for evacuations, to identify primary evacuation routes and shelter resources,

to identify procedures for the security of the perimeter during and after the evacuation; identify procedures for allowing evacuees to return to their homes.

**F. Preliminary Landscape Plan.** As part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Landscape Plan that shall include the following:

1. Proposed locations for all landscaping material, organic and inorganic, used on the site.
2. Proposed plant materials, including size, species, and condition, and plans for retention of existing vegetation and materials.
3. Location and design of all screening elements, berms, landforms, and stormwater management facilities.

**G. Preliminary Drainage Control Plan.** As a part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Drainage Control Plan, using the approved Concept Plan submittal, that includes the following additional information:

1. Location
  1. Information as required from Concept Plans.
  2. City, County, State Highway and local roads within and adjacent to the site, or the area to be served by the drainage improvements.
  3. Names of surrounding developments.
  4. Name of receiving water(s).
2. Description of Property
  1. Information as required from Concept Plans.
  2. Existing ground cover (type and vegetation).
  3. Existing major irrigation facilities such as ditches and canals.
3. Major Basin Description
  1. Information as required from Concept Plans.
  2. Major basin drainage characteristics, and existing and planned land uses within the basin, as defined by the Town Engineer.
  3. Identification of all nearby irrigation facilities that will influence or be influenced by the local drainage.
4. Sub-Basin Description
  1. Describe historic drainage patterns of the Property.
  2. Describe offsite drainage flow patterns and impact on development under existing and fully developed basin conditions.
5. Drainage Facility Design Criteria
  1. Information as required from Concept Plans.
  2. How offsite runoff will be considered and how expected impacts will be addressed.
  3. Anticipated and proposed drainage patterns.
  4. Storm water quantity and quality management concept, including onsite stormwater management infrastructure, and how it will be employed. The use of computer-based models for the evaluation of storm water quality and quantity will not be universally required of new developments, although their use is recommended. Under site specific conditions where it is believed by the Town that impacts from the development may unacceptably impact downstream water quality or quantity however, their use may be required. The recommendation to use computer modeling during the evaluation process is made since it is likely that the review process will check the validity of the Developer's conclusions utilizing SEDIMOT or other appropriate computer technology.
  5. Maintenance and maintenance access.
  6. Describe the content of tables, charts, figures, plates, drawings and design calculations presented in the report.

6. Specific Details (Optional Information)
  1. Discussions of drainage problems, including storm water quality, and solutions at specific design points
  2. Discussion of detention storage and outlet design.
  3. Discussion of impacts of concentrating flow on downstream properties.
7. Public Drainage Improvements
  1. If the project requires that drainage improvements be constructed that will be turned over and owned and maintained by the Town, the following must also be provided, obtained, or completed: a Preliminary Plan and/or design of the Public Improvement.
8. References
  1. Reference all criteria, master plans, and technical information used in support of concept.

**H. Preliminary Snow Management Plan.** As a part of the Preliminary Plan application package, the Applicant shall prepare a Preliminary Drainage Snow Management Plan, using the approved Concept Plan submittal, that includes the following additional information:

1. Location and size of proposed snow storage areas.
2. Discussion of snow removal methods (with a list of required equipment) and annual management.

**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.
  - A. All drawings shall be 22" x 34' in size.
  - B. Map shall provide sufficient detail to identify drainage flows entering and leaving the development and general drainage patterns.
  - C. 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.
  - D. 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.
  - E. Basins, basin identification numbers, drainage divides, and topographic contours are to be included.
  - F. Location of postal service gang boxes and pull-out area or parking delineated.
2. Floodplain Mapping:
  1. A copy of any published floodplain maps (i.e., flood hazard area delineation, flood insurance rate maps)
  2. All major drainage ways shall have the defined floodplain shown on the report drawings.
  3. Flood hazards from either shallow overland flow, side channels, or concentrated flows.
  4. The location of the Property in relation to the floodplain(s) and/or flood hazards.
3. Drainage Plan Mapping:
  1. Prepare at a scale of 1" = 20' to 1" = 200' on a 22" x 34" size drawing sheet.
  2. Existing topographic contours at 2-feet (or less) intervals, in mountainous areas, the maximum interval may be extended to 5 feet. Final plan approval 1-foot contour intervals shall be shown for areas of little relief. The contours shall extend a minimum of 100-feet beyond the Property lines.

3. All existing drainage facilities within map limits including basin boundaries and sub-boundaries.
4. Conceptual major drainage facilities including proposed storm water quality BMPs, snow storage areas, detention basins, storm sewers, swales, bioretention areas, porous pavement, wetland basins, or outlet structures.
5. Any offsite feature including drainage that influences the development.
6. Proposed drainage patterns and, if available, proposed contours.
7. Legend to define map symbols.
8. Project name, address, engineering firm and seal, and date the title block in lower right corner.
9. North arrow, scale and available benchmark information and location for each benchmark.

J. **Supporting Documents.** The following documents which shall be prepared in accordance with applicable standards and shall be submitted in accordance with the requirements of this Code, or any amendment thereto, with the required application fees. These documents shall be a draft copy of each document, which shall be reviewed, and the final copies will be submitted with the final documentation when application is made for Final Approval.

1. Draft copy of Articles of Incorporation and Bylaws of the Homeowners' Association;
2. Draft copy of Declaration of covenants, conditions, restrictions and management policies;
3. A copy of the Record of Survey filed with the County Surveyor's office of the proposed boundary of the overall development and/or phase. In the event that the development has multiple phases, the proposed plat shall show the recorded file number of the Record of Survey and/or paper copy of the survey;
4. A will-serve letter from any Special Service District and/or other appropriate agency, indicating the availability of water, water service, sewer service, electricity, natural gas, telephone service, high speed internet service, extended fire, extended police, schools, garbage collection and disposal, roads maintenance, trails maintenance, Open Space management, storm water detention, and other municipal type services;
5. A form of certification for each of the following (these are proposed certifications of what is intended to be placed on the plat:
  1. Owner's dedications;
  2. Surveyor's certificate of accuracy of survey;
  3. Surveyor's approval

xiii)

## **11.06.26.01Final Plat Application Package**

A. **Final Plat.** The Final Plat consists of engineering drawing(s) prepared using spatial data that are drawn to a scale not smaller than one-inch equals one hundred feet (1" = 100') and that meet the minimum legal standards for survey as defined in Utah Code Annotated Section 17-23-20. The Final Plat must first evidence how the Final Plat conform to the Preliminary Plan and any conditions for preliminary approval. Using the criteria approved from the Preliminary Plan submittal, the Final Plat shall include the following additional information:

1. Information as required from Preliminary Plan.
2. Development phase number, if a phased project;
3. Lot lines, dimensions and area; adjacent lots and phases;
4. Topography (contours at 2-foot intervals) and site drainage plan which illustrate existing and proposed conditions;

5. Existing vegetation to remain on development and natural features of the land;
6. Soils testing and analysis. A letter of purpose will be prepared and submitted by a licensed geotechnical engineer that shall consider the findings of the sensitive lands study along with the project engineering, that will determine the type, frequency and nature of the geotechnical investigation and subsequent report. The purpose letter will also state what minimum requirements, with respect to geotechnical studies, will be imposed on the subdivided land prior to the issuing of building permits.
7. Utah Department of Transportation approval for access off state roads if applicable; approval as required of other state and federal agencies;
8. Final grading plans illustrating cut and fill limits and limits of disturbance;
9. Temporary construction erosion control plan and Dust Control Plan;
10. Final drainage plan illustrating methods of controlling runoff, directing water flow, and detention / retention areas;
11. Existing and proposed utilities including, fire hydrants, water and sewer lines, and storm sewer system; including plan and profile.
12. Location and elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures;
13. A complete landscape plan including all plant proposed (number of each, size at time of planting, botanical/scientific name) and all additional landscape features such as retaining walls, stormwater basins, etc. Including all materials and scale noted;
14. Parking, access, and loading plan when applicable;
15. Lighting plan, including dark sky initiative;
16. Architectural concept plans;
17. Tabulation of ERUs, as established in accordance with the Town Standards.
18. For Condominiums, the Final Plat shall show the following additional information:
  1. All buildings;
  2. Private drives and parking areas;

B. **Cluster Development Plan.** If a Cluster Development is being requested, additional requirements for Cluster Developments required under the Town Standards should be included.

C. **Final Road Plan.** As a part of the Final Plat application package, the Applicant shall prepare a Final Road Plan, using the criteria approved from the Preliminary Plan submittal, that includes:

1. Street names within Subdivision as proposed by the developer shall be approved by the Planning Commission and must also be approved by Wasatch County.
2. Final design of the Public Improvement that includes the location of all roads, curb, gutter, sidewalks, walkways, driveways, off-site parking or other impervious surfaces.
3. The conclusions and findings that shall support the Criteria used for the design and the final design.
4. A soils report that supports all specified section profiles and specified soil/aggregate materials.
5. Information required for the plans shall be in accordance with sound engineering principles, the technical provisions of any Town manuals (where appropriate), these criteria and other applicable Town ordinances, regulations, criteria or design guidelines.
6. The plans shall be signed and sealed by a Professional Engineer registered in the state of Utah.
7. The plans shall reference all criteria and technical information used.
8. Appendices should include all backup and supporting materials.
9. The plans may be subject to review by outside agencies.

D. **Final Traffic Impact Study.** A final traffic study and or report prepared and signed by a licensed engineer that practices in the field of transportation.

E. **Final Evacuation Plan.** As part of the Final Plan application package, the Applicant shall prepare a final Evacuation Plan that includes: procedures for the orderly and coordinated evacuation operations for the proposed development in the event of an earthquake, wildfire, flooding, or other natural or manmade disasters. The Plan shall outline in detail warning procedures: to be used for evacuations, to identify primary evacuation routes and shelter resources, to identify procedures for the security of the perimeter during and after the evacuation; and to identify procedures for allowing evacuees to return to their homes.

F. **Final Landscape Plan.** As part of the Final Plat application package, the Applicant shall prepare a Final Landscape Plan, including ongoing maintenance plan. Landscaping shall follow guidelines and setback requirements set forth the Town Standards for the designated zone. Using the approved Preliminary Plan submittal, the Final Landscape Plan shall include the following additional information:

1. Revised locations, if any, for all landscaping material, organic and inorganic, used on the site.
2. Planting plan, including location of all materials, size, and scientific and common name of each material. The planting plan includes the location and type of all ground covers, including non-living materials, and all other landscape features and structures.
3. Grading plan showing berms, landforms, and stormwater management facilities.
4. An irrigation plan, irrigation detail plan and corresponding sheet of irrigation construction notes shall be provided indicating the layout and details of the irrigation system including the type and location of all materials utilized.
5. A development obligation statement that establishes the responsibility of the Developer to install landscaping and irrigation according to these regulations.
6. A maintenance obligation statement, signed by the Applicant, defining responsibility for ongoing maintenance of specific areas, including public rights-of-way, private on-site improvements, and stormwater management facilities.

G. **Final Drainage Control Plan.** As a part of the Final Plat application package, the Applicant shall prepare a Final Drainage Control Plan. The Town Engineer may require use of computer-based models for the evaluation of storm water quality and quantity for new developments. Under site specific conditions where it is believed by the Town that impacts from the development may unacceptably impact downstream water quality or quantity however, their use may be required. The recommendation to use computer modeling during the evaluation process is made since it is likely that the review process will check the validity of the Developer's conclusions utilizing SEDIMOT or other appropriate computer technology. The information required for the plan shall be in accordance with sound engineering principles, the technical provisions of any Town manuals (where appropriate), these criteria, and other applicable Town ordinances, regulations, criteria or design guidelines. The plan may also be subject to review by outside agencies such as JTAC, Federal Emergency Management Agency, U.S. Army Corps of Engineers, Environmental Protection Agency, Utah Water, or other agencies as required. Using the Preliminary Control Plan approval, the Final Drainage Control Plan shall include the following additional information:

1. Cover letter presenting the design for review prepared or supervised by a Professional Engineer licensed in the State of Utah with certification that reads as follows:
  1. "This report for the drainage design of (name of development) was prepared by me (or under my direct supervision) in accordance with the provisions of the storm drainage design and technical criteria and was designed to comply with the provisions thereof. I understand that the Town of Hideout does not and will not assume liability for drainage facilities design."

Registered Professional Engineer State of Utah No. \_\_\_\_\_ (Affix Seal)
2. General Location and Description.

1. Information as required from Preliminary Plans.
2. Local roads within the adjacent to the Subdivision.
3. Easements within and adjacent to the site.
3. Description of Property
  1. Information as required from Preliminary Plans.
  2. General project description.
  3. General soil conditions, topography, and slope.
4. Major Basin Description
  1. Information as required from Preliminary Plans.
  2. Identification of all irrigation facilities within the basin that will influence or be influenced by proposed site drainage.
5. Previous Studies and Specific Site Constraints
  1. Previous drainage studies (i.e., project master plans) for the site that influence or are influenced by the drainage design and how implementation of the plan will affect drainage and storm water quality for the site.
  2. Potential impacts identified from adjacent drainage studies.
  3. Drainage impacts of site constraints such as roads, utilities, transit ways, existing structures, and development or site plan.
6. Hydrologic Criteria
  1. Design storm rainfall and its return period(s).
  2. Runoff calculation method(s).
  3. Detention discharge and storage calculation method(s).
  4. Discussion and justification of other criteria or calculation methods used that are not presented in or referenced by the CRITERIA.
7. Hydraulic Criteria
  1. Identify various capacity references.
  2. Discussion of other drainage facility design criteria used that are not presented in these criteria.
8. Storm water Quality Criteria
  1. BMPs to be used for storm water quality control.
  2. Identify, as appropriate, water-quality capture volume and drain time for extended-detention basins, retention ponds and constructed wetland basins.
  3. Identify, as appropriate, runoff volume and flow rates for design of water-quality swales, bioretention areas, porous pavement, wetland basins, etc.
  4. Discussion of other drainage facility design criteria used that are not presented in these CRITERIA or other manuals referenced by the Town of Hideout.
9. Waivers from Criteria
  1. Identify provisions by section number for which a waiver is requested.
  2. Provide justification for each waiver requested.
10. Drainage Facility Design Discuss the following:
  1. Proposed concept, onsite stormwater management infrastructure, and typical drainage patterns
  2. Compliance with offsite runoff considerations.
  3. Anticipated and proposed drainage patterns.
  4. Proposed storm water quality management strategy.
  5. The content of tables, charts, figures, plates, or drawings presented in the report.
  6. Drainage problems encountered and solutions at specific design points.
  7. Detention storage and outlet design.
  8. Storm water quality BMPs to be used.

9. Maintenance access and aspects of the design.
10. Easements and tracts for drainage purposes, including the conditions and limitations for use.
11. Stormwater Maintenance Agreement
12. Conclusions
13. References
  1. Reference all criteria and technical information used.
14. Appendices
  1. Hydrologic Computations (Including computer model input and output listings.)
  2. Land use assumptions regarding adjacent properties.
  3. Initial and major storm runoff at specific design points.
  4. Historic and fully developed runoff computations at specific design points.
  5. Hydrographs at critical design points.
  6. Time of concentration and runoff coefficients for each basin.
  7. Storm water quality BMP sizing calculations including runoff adjustments for minimizing directly connected impervious areas.
  8. Hydraulic Computations (Including computer model input and output listings.)
  9. Culvert capacities.
  10. Storm sewer capacity, including energy grade line (EGL) and hydraulic grade line (HGL) elevations.
  11. Gutter capacity as compared to allowable capacity.
  12. Storm inlet capacity including inlet control rating at connection to storm sewer.
  13. Open channel design.
  14. Check and/or channel drop design.
  15. Detention area/volume capacity and outlet capacity calculations for flood detention and water quality basins; depths of detention basins.
  16. Wetland area and area/depth distribution for constructed wetland basins.
  17. Infiltration rates and volumes for porous pavement or release rates where under drains or infiltration is not possible.
  18. Flow rates, velocities, longitudinal slopes and cross-sections for wetland basins and water quality swales.
  19. Downstream/outfall system capacity to the Major Drainage way System.

**H. Final Snow Management Plan.** As a part of the Final Plat application package, the Applicant shall prepare a Snow Management Plan, using the criteria approved from the Preliminary Plan submittal, that includes:

1. Location and capacity of snow storage areas based on 5-year snow average
2. Detailed discussion of snow removal methods and annual management.

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

1. General Location Map – Shall include all items as identified for the Preliminary Plan.
2. Floodplain Mapping – Shall include all items as identified for the Preliminary Plan.
3. Drainage Plan Mapping – In addition to those items identified for the development of the Preliminary Plan, Drainage mapping shall include the following:
  - A. Property lines, existing Easements, and Easements proposed for dedication, with purposes noted.
  - B. Roads, indicating ROW width, flow line width, curb or roadside swale type, sidewalk, and approximate slopes.

- C. Existing drainage facilities and structures, including irrigation ditches, roadside ditches, cross pans, drainage ways, gutter flow directions, and culverts. Also show pertinent information such as material, size, shape, slope and locations.
- D. Proposed type of road drainage (i.e., vertical or combination curb and gutter), roadside ditch or swale, gutter, slope and flow directions, and cross pans.
- E. Proposed storm sewers and open drainage ways, including inlets, manholes, culverts, and other appurtenances, including riprap or other erosion protection.
- F. Proposed structural water-quality BMPs, their location, sizing, and design information.
- G. Proposed outfall point(s) for runoff from the developed area and, if required, facilities to convey flows to the final outfall point without damage to downstream properties.
- H. Routing and accumulation of flows at various critical points for the initial and water-quality storm runoff events, and major storm runoff events.
- I. Volumes and release rates for detention storage and water-quality capture volume for facilities and information on outlet works.
- J. Location and water surface profiles or elevations of all previously defined floodplains affecting the Property. If floodplains have not been previously published, they shall be defined and shown on the drainage plan.
- K. Location, and measured or estimated elevations, of all existing and proposed utilities affected by or affecting the drainage design.
- L. Routing of upstream offsite drainage flow through or around the development.
- M. Location of any improvements included in the appropriate or accepted outfall system plan, major drainage plan, and/or storm drainage plan.
- N. Definition of flow path leaving the development through the downstream properties ending at a major drainage way or receiving water.

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

J. **Final Documentation.** The following official documents prepared in a manner that will fully present information:

- 1. Articles of Incorporation and Bylaws of the Association;
- 2. Declaration of covenants, conditions, restrictions, and management policies;
- 3. An information brochure (prepared in accordance with applicable standards) for use in the sales program to inform all home buyers in simple terms about the Homeowners Association and the rights and obligations of lot Owners;
- 4. A final form of certification for each of the following (these are the certifications intended to be placed on the plat):
  - 1. Owner's dedications;
  - 2. Surveyor's certificate of accuracy of survey;
  - 3. Surveyor's approval;
  - 4. Notary Public's acknowledgement
- 5. The Design Review Guidelines governing building design within the development
- 6. Geotechnical Studies required prior to the issuing of a building permit within the development
- 7. For Condominiums to following documentation is required:
  - 1. Required assessments;
  - 2. Designation of commonly owned Property;

3. Necessary dedication statement;
4. Statement concerning the formation of a Homeowners Association for the maintenance of the commonly owned Property; and
5. Necessary certifications and approvals.
6. A registered architect or engineer shall certify the Final Plat.
8. Proof of Completion Bond and Warranty Bond required under the Town Standards.
9. Trails location approval letter by the POST Committee.

#### **xiv) 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 Chair
    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)

#### **xv) 12.30.06.16 OPEN SPACE (OSP)**

The OS Classification has as objectives to preserve visual corridors, to provide recreational opportunities, and enhance the "open" feeling of the RSPA.

1. Permitted Uses. Permitted uses include ski areas, golf courses and ancillary uses, trails including equestrian/pedestrian/bicycle/cross-country uses, parks, overlooks, amphitheaters, developed and natural parks, ancillary park facilities, and natural terrain.
2. Density. Not applicable.
3. Height. Not applicable.
4. Setbacks. Not applicable.

## 5. Roof Slopes. Not applicable

xvi) **10.12-12.02.30 Equivalent Residential Units (ERU)** (note moved from 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 sf</u> <u>square feet</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 value</u> 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> interval, <u>add this total ERU value (rounded up)</u>	.75

## xvii) Amendments within Chapter 12.08 MOUNTAIN RESIDENTIAL (MR) ZONE

**12.08.06 Dimensional Standards**

A. Development in the Mountain Residential (MR) Zone shall comply with the following standards to

B. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.

C. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Density (ERU)	1
Minimum Open Space	70%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	1 Acre
Minimum Lot Frontage	200'
Minimum Lot Width	200'
Minimum Lot Depth	100'
Maximum Lot Coverage (in sq. ft.)	12,000
<b>Setbacks</b>	
Minimum Front Setback from road edge	50'
Minimum Front Setback from road edge (Major Road)	60'
Minimum Setback from Highway	150'
Minimum Rear Setback	30'
Minimum Side Setback	25'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a
<b>Building</b>	
Maximum Building Height	35'
Maximum Units per Building	1

<b>Driveway / Garage</b>	
Minimum Parking (non-residential: per 1000 sqft)	2
Minimum Garage Parking (residential: per unit)	2
Minimum Driveway Length	30'
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Conditional
Conjoined Driveway Allowed (with adjacent property)	No
Maximum Driveways (per Frontage)	1
Permitted Driveway Materials	Concrete, Asphalt

### **12.08.07 Building, Development, Design, and Landscaping Requirements**

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

### **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.

xviii) Amendments within Chapter 12.10 RESIDENTIAL 3 (R3) ZONE

### **12.10.06 DIMENSIONAL STANDARDS**

1. Unless otherwise specified, Development in the Residential **Single Family 3 (R3)** Zone shall conform with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Density (ERU)	3
Minimum Open Space	25%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	.33 Acre
Minimum Lot Frontage	85'
Minimum Lot Width	75'
Minimum Lot Depth	80'
Maximum Lot Coverage (in sq. ft.)	8,712
<b>Setbacks</b>	
Minimum Front Setback from road edge	25'
Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	20'
Minimum Side Setback	20'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 5'
<b>Building</b>	
Maximum Building Height	35'
Maximum Units per Building	1

Driveway / Garage	Item # 4.
Minimum Parking (non-residential: per 1000 sqft)	Conditionally
Minimum Garage Parking (residential: per unit)	2
Minimum Driveway Length	25'
Minimum Driveway Width	20'
Maximum Driveway Width	26'
Shared Driveway Allowed	Conditionally
Conjoined Driveway Allowed (with adjacent property)	No
Maximum Driveways (per Frontage)	1
Permitted Driveway Materials	Concrete

### **12.10.07 Building, Development, Design, and Landscaping Requirements**

Unless otherwise specified, all building, development, design, and landscaping requirements within the Residential 3 (R3) shall adhere to the requirements outlined in Title 10, Building and Development Standards.

### **12.10.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

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

### **12.10.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

### **12.10.12 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.~~

xix) Amendments within Chapter 12.12 RESIDENTIAL 6 (R6) ZONE

### **12.12.06 DIMENSIONAL STANDARDS**

1. Unless otherwise specified, Development in the Residential **Medium Density 6 (R6)** Zone must comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Density (ERU)	16 per acre
Minimum Open Space	30%
<b>Frontage / Lot Size</b>	
Minimum Lot Size (single family)	6000 sqft
Minimum Lot Frontage (single family)	55'
Minimum Lot Width (single family)	200'
Maximum Lot Coverage (single family) (percentage)	60%
Minimum Lot Size (attached single family)	4000 sqft
Minimum Lot Frontage (attached single family)	30'
Minimum Lot Width (attached single family)	30'
Maximum Lot Coverage (attached single family percentage)	75%
<b>Building Setbacks</b>	
Minimum Front Setback from road edge	25'
Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	20'
Minimum Side Setback (for single-family units)	10'

		Item # 4.
Minimum Side Setback (for buildings with attached units)	Conditionally	
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 5'	
<b>Building</b>		
Maximum Building Height	35'	
Maximum Units per Building	4	
<b>Driveway / Garage</b>		
Minimum Parking (non-residential: per 1000 sq ft)	2	
Minimum Garage Parking (residential: per unit)	2	
Minimum Driveway Length	25'	
Minimum Driveway Width	20'	
Maximum Driveway Width	26'	
Shared Driveway Allowed	No	
Conjoined Driveway Allowed (with adjacent property)	No	
Maximum Driveways (per Frontage)	4	
Permitted Driveway Materials	Concrete	

## 12.12.07 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Residential 6 (R6) shall adhere to the requirements outlined in Title 10, Building and Development Standards.

## **12.12.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

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

## **12.12.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

## **12.12.12 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.

xx) Amendments within Chapter 12.14 RESIDENTIAL 20 (R20) ZONE

## **12.14.06 DIMENSIONAL STANDARDS**

1. Unless otherwise specified, Development in the Residential 20\_High-Density(R20)-Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Unit Density (ERU)	20 per acre
Minimum Open Space	30%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	2 acres
Minimum Lot Frontage	300'
Minimum Lot Width	250'
Maximum Lot Coverage (percentage)	70%
<b>Setbacks</b>	
Minimum Front Setback from road edge	25'
Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	50'
Minimum Side Setback	50'
Minimum Offsets (relative to roadway or neighboring Bldgs.)	15° or 5'

		Item # 4.
<b>Building</b>		
Maximum Building Height	50'	
<b>Driveway / Garage</b>		
Minimum Parking (non-residential: per 1000 sq. ft)	2	
Minimum Garage Parking (residential: per unit)	1.5	
Minimum Driveway Length	n/a	
Minimum Driveway Width	20'	
Maximum Driveway Width	26'	
Shared Driveway Allowed	Yes	
Conjoined Driveway Allowed (with adjacent property)	Yes	
Maximum Driveways (per Frontage)	2	
Permitted Driveway/Parking Materials	Asphalt or Concrete	

#### 12.14.07 Building, Development, Design, and Landscaping Requirements

Unless otherwise specified, all building, development, design, and landscaping requirements within the Residential 20 (R20) shall adhere to the requirements outlined in Title 10, Building and Development Standards.

#### 12.14.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS

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

#### 12.14.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS

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

#### 12.14.12 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.

**12.16.04 LAND USES**

1. The Neighborhood Mixed Use (NMU) 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.
2. All Infrastructure Uses outside of right-of-way utilities, including but not limited to Communication Towers, Water Storage, Electric Transmission Lines, and Gas Pipelines; shall require a Conditional Use permit.

Land Uses	
<b>Residential</b>	
Accessory Structure	
Affordable Housing Development	C
Cluster Development	
Condominiums	P
Condominium Hotel	C
Multiple Family Unit	P
Short-Term Rental (< 30 days)	C
Single Family Attached (Townhome)	
Single Family Detached	
Timeshare (Shared Ownership Facility)	
<b>Community</b>	
Amphitheatre	C
Church or Worship Center	C
Community Center	P
Private Residence Clubs	P

Public Building	C
Public Services Facility	C
School	C
Swimming Pool / Bath House	
<b>Commercial</b>	
Big Box Retail	C
Convenience Store (no drive-through support)	P
Day Care Centers	P
Equestrian Facilities	C
Fitness / Wellness Center	<u>P</u> <u>C</u>
Gasoline, Retail	C
Golf Course and Related Services	
Grocery	P
Health Care Facility	
Hotel	P
Kiosks and Street Vendors	
Maintenance Facility	P
Meeting Facilities	P
Office	C
Personal Services	C
Recreational Facilities	C

Restaurant (with Drive through support)	C
Restaurant	P
Retail	C
Service Station	
Storage Facility	
Theater	C

## **12.16.06 DIMENSIONAL STANDARDS**

1. Unless otherwise specified, Development in the Neighborhood **Mixed Use (NMU) Commercial** Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, topographical, community character and other limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Unit Density (ERU)	20
Minimum Open Space	20%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	.25 Acre
Minimum Lot Frontage	100'
Minimum Lot Width	100'
Minimum Lot Depth	100'
Maximum Lot Coverage (percentage)	70%
<b>Setbacks</b>	

		Item # 4.
Minimum Front Setback from right of way	0'	
Maximum Front Setback from right of way	10'	
Minimum Front Setback from road edge (Major Road)	30'	
Minimum Setback from Highway	50'	
Minimum Rear Setback	30'	
Minimum Side Setback	30'	
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a	
<b>Building</b>		
Maximum Building Height (Commercial)	45'	
Maximum Building Height (Residential)	40'	
Maximum Building Height (Mixed Use)	52'	
Maximum Units per Building	10	
<b>Driveway / Garage</b>		
Minimum Parking (non-residential: per 1000 sq. ft)	2	
Minimum Garage Parking (residential: per unit)	1.5	
Minimum Driveway Length	n/a	
Minimum Driveway Width	20'	
Maximum Driveway Width	26'	
Shared Driveway Allowed	Conditionally	
Conjoined Driveway Allowed (with adjacent property)	Conditionally	
Maximum Driveways (per Frontage)	2	

Permitted Driveway/Parking Materials	Asphalt or Concrete	Item # 4.
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## **12.16.08-07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING AND MAINTENANCE REQUIREMENTS**

Unless otherwise specified, ~~all building, development, design, and the~~ Landscaping requirements within the Neighborhood ~~Commercial Mixed Use (NMU)~~ Zone shall adhere to the requirements outlined in ~~Section 10.08.32 in~~ Title 10 Building and Development Standards of the Town Code.

Additional Landscaping requirements within the Neighborhood ~~Mixed Use 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.

## **12.16.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

## **12.16.12 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.~~

xxii) Amendments within Chapter 12.18 COMMERCIAL (C) ZONE

## **12.18.04 LAND USES**

1. The Commercial (C) 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.
2. All Infrastructure Uses outside of right-of-way utilities, including but not limited to Communication Towers, Water Storage, Electric Transmission Lines, and Gas Pipelines; shall require a Conditional Use permit.

Land Uses	
Residential	
Accessory Structure	

Affordable Housing Development	C
Cluster Development	
Condominiums (primary residential use only)	C
Condominium Hotel	P
Multiple Family Unit	
Short-Term Rental (< 30 days)	P
Single Family Attached (Townhome)	
Single Family Detached	
Timeshare (Shared Ownership Facility)	
<b>Community</b>	
Amphitheatre	
Church or Worship Center	
Community Center	
Private Residence Clubs	
Public Building	C
Public Services Facility	
School	
Swimming Pool / Bath House	P
<b>Commercial</b>	
Big Box Retail	C
Convenience Store (no drive-through support)	P

Day Care Centers	P
Equestrian Facilities	
Fitness / Wellness Center	p
Gasoline, <u>Retail Stations</u>	<u>CP</u>
Golf Course and Related Services	
Grocery	P
Health Care Facility	P
Hotel	<u>PC</u>
Kiosks and Street Vendors (lot size does not apply)	P
Maintenance Facility	
Meeting Facilities	P
Office	P
Personal Services	P
Recreational Facilities	C
Restaurant (with Drive through support)	C
Restaurant	P
Retail (including liquor)	P
Service Station	C
Storage Facility	
Theater	P

**12.18.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS****12.18.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

A. Unless otherwise specified, all building, development, design, and the Landscaping requirements within the Commercial (C) Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10, Building and Development Standards. of the Town Code.

B. 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.

**12.18.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

**12.18.12 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.

C. Additional Building Design requirements within the Commercial Zone are as follows:

1. In addition to the roof styles outlined, Flat roofs will also be allowed within the Commercial Zone (to include industry practice for roofing materials)

xxiii) Amendments within Chapter 12.20 LIGHT INDUSTRIAL (LI) ZONE

**12.20.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS****12.20.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

Unless otherwise specified, all building, development, design, and Landscaping requirements within the Light Industrial (LI) Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10, Building and Development Standards. of the Town Code.

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

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

**12.20.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

## **12.20.12 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.~~

xxiv) Amendments within Chapter 12.22 COMMUNITY RECREATION (CR) ZONE

## **12.22.06 DIMENSIONAL STANDARDS**

1. Unless otherwise specified, Development in the Community ~~Site-Recreation (CR)~~ Zone shall comply with the standards set forth in the following table.
2. Maximum Density (ERU) is not guaranteed. It is dependent upon geographic, geological, and topographical limitations as outlined with Town Code.
3. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Density (ERU)	n/a
Minimum Open Space	40%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	.5 acre
Minimum Lot Frontage	100'
Minimum Lot Width	100'
Maximum Lot Coverage (in percent.)	60%
<b>Setbacks</b>	
Minimum Front Setback from road edge	50'
Minimum Front Setback from road edge (Major Road)	60'
Minimum Setback from Highway	75'
Minimum Rear Setback	50'
Minimum Side Setback	25'

Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a	Item # 4.
<b>Building</b>		
Maximum Building Height	35'	
Maximum Units per Building	n/a	
<b>Driveway / Garage</b>		
Minimum Parking (non-residential: per 1000 sq ft)	3	
Maximum Parking (non-residential: per 1000 sq ft)	4	
Minimum Garage Parking (residential: per unit)	n/a	
Minimum Driveway Length	25'	
Minimum Driveway Width	20'	
Maximum Driveway Width	26'	
Shared Driveway Allowed	Conditionally	
Conjoined Driveway Allowed (with adjacent property)	Conditionally	
Maximum Driveways (per Frontage)	2	
Permitted Driveway/Parking Materials	Concrete, Asphalt, Compacted Aggregate	

## **12.22.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS**

### **12.22.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

Unless otherwise specified, ~~, all building, development, design, and the~~ Landscaping requirements within the Community Site Recreation (CR) Zone shall adhere to the requirements outlined ~~in Section 10.08.32 in~~ Title 10, Building and Development Standards of the Town Code. Additional Landscaping requirements within the Community Site 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.
2. ~~Manicured grasses can be used in landscape areas but may not exceed 25% of the total landscape area.~~

**12.22.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

**12.22.12 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.~~

xxv) Amendments within Chapter 12.24 NATURAL PRESERVATION (NP) ZONE

**12.24.06 DIMENSIONAL STANDARDS**

1. Unless otherwise specified, Development in the ~~Open Space~~**Natural Preservation (NP)** Zone shall comply with the standards set forth in the following table.
2. All Primary Building and Accessory Structures are subject to the dimensional standards set forth in the following table. These general standards may be further limited or modified by other applicable sections of this Code.

<b>Density</b>	
Maximum Density (ERU)	n/a
Minimum Open Space	80%
<b>Frontage / Lot Size</b>	
Minimum Lot Size	n/a
Minimum Lot Frontage	n/a
Minimum Lot Width	n/a
Maximum Lot Coverage (in percent.)	n/a
<b>Setbacks</b>	
Minimum Front Setback from road edge	n/a
Minimum Front Setback from road edge (Major Road)	n/a
Minimum Setback from Highway	n/a
Minimum Rear Setback	n/a

		Item # 4.
Minimum Side Setback	n/a	
Minimum Offsets (relative to roadway or neighboring Bldgs.)	n/a	
<b>Building</b>		
Maximum Building Height	25'	
Maximum Units per Building	n/a	
<b>Driveway / Garage</b>		
Minimum Parking (non-residential: per 1000 sq ft)	Conditional	
Maximum Parking (non-residential: per 100 sq ft)	Conditional	
Minimum Garage Parking (residential: per unit)	n/a	
Minimum Driveway Length	n/a	
Minimum Driveway Width	20'	
Maximum Driveway Width	26'	
Shared Driveway Allowed	n/a	
Conjoined Driveway Allowed (with adjacent property)	n/a	
Maximum Driveways (per Frontage)	2	
Permitted Driveway/Parking Materials	Concrete, Asphalt, Compacted Aggregate	

#### **12.24.07 BUILDING, DEVELOPMENT, DESIGN, AND LANDSCAPING REQUIREMENTS**

#### **12.24.08 LANDSCAPING AND MAINTENANCE REQUIREMENTS**

Unless otherwise specified, all building, development, design, and the Landscaping requirements within the Open Space Natural Preservation (NP) Zone shall adhere to the requirements outlined in Section 10.08.32 in Title 10, Building and Development Standardsof the Town Code.

Additional Landscaping requirements within the Natural Preservation Open Space Zone are as follows:

1. If any structure is placed on the land, the landscaping requirements listed above in Title 10, Building and Development Standards, apply within the boundaries of the disturbed soil.
2. The natural state of the soil satisfies the landscaping requirements; except as noted in item A-1 above.

**12.24.10 OPEN SPACE AND PUBLIC SPACE REQUIREMENTS**

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

~~Additional Open Space and Public Space requirements within the Open Space Zone are as follows:~~

~~1.3. Public Space is not required in the Open SpaceNatural Preservation zone.~~

~~2.4. Open Space requirements may include public trails.~~

~~3.5. The property owner(s) shall maintain all Natural Preservation, Open Space and Public Space areas.~~

**12.24.12 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.~~

**xxvi) 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 providing sufficient public notice as required by Utah State Code.

**xxvii) 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.

**xxviii) 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](#)).

**xxix) 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

**SECTION II:** The following Sections are adopted:

**i) 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.

**ii) 12.03.08 Residential Medium Density (RMD)**

The RMD Classification is provided to allow for greater density near recreational facilities such as the golf course and near the Resort Villages.

1. Permitted Uses. Permitted uses within this Zone include residential attached, town homes, timeshares and other shared ownership facilities, condominiums, apartments, flats, seasonal employee housing, recreational, trails, parks and other Resort Features.
2. Density per Acre. The maximum Gross Density for the RMD Zone is 6 to 20 Units per acre.
3. Building Height. Building heights are limited to forty-two (42) feet or 3½ Stories, whichever is greater.
4. Setback. Front setbacks shall be taken from the back of curb or edge of road asphalt if there is no curb. All other setbacks shall be taken from property lines. Minimum setback shall be 10 feet; the rear yard minimum shall be 20 feet and front yard minimum setback shall be 20 feet. Larger houses should be located further from roads to avoid dominating the streetscape and to provide room of sensitive grading transitions into existing slopes. Multi-unit structures should be set at the setback line to provide a more urban pedestrian environment.

**iii) 12.03.10 Open Space (OS)**

The OS Classification has as objectives to preserve visual corridors, to provide recreational opportunities, and enhance the "open" feeling of the RSPA.

1. Permitted Uses. Permitted uses include ski areas, golf courses and ancillary uses, trails including equestrian/pedestrian/bicycle/cross-country uses, parks, overlooks, amphitheaters, developed and natural parks, ancillary park facilities, and natural terrain.
2. Density. Not applicable.
3. Height. Not applicable.
4. Setbacks. Not applicable.
5. Roof Slopes. Not applicable.

SECTION III: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this \_\_\_\_ day of \_\_\_\_\_ in the year 2024.

TOWN OF HIDEOUT

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Phil Rubin, Mayor

ATTEST:

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Alicia Fairbourne, Recorder for the Town of Hideout



## 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

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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
<b>Motel/Hotel Room, Apartment or Condo</b>	Up to 500 <u>gross sf</u> <u>square feet</u> <u>including bathroom areas</u>	.25
<b>Motel/Hotel Room, Apartment or Condo</b>	Between 501 and 1,000 <u>gross-sf</u> <u>square feet</u> <u>including bathroom areas</u>	.50
<b>Motel/Hotel Room, Apartment or Condo</b>	Between 1,001 and 1,500 <u>gross-sf</u> <u>square feet</u> <u>including bathroom areas</u>	.75
<b>Motel/Hotel Room, Apartment or Condo</b>	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
<b>Single Family Residences (attached or detached)</b>	Up to 5000 <u>gross-sf</u> <u>square feet</u>	1.00
<b>Single Family Residences (attached or detached)</b>	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
<b>Commercial</b>	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, <a href="#">add this total ERU value (rounded up)</a>	
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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	<a href="#">C P</a>
Gasoline Stations	<a href="#">P C</a>

**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	<a href="#">C P</a>
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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](#)

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**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 28<sup>th</sup> Council meeting agenda was the attached notice of rescheduling the Feb. 6<sup>th</sup> meeting for Feb. 28<sup>th</sup> 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

**From:** [hideoututah](#)  
**To:** [Alicia Fairbourne](#)  
**Subject:** Fwd: Caution: ExternalPublic Comment on town code amendment  
**Date:** Wednesday, February 28, 2024 7:01:31 AM

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**From:** Brian Amerige <[Redacted](#)  
**Sent:** Wednesday, February 28, 2024 6:59:41 AM  
**To:** [hideoututah](#) <[Redacted](#)  
**Subject:** Caution: ExternalPublic Comment on town code amendment

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

Please include the following comment on the public record for the proposed amendment to the town code regarding “oversized vehicles”:

Not only is this amendment poorly written (e.g., “stored” is undefined), but more importantly this is an issue that HOAs, not government at any level, should be involved with. This has nothing to do with health and safety, and is a clear example of overzealous, overreaching regulation. Such optional, subjective policies should not be enforced at the point of a gun. Please restrain yourselves.

Brian Amerige  
10761 N Reflection Lane

**From:** [Mike Strasik](#)  
**To:** [hideoututah](#)  
**Subject:** Caution: ExternalOpposition to proposed Town Code Section 7.16.160 ordinance.  
**Date:** Wednesday, February 28, 2024 9:14:20 AM  
**Importance:** High

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We are strongly opposing the proposed Town Code Section 7.16.160 ordinance. As owners of two trucks that would be prohibited from parking in our own driveway, we would be forced to move from the town of Hideout. The trucks don't fit in our garage. By changing this you will be forcing people from their homes, which is totally unacceptable!

Thank you,

Mike and JoAnn Strasik  
11458 N Vantage Ln, Hideout, UT 84036  
**Redacted**

**From:** [Patricia Bidwill](#)  
**To:** [hideoututah](#)  
**Subject:** Caution: ExternalPlanning Commission  
**Date:** Wednesday, February 28, 2024 9:01:42 AM

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

I want to ask that the Town Not pass the proposed revision to Town Code Section 7.16.160 as it pertains to RV's and vehicles of 18 feet or so.

There is not enough review of the repercussions of this proposed change. Private property owners for example should have the right to have visitors park their RV's in their driveways - or their trucks that are 18 feet.

More importantly each time I virtually attend a Planning Commission meeting the Chair of the Commission acts unprofessionally toward anyone with a public comment. He demonstrates no respect for public comment particularly if the comment is not in favor of his recommendations.

I appreciate it can be a thankless job to lead a commission - but if you do not have the ability to act professionally in the position - don't accept the appointment.

Thank you

Patricia Bidwill  
1962 Perches Drive  
Golden Eagle

**From:** [Michael Katz](#)  
**To:** [hideoututah](#)  
**Subject:** Caution: ExternalProposed ordinance concern  
**Date:** Wednesday, February 28, 2024 8:59:24 AM

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I, Michael E. Katz, am submitting public comment on proposed revision to code sections as discussed at Planning Commission meeting on Feb 26 and there needs to be much further revision to the proposed addition to Town Code Section 7.16.160 following public discussion and engagement before instituting an amendment such as this and the reasoning for the change should be supported by rational basis.

Thank you,  
Michael Katz

**From:** [matthew Hendrix](#)  
**To:** [hideoututah](#)  
**Cc:** [Gayle Hendrix](#)  
**Subject:** Caution: ExternalMatthew Hendrix - Town Code Section 7.16.160  
**Date:** Wednesday, February 28, 2024 8:56:37 AM

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[Learn why this is important](#)

Hello,

My name is Matthew Hendrix. I live at 11721 N Shoreline Dr. Hideout, UT 84036.

I just watched the 02/26/2024 Hideout Planning Commission Meeting on youtube, and I'm EXTREMELY concerned by the new proposed language for **Town Code Section 7.16.160**.

Please remove the language about no trucks over 18'. Almost all regular passenger pickup trucks are a bit longer than 18'. This includes a regular Ford F150 and a Chevy Silverado 1500. I've never heard of or imagined a situation where these types of vehicles would be banned in a residential area. Typical SUVs like a Chevy Suburban are over 18' long.

Please reply to my email letting me know what else I can do beyond sending this email to object to this change in the code. I'm all for banning Recreational vehicles, but I find it hard to describe my level of objection to banning a regular truck that is longer than 18'.

Thank you for your time,

Matt Hendrix  
11721 N Shoreline Dr  
Hideout, UT 84036  
**Redacted**

**From:** [Thomas Cormack](#)  
**To:** [hideoututah](#)  
**Subject:** Caution: ExternalRevised Vehicle Ordinance  
**Date:** Wednesday, February 28, 2024 11:56:15 AM  
**Attachments:** [top selling vehicles in 2023.PNG](#)

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

While I applaud the Town Council on their efforts on the revised Vehicle Ordinance pertaining to RV vehicles and work vehicles, I wanted to point out that including personal pick up trucks extends this effort too far.

The top three selling vehicles in the US last year were pick up trucks - Ford, Chevy and Ram (see attached).

These vehicles are essentially the same as the large SUV's seen in the neighborhood and around town and fit in any standard parking spot or parking garage.

Please reconsider the scope and intention of the new Ordinance to eliminate personal pick up trucks as part of the equation.

Thank you for your efforts and consideration.

Tom Cormack  
m **Redacted**



# The 10 Best-Selling Vehicles in America in 2023

Item # 4.  
hits)

Rank	Brand	Model	
1	Ford	F-Series	750,789
2	Chevrolet	Silverado	555,148
3	RAM	RAM Pickup	444,926
4	Toyota	RAV4	434,943
5	Tesla	Model Y*	403,897
6	Honda	CR-V	361,457
7	GMC	Sierra	295,737
8	Toyota	Camry	290,649
9	Nissan	Rogue	271,458
10	Jeep	Grand Cherokee	244,594
11	Toyota	Tacoma	234,768

**File Attachments for Item:**

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

TOWN OF HIDEOUT  
ORDINANCE #2024-O-03

AN ORDINANCE AMENDING SECTIONS OF THE HIDEOUT CODE TO MATCH STATE  
REQUIREMENTS AND TO PUT FEES IN THE FEE SCHEDULE

WHEREAS, Staff has kept an ongoing log of necessary revisions to the Hideout Code;

WHEREAS, Utah Code Title 10, Chapter 3, Part 7 (Municipal Ordinances Resolutions and Procedures) states all requirements for Ordinances and Resolutions and the Town of Hideout Council will follow the Utah State Code requirements;

WHEREAS, noticing requirements have changed in the State Code and no longer require newspaper notice;

WHEREAS, certain updates will add clarity on the fees for business licenses.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: The following Sections are repealed:

i) **1.10.060 ORDINANCES AND RESOLUTIONS, PROCEDURES**

~~A. Power Exercised By Ordinance: The town council may pass any ordinance to regulate, require, prohibit, govern, control or supervise any activity, business, conduct or condition authorized by statute or any other provision of law. An officer of the town shall not be convicted of a criminal offense where he relied on or enforced an ordinance he reasonably believed to be a valid ordinance. It shall be a defense to any action for punitive damages that the official acted in good faith in enforcing an ordinance or that he enforced an ordinance on advice of legal counsel.~~

~~B. Form of Ordinance: Any ordinance passed by the town council shall contain and be in substantially the following order and form:~~

- ~~1. A number;~~
- ~~2. A title which indicates the nature of the subject matter of the ordinance;~~
- ~~3. A preamble which states the need or reason for the ordinance;~~
- ~~4. An ordaining clause which states: "Be it ordained by the Town of Hideout;"~~
- ~~5. The body or subject of the ordinance;~~
- ~~6. When applicable, a statement indicating the penalty for violation of the ordinance or a reference that the punishment is covered by an ordinance which prescribes the fines and terms of imprisonment for the violation of the town ordinance; or, the penalty may establish a classification of penalties and refer to such ordinance in which the penalty for such violation is established;~~

7. A statement indicating the effective date of the ordinance or the date when the ordinance shall become effective after publication or posting as required by this section;
8. A line for the signature of the mayor or acting mayor to sign the ordinance;
9. A place for the town clerk to attest the ordinance and affix the seal of the town;
10. Where the mayor may disapprove an ordinance passed by the town council, the ordinance must show that it was passed with the mayor's approval or that if the mayor disapproved the ordinance that it was passed over his disapproval. If the mayor neither approves or disapproves an ordinance, the ordinance should show that it became effective without the approval or disapproval of the mayor.

**C. Requirements as to Form; Effective Date:**

1. Ordinances passed or enacted by the town council shall be signed by the mayor, or if he absent, by the mayor pro tempore, or by a quorum of the town council, and shall be recorded before taking effect. No ordinance shall be void or unlawful by reason of its failure to conform to the provisions of Utah Code § 10-3-704(1), (2), (3) or (4).
2. Ordinances shall become effective twenty (20) days after publication or posting or thirty (30) days after final passage by the town council, whichever is closer to the date of final passage, but ordinances may become effective at an earlier or later date after publication or posting if so provided in the ordinances.
3. Ordinances which do not have an effective date shall become effective twenty (20) days after publication or posting, or thirty (30) days after final passage by the town council, whichever is sooner.

**D. Publication and Posting Of Ordinances:**

1. Before an ordinance may take effect, the legislative body of the town adopting an ordinance, except an ordinance enacted under Utah Code §§ 10-03-706 through 10-03-711, shall:
  - a. Deposit a copy of the ordinance in the office of the town clerk; and
    - 1) Publish a short summary of the ordinance at least once:
      - a) In a newspaper published within the town; or
      - b) If there is no newspaper published within the town, In a newspaper of general circulation within the town; or
    - 2) Post a complete copy of the ordinance in three (3) public places within the town.
2. Any ordinance, code or book, other than the state code, relating to building or safety standards, municipal functions, administration, control or regulations, may be adopted and shall take effect without further publication or posting, if reference is made to the code or book and at least one copy has been filed for use and examination by the public in the office of the town clerk prior to the adoption of the ordinance by the governing body.

a. Any state law relating to building or safety standards, municipal functions, administration, control or regulations, may be adopted and shall take effect without further publication or posting if reference is made to the state code.

b. The ordinance adopting the code or book shall be published in the manner provided in this subsection.

E. Recording, Numbering And Certification of Passage: The town clerk shall record, in a book used exclusively for the purpose, all ordinances passed by the town council. The town clerk shall give each ordinance a number, if the town council has not already so done. Immediately following each ordinance, or codification of ordinances, the town clerk shall make or cause to be made a certificate stating the date of passage and of the date of publication or posting, as required. The record and memorandum, or a certified copy thereof, shall be prima facie evidence of the content, passage and publication or posting of the ordinances or codification.

F. Resolutions:

1. Purpose: Unless otherwise required by law, the town council may exercise all administrative powers by resolution, including, but not limited to:

- a. establishing water and sewer rates;
- b. charges for garbage collection and fees charged for town services;
- c. establishing personnel policies and guidelines; and
- d. regulating the use and operation of the town property. Punishment, fines or forfeitures may not be imposed by resolution.

2. Form: Any resolution passed by the town council shall be in a form and contain sections substantially similar to that prescribed for ordinances.

3. Publication; Effective Date: Resolutions may become effective without publication or posting and may take effect upon passage or at a later date as the town council may determine, but resolutions may not become effective more than three (3) months from the date of passage.

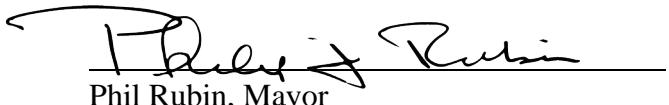
ii) **4.04.140 ANNUAL FEE LEVIED; SCHEDULE**

There is imposed and levied a fee of fifty dollars (\$50.00) on the business, location, trade, calling or profession of every person engaged in a business within this municipality.

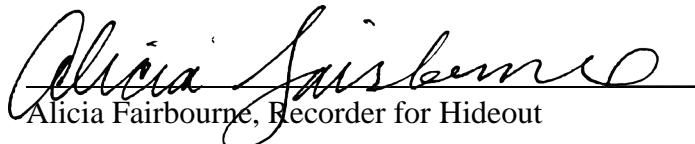
**SECTION II:** Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 6th day of March in the year 2024.

TOWN OF HIDEOUT

  
Phil Rubin, Mayor

ATTEST:

  
Alicia Fairbourne, Recorder for Hideout



**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 8 March 2024 (“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**

## 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 for a term of fifty (50) years. Thereafter, it shall automatically renew for additional consecutive terms of one (1) year each unless either party gives notice in writing of non-renewal 30 days before a termination date.
2. Either party may terminate this Agreement at the end of a calendar year 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.

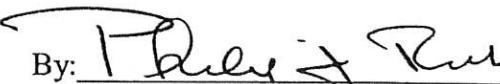
8. Prior Agreements. This Agreement between the parties, and upon the date of the approval of this Agreement by both parties, and starting on the Effective Date, supersedes and replaces all prior agreements between the parties regarding the County Maintained Segments.

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 29th of February, 2024, and the County has caused this Agreement to be signed by the County Manager on the 8 day of March, 2024.

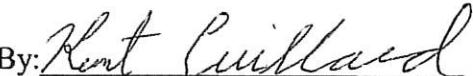
COUNTY OF WASATCH

By:   
 Dustin Grabau  
 Wasatch County Manager

HIDEOUT TOWN

By:   
 Philip Rubin  
 TOWN OF HIDEOUT Mayor

APPROVAL RECOMMENDED:

By:   
 Kent Culliard  
 Hideout Town Public Works

APPROVED AS TO FORM:

By:   
 Polly McLean  
 Hideout Town Attorney

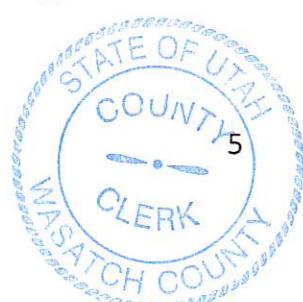
APPROVAL RECOMMENDED:

By:   
 Terry Ekker  
 Wasatch County Public Works

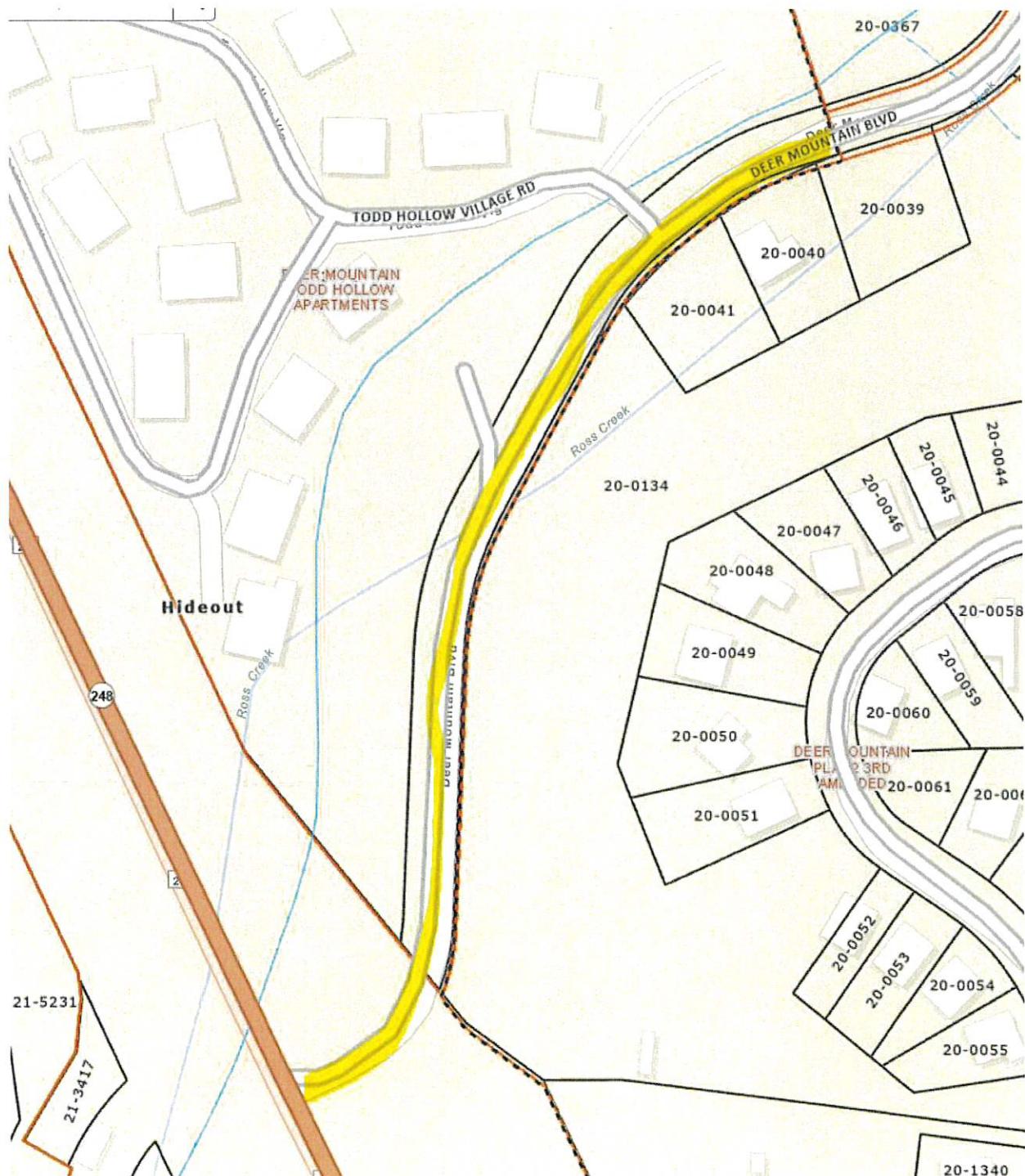
APPROVED AS TO FORM:

By:   
 Jon Woodard  
 Deputy County Attorney

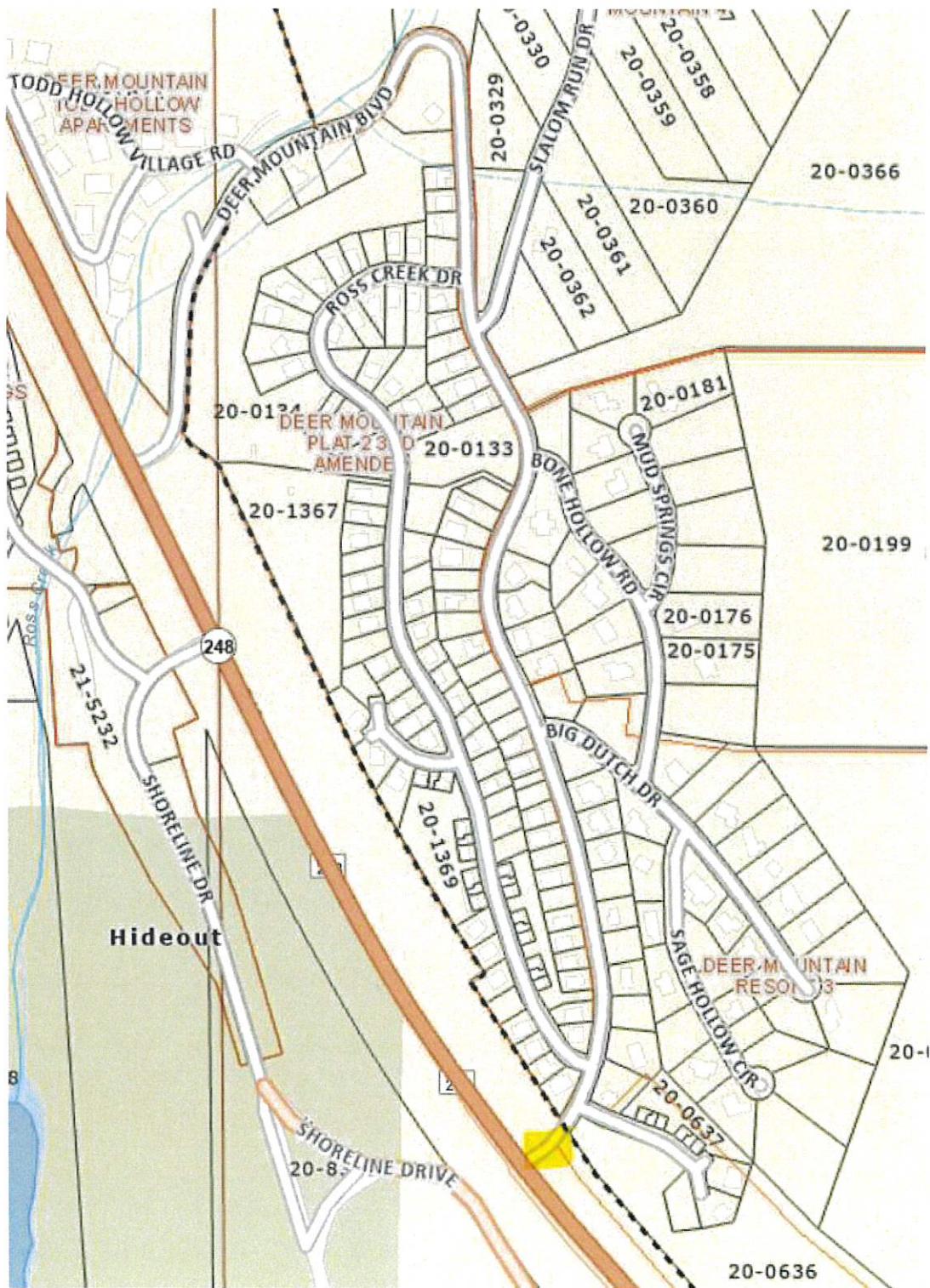
Michelle B. Crook  
 (Deputy Clerk)



**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

To: Town Council  
 From: Jan McCosh  
 Re: Next steps following the Annual Retreat  
 Date: Prepared for the February 28, 2024 Council Meeting

---

**Subject:** Council vote to approve professional services

Under the Town's procurement code 1.16.060 (D)

The town council shall approve all requests for proposals and approve the award of contracts for professional services exceeding ten thousand dollars (\$10,000.00) in any single fiscal year.

**Recommendation:** Approve Requests for Proposals (RFP) process for soliciting proposals from qualified firms to provide assistance with public outreach services which would include informing the public and helping shape the public conversation on town-related goals and plans and implementation of a strategic plan and selected recommendations that flowed from the annual retreat.

**Background:** At the January 11, 2024 Council Meeting/Town Annual Retreat, X-Factor Strategic Communications facilitated a discussion with stakeholders to identify short and long-term priorities for the Town to get input to outline actionable strategies for the development of a strategic plan.

Stakeholders including the Mayor, Hideout Council and Commissioners, Wasatch County Council members (Searle and McMillan), staff, consultants and committee members gathered to discuss the Town's strengths, weaknesses, opportunities and threats and then through a series of exercises worked through issues centered on five key issues:

- 1) Community engagement
- 2) Strategic partnerships
- 3) Economic and commercial development
- 4) Parks, open space and trails
- 5) Transportation

After the retreat, X-Factor delivered a Stakeholder Retreat Report (attached) that suggests six recommendations. The town has begun efforts around these recommendations. Listed below are the recommendations along with a brief description of efforts begun:

- 1) Establish guiding principles to align priorities with agreed-upon fundamentals

A “rebranding” in the community has been discussed. Changing the way we represent the town, such as Council member Ralph Severini suggested--“The Jewel of the Wasatch Back,” represents the opportunity we have ahead of us.

The development of Ross Creek as an amenity available to residents in the surrounding areas—Park City, Kamas Valley and Heber gives us an opportunity to invite in planners and stakeholders for visioning and community input.

A series of visioning type meetings organized by Hideout could help create collaboration and a positive image of the Town. Thomas Eddington and Jan McCosh have begun talking to regional planners as well as a resident of Hideout (who has experience creating placemaking in cities) about a meet-up/visioning session.

- 2) Streamline internal processes and procedures to improve efficiency and reduce miscommunication

The Economic Development Committee (“EDC”) has created a Ross Creek Committee that includes members of town council, planning commission and staff to streamline the commercial development process. The committee is working to create policies and procedures to further improve efficiency.

The committee has been effectively recruiting and meeting with seasoned commercial developers in the area.

- 3) Proactively engage the community to improve public perception and build trust.

The Town has a limited budget and a very small staff tasked with large demands. The Town has also tasked Council members to lead volunteer committees in furtherance of goals and plans and those committees continue to provide excellent support to the Town.

As a new member of the Council, Jonathan Gunn suggested we garner additional support of members in the community via a skills assessment survey to align needs with potential availability of residents who would be willing to offer their time and expertise.

A skills assessment was circulated via email and 12 residents responded to that survey. Council members and staff have met with at least four of the respondents so far and will continue to utilize the list.

The POST Committee headed by Council member Chris Baier has been collaborating successfully on a strategic partnership with Jordanelle State Park and is collaborating with Mountainland Association of Government (“MAG”) grant writer and others on a project that will increase the value of the Ross Creek area and offer added increased trail connectivity and maintenance.

Council member Carol Haselton has agreed to join a regional planning organization on transportation, organized by Wasatch County and in conjunction with MAG. This opportunity will allow relationship-building with others in the region and the opportunity to improve perceptions of Hideout.

Former Council member, Sheri Jacobs has agreed to continue to lead a community engagement committee and has been arranging community events in the upcoming year as well as collaborating with the POST committee and the Jordanelle State Park (“JSP”) on community volunteer efforts. Hideout and JSP will be co-hosting the grand opening of the Ross Creek entrance to the Park in June.

One member of the engagement committee has agreed to organize communication through HOA members in the town.

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

In addition to the aforementioned relationships with regional associations,

Jan McCosh had a follow-up meeting with Wasatch County Council members McMillan and Searle and County Manager, Grabau. The County was complimentary of our strategic planning efforts and is willing to help us work toward resolution on issues presented at the retreat.

Jan McCosh continues to be involved in Park City and Summit County events and talks authentically about all of the positive things happening in Hideout.

Mayor Rubin and Jonathan Gunn have been actively involved in efforts to improve access to safety in the area and are working collaboratively with the Wasatch Fire District and GCD, a developer in town to create a temporary fire station.

5) Cultivate relationships of trust to attract thoughtful, responsible commercial development

The EDC/Ross Creek Committee has met with Utah Land Institute members and is evaluating the possibility of engaging a Technical Advisory Committee (“TAC”) that would give the Town access to a national pool of development professionals spanning issues from annexation to access to capital.

6) Explore funding and financing opportunities for critical infrastructure and services

Summit Land Conservancy has been a topic of discussion for maximizing stewardship of the land in the long-term.

**Analysis:** With the assistance of a PR firm, we can boost the town’s efforts in changing the dialogue as well as create a strategic plan that effectively advances the short and long-term priorities of the Town.



# 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  
future  
experience  
change  
building  
challenges  
public  
care  
wirk  
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

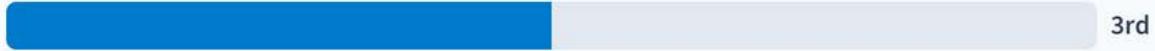
Beautiful scenic views



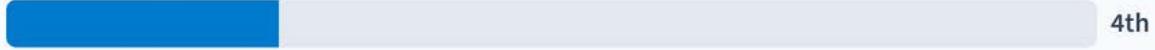
Access to outdoor recreation



"Small-town" feel



Involved citizenry



## Rank Hideout's Weaknesses

Insufficient commercial development



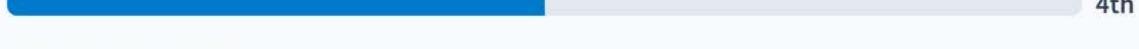
Financial constraints



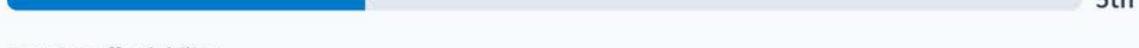
Limited developable land



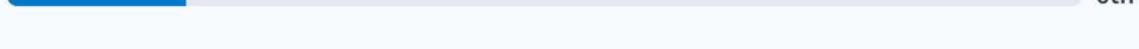
Developer-friendly regulations



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.

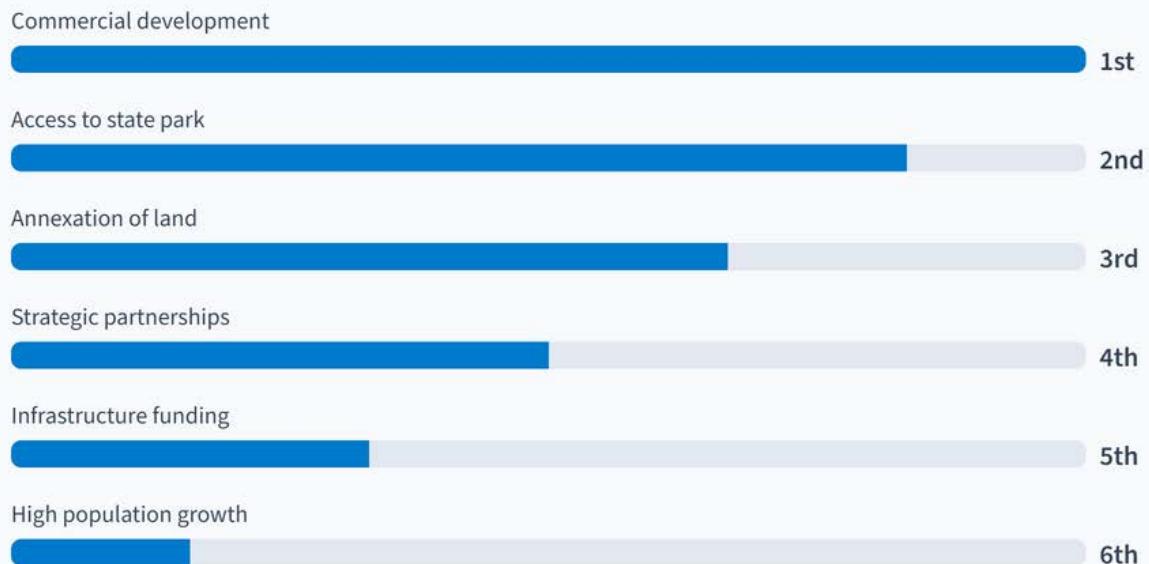
## T

### Threats

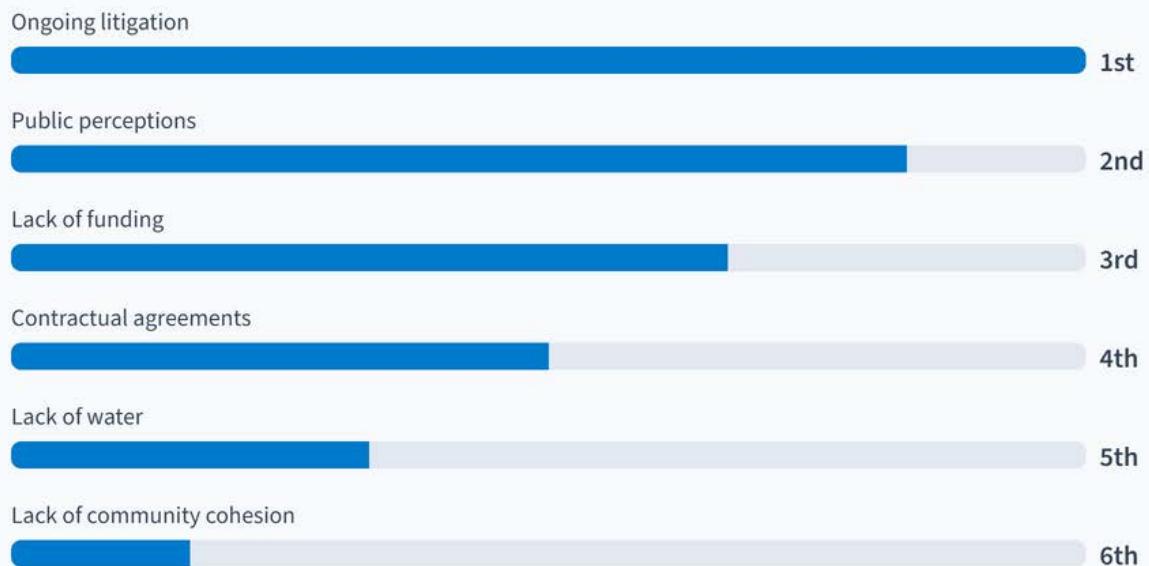
Participants recognized that the threats the Town faces may be somewhat out of their control. This includes ongoing and expensive litigation, a lack of community cohesion and negative public perceptions, potential funding deficits, water shortages and more.

# 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

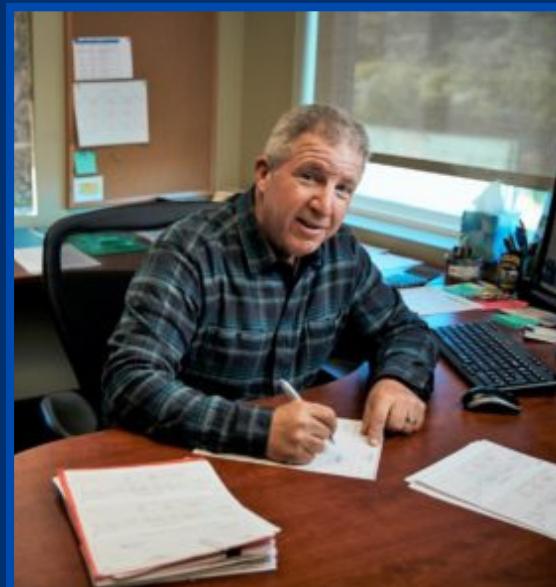
If fielded correctly, surveys can inform key decision making by providing representative feedback.

**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:

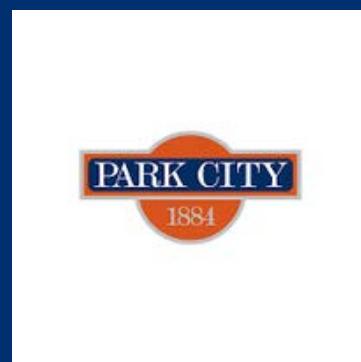
- Neighborhood Homeowners Associations
- Park City
- Summit CountyWasatch County
- Mountainland Association of Governments
- Wasatch Fire District
- Jordanelle Special Service District
- Jordanelle State Park
- High Valley Transit
- Utah Department of Transportation
- Utah League of Cities and Towns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

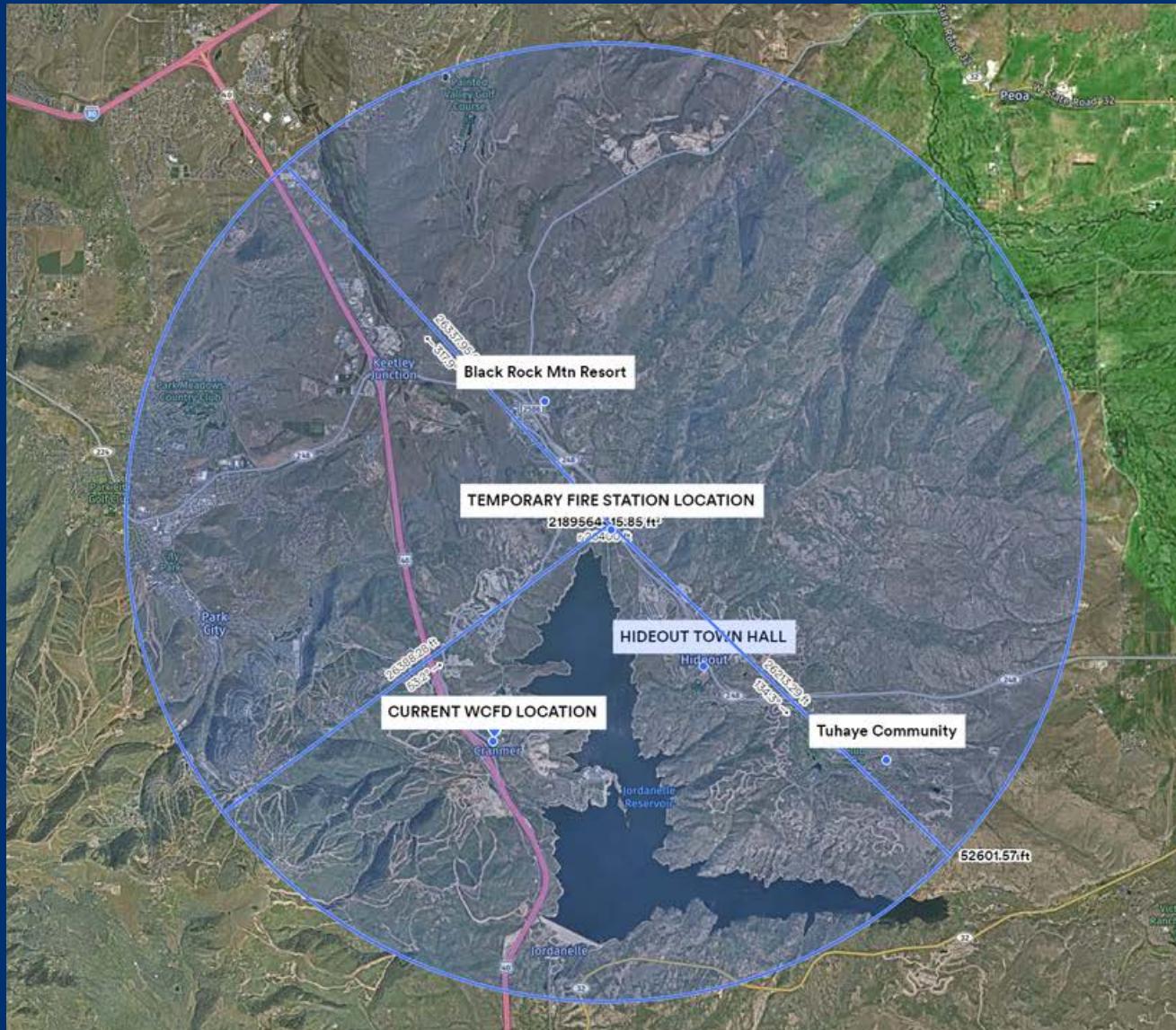
**RECOMMENDATION: Identify a Town intergovernmental liaison who can attend regular county and city council meetings and represent the Town in annexation negotiations.**



## 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.

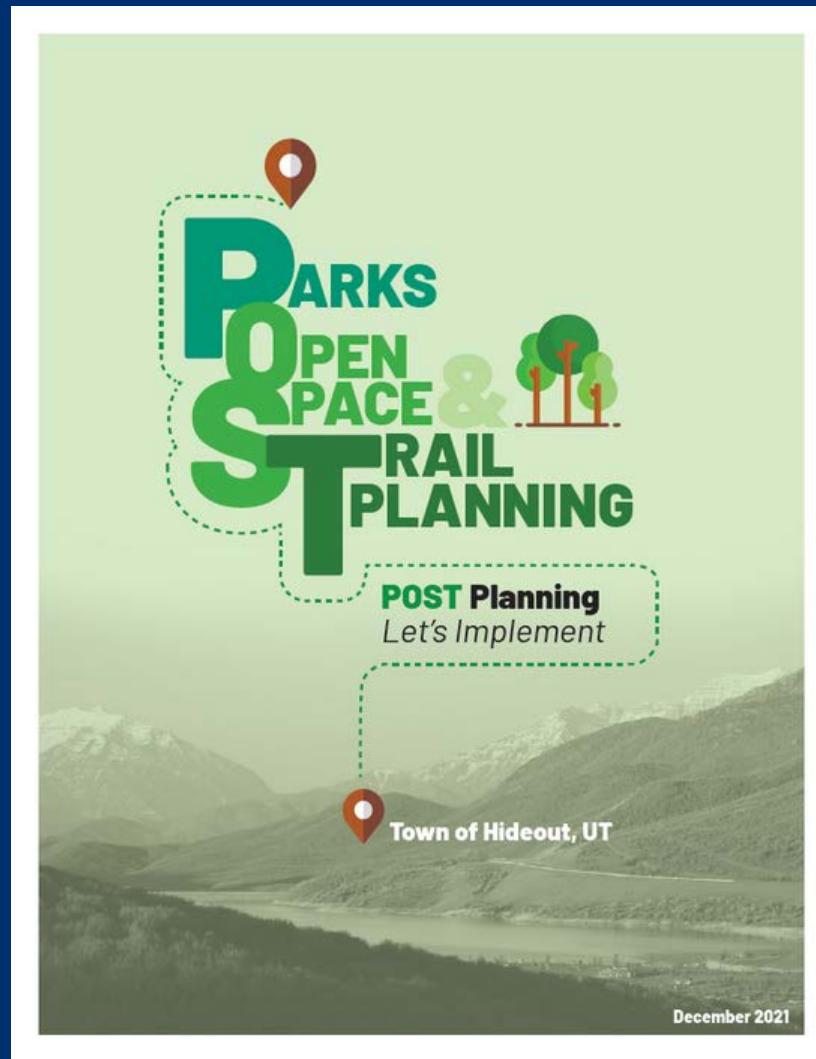
**RECOMMENDATION: Construct the station, soliciting donations from the community to help fund it.**



## 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

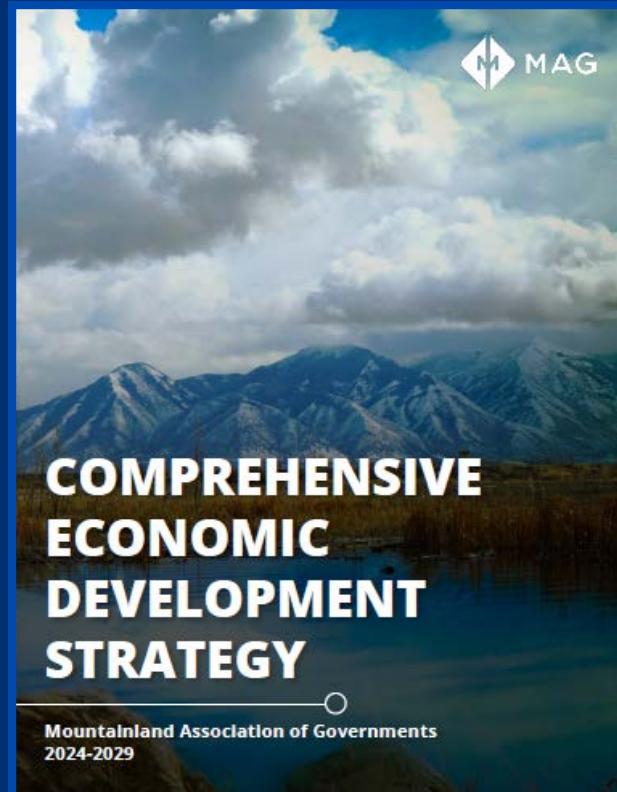
MAG has started a four-year process to update their Regional Transportation Plan (RTP) entitled [TransPlan50](#).

**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**

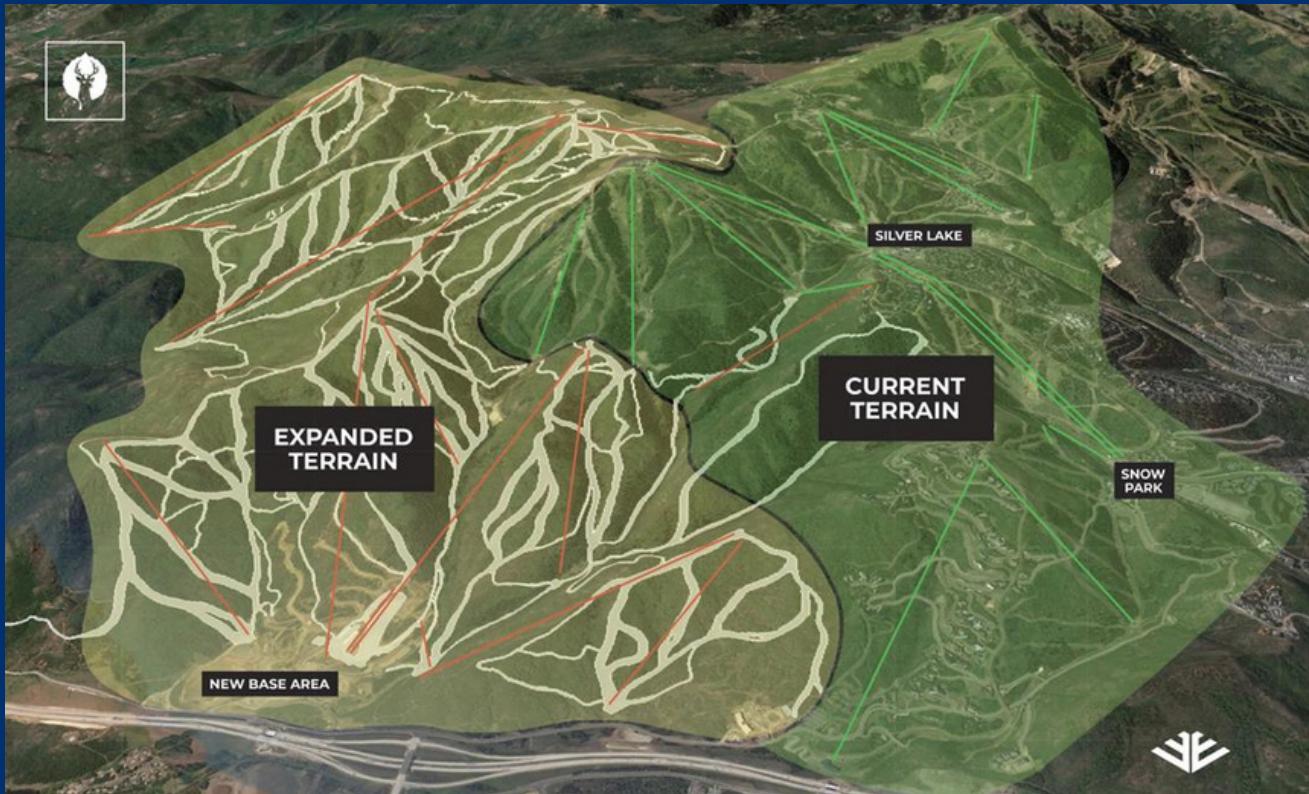


**PUBLIC INFRASTRUCTURE DISTRICT**

## 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

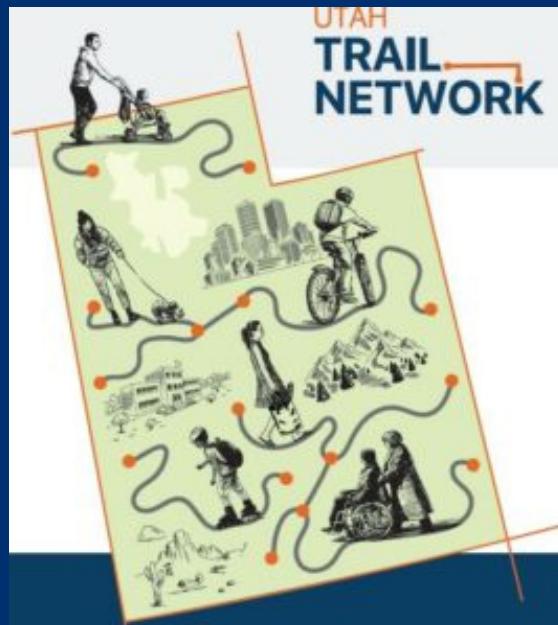
Grants can support economic development efforts in small towns by funding projects that create jobs, stimulate business growth, attract investment, and enhance the overall quality of life for residents. While each opportunity comes with its own requirements, grants generally do not need to be repaid. 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.**



