



# HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING (RESCHEDULED)

February 18, 2025

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, January 16, 2025.

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

6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Meeting Minutes

1. [January 16, 2025 Planning Commission Minutes DRAFT](#)

IV. Agenda Items

1. [Presentation and possible approval of an updated concept plan for the Wildhorse Development on parcel 00-0020-8164. This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.](#)

2. [Presentation and possible approval of an updated concept plan for the Elkhorn Springs Development on parcels 00-0020-8182 and 00-0020-8184 \("the Salzman Property"\).](#)

V. 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 Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

**File Attachments for Item:**

1. January 16, 2025 Planning Commission Minutes DRAFT

**Minutes**  
**Town of Hideout Planning Commission**  
**Regular Meeting**  
**January 16, 2025**  
**6:00 PM**

The Planning Commission of Hideout, Wasatch County, Utah met in Rescheduled Regular Meeting on January 16, 2025 at 6:00 PM in person and electronically via Zoom meeting.

**Regular Meeting and Public Hearing**

**I. Call to Order**

Chair Tony Matyszczyk called the meeting to order at 6:03 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

**II. Roll Call**

**Present:** Chair Tony Matyszczyk  
Commissioner Rachel Cooper  
Commissioner Joel Pieper  
Commissioner Glynnis Tihansky  
Commissioner Peter Ginsberg (alternate)

**Excused:** Commissioner Donna Turner  
Commissioner Chase Winder (alternate)

**Staff Present:** Alicia Fairbourne, Recorder for Hideout  
Kathleen Hopkins, Deputy Recorder for Hideout

**Staff Attending Remotely:** Polly McLean, Town Attorney  
Thomas Eddington, Town Planner  
Gordon Miner, Town Engineer

**Public In Person or Attending Remotely:**

Nate Brockbank, Patrick Todd, Paul Watson, Eric Davenport

**III. Approval of Meeting Minutes**

**1. December 16, 2024 Planning Commission Minutes DRAFT**

There were no comments on the December 16, 2024 draft minutes.

***Motion: Commissioner Tihansky moved to approve the December 16, 2024 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Commissioner Ginsberg, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion carried.***

1     **IV.     Agenda Items**

2             **1.   Presentation and discussion of a concept plan for the Elk Horn Springs Development on**  
3             **parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property").**

4             Town Planner Thomas Eddington provided an overview of the updated concept plan and referred  
5             to the Staff Report included in the meeting materials. The updated concept plan covered  
6             approximately 115 acres currently zoned Mountain, which the development team of Nate  
7             Brockbank and Holmes Homes would like to develop for both residential and commercial uses.  
8             The proposed plan included 211 residential units (72 townhomes and 139 single family homes) as  
9             well as three lots for Neighborhood Commercial Development totaling 15,000 square feet.

10            Mr. Eddington stated the development team was requesting feedback on this proposed concept  
11            plan and would come back to the next Planning Commission meeting for a Public Hearing and  
12            consideration of a final concept plan, rezone application and Master Development Agreement.

13            Mr. Eddington reviewed the updated concept plan which included commercial space on  
14            approximately one acre near the entrance to the development, a community center, fifteen acres  
15            to be deeded to the Town, and a map with proposed roads and locations of townhomes and single-  
16            family homes throughout the two parcels.

17            The development team of Messrs. Nate Brockbank, Patrick Todd and Eric Davenport were  
18            introduced and answered questions from the Planning Commissioners. Mr. Davenport discussed  
19            options for the management of the community center which could be open to the public and  
20            managed by the Town or managed by the Homeowners Association (HOA). Mr. Brockbank stated  
21            he was prepared to build the community center and deed it to the Town.

22            Mr. Eddington noted the developer had proposed deeding the proposed commercial land to the  
23            Town to manage its development. Discussion ensued regarding the location of the clubhouse and  
24            pickle ball courts, the preference not to include a pool as part of the clubhouse, negotiation of  
25            easements with Mustang Development and discussions with Utah Department of Transportation  
26            (UDOT) regarding new lanes on SR-248.

27            Town Engineer Gordon Miner noted his review of the proposed concept plan was limited and he  
28            would have more specific comments to share with the development team once he reviewed all the  
29            necessary documents when submitted with the subdivision application.

30            In response to a question from Commissioner Rachel Cooper regarding plans for trails, Mr.  
31            Brockbank stated the team was working with a trail designer and would have detailed trail map to  
32            share later. Discussion ensued regarding a proposed phasing plan and timeline; Mr. Brockbank  
33            stated the development could be completed in eight phases over a six- to eight- year period,  
34            depending on market conditions.

35            The Planning Commissioners discussed the potential approval of nightly rentals for the  
36            development. Commissioner Glynnis Tihansky noted this was the last remaining undeveloped  
37            parcel in Hideout which she would prefer to see remain as open space; however, she acknowledged  
38            this was the best proposal put forth for this property to date. Mr. Brockbank discussed several  
39            items which he proposed contributing to the Town including the commercial acreage, community  
40            center and pickleball courts, fifteen acres of open space and paying for the engineering study for  
41            the spine trail project connecting Hideout to Park City and Kamas along SR-248. Mr. Brockbank  
42            agreed to 1) contribute a second town sign at the southeastern town line on SR-248; 2) have the  
43            community's HOA take on responsibility for road maintenance; and 3) consider whether his team

1 could build the commercial space for the Town. Mr. Eddington noted there were partnership  
2 options to work on commercial development with Mr. Brockbank's team, which could provide  
3 incentives to attract tenants when the project was ready for commercial development.

4 Mr. Brockbank and his team were excused and left the meeting at 7:04 PM.

5 **2. Discussion of a proposed update to the 2019 General Plan.**

6 Mr. Eddington led a discussion to plan an update to the Town's general plan which was last  
7 updated in 2019. He noted the current plan was based on 2017 demographic information and did  
8 not include the current annexation map and new town boundaries. He suggested the opportunity  
9 to incorporate new community survey data into the plan. Commissioner Glynnis Tihansky asked  
10 whether an updated plan would include details on current and projected town demographics, as  
11 well as examine the mix of full- and part-time residents.

12 The Planning Commissioners offered suggestions including diversity of housing development to  
13 accommodate senior citizens, expansion of the spine trail plan as a component of the Town's  
14 transportation plan, integration with Jordanelle State Park, options for parking at a public transit  
15 stop, and future annexations.

16 Mr. Eddington thanked the Planning Commissioners for their input and stated he would have draft  
17 components of an updated plan to review with the Planning Commissioners over the next few  
18 months. He also stated he would work on a draft executive summary to be included with the  
19 general plan.

20  
21 **3. Discussion of alternate dates for February 2025 Planning Commission meeting.**

22 Chair Matyszczyk led a discussion of alternate dates for the February Planning Commission  
23 meeting. It was determined that Tuesday February 18, 2025 would be an acceptable date.

24 **V. Meeting Adjournment**

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

26 ***Motion: Commissioner Pieper moved to adjourn the meeting. Commissioner Cooper made the***  
27 ***second. Voting Yes: Commissioner Cooper, Commissioner Ginsberg, Chair Matyszczyk,***  
28 ***Commissioner Pieper and Commissioner Tihansky. Voting No: None. Absent from Voting:***  
29 ***Commissioner Turner. The motion carried.***

30 The meeting adjourned at 7:44 PM.

31  
32  
33  
34 \_\_\_\_\_  
35 Kathleen Hopkins  
Deputy Recorder for Hideout

**File Attachments for Item:**

1. Presentation and possible approval of an updated concept plan for the Wildhorse Development on parcel 00-0020-8164. This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.

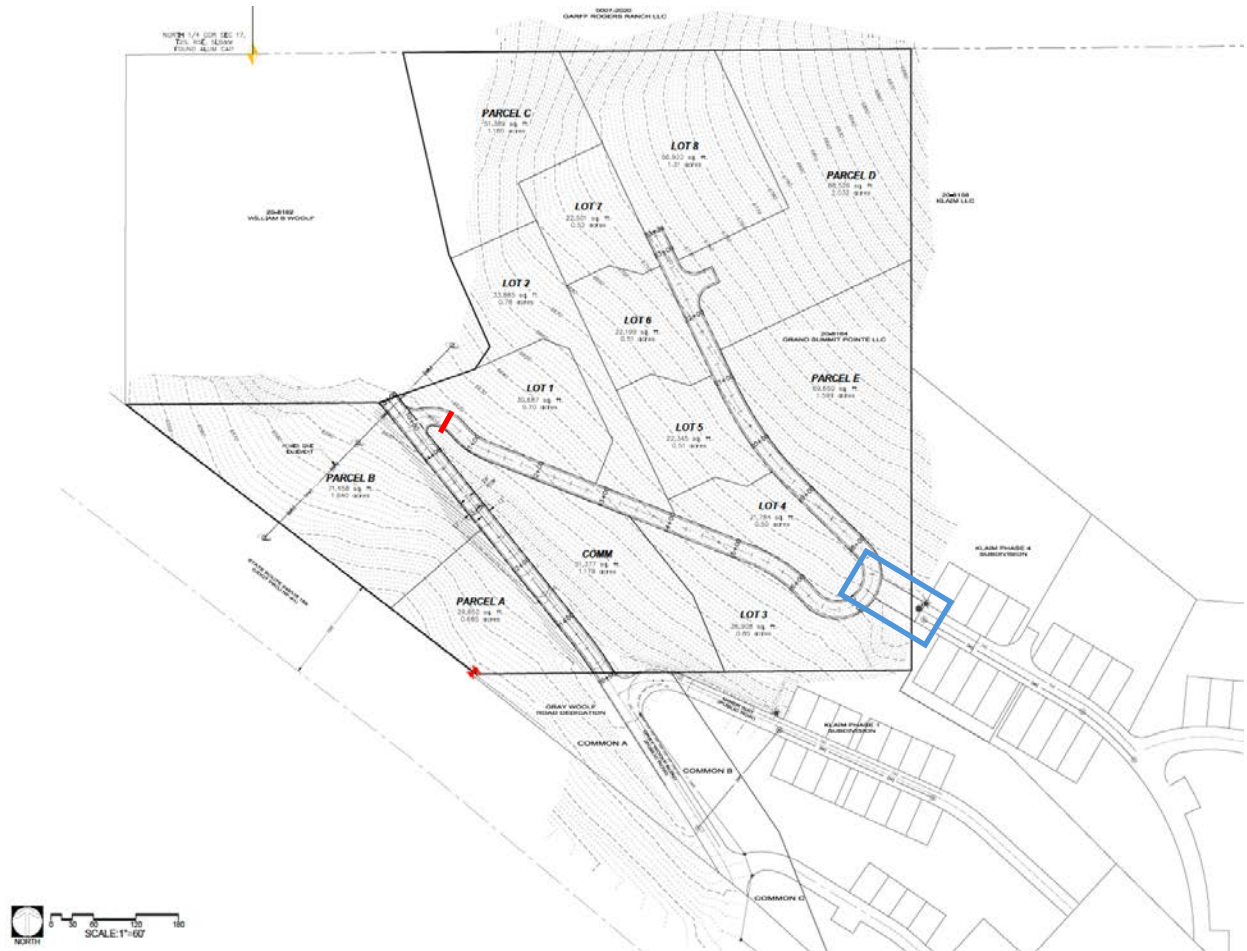
# Wildhorse Development Concept Plan – Updated

Staff Report/Presentation

February 18, 2025  
Planning Commission Meeting

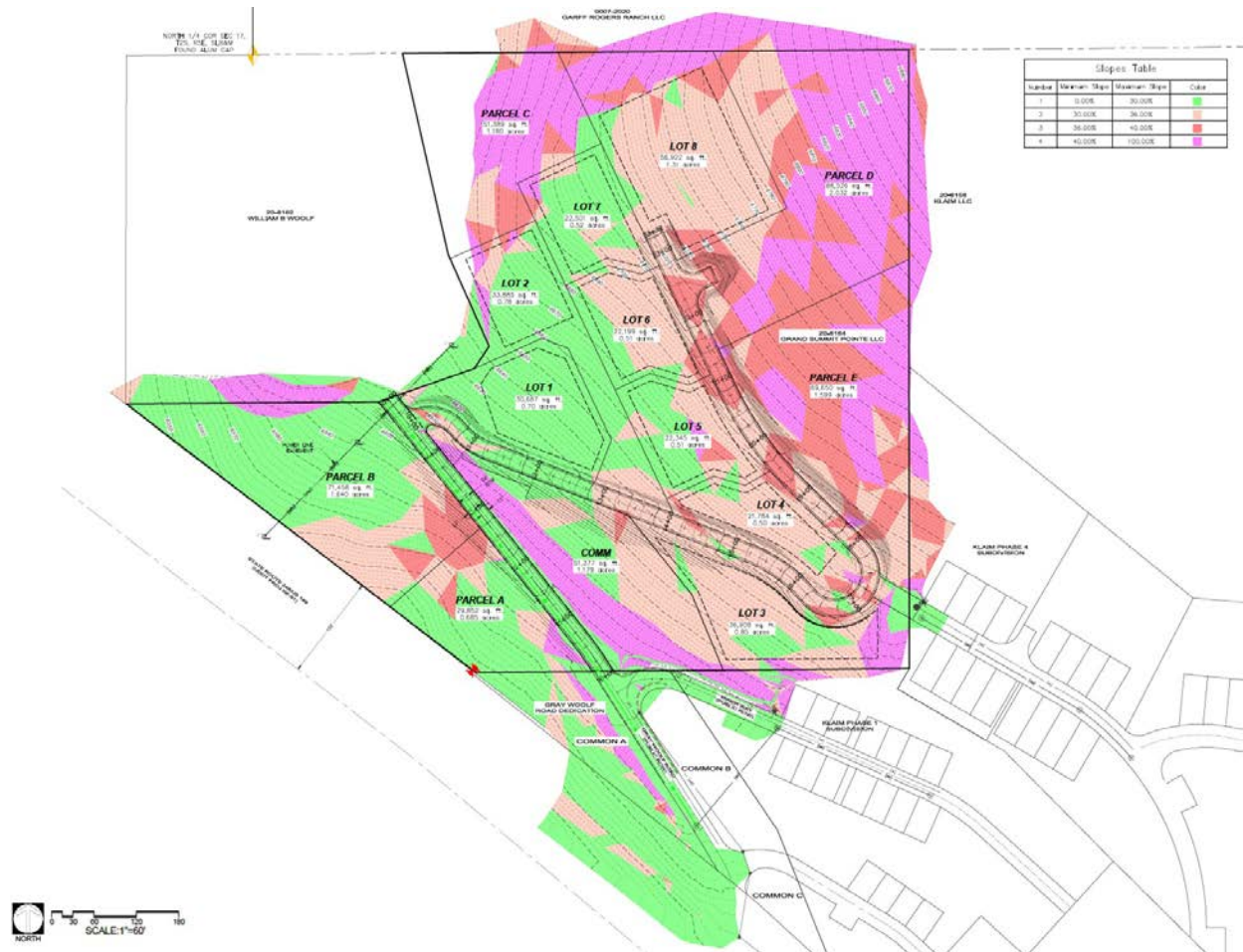
## Lot Configuration, Road Network and Topo

- 8 Single-family Lots
- 1 Neighborhood Commercial Lot moved from the west part of the site to the middle
- Need to include Limits of Disturbance (LOD) on the Lots and/or proposed setbacks
- Road reviewed by the Fire Department and generally given the thumbs up...with an emergency connection to KLAIM (indicated in blue)
- Gated community – gate located indicated in red



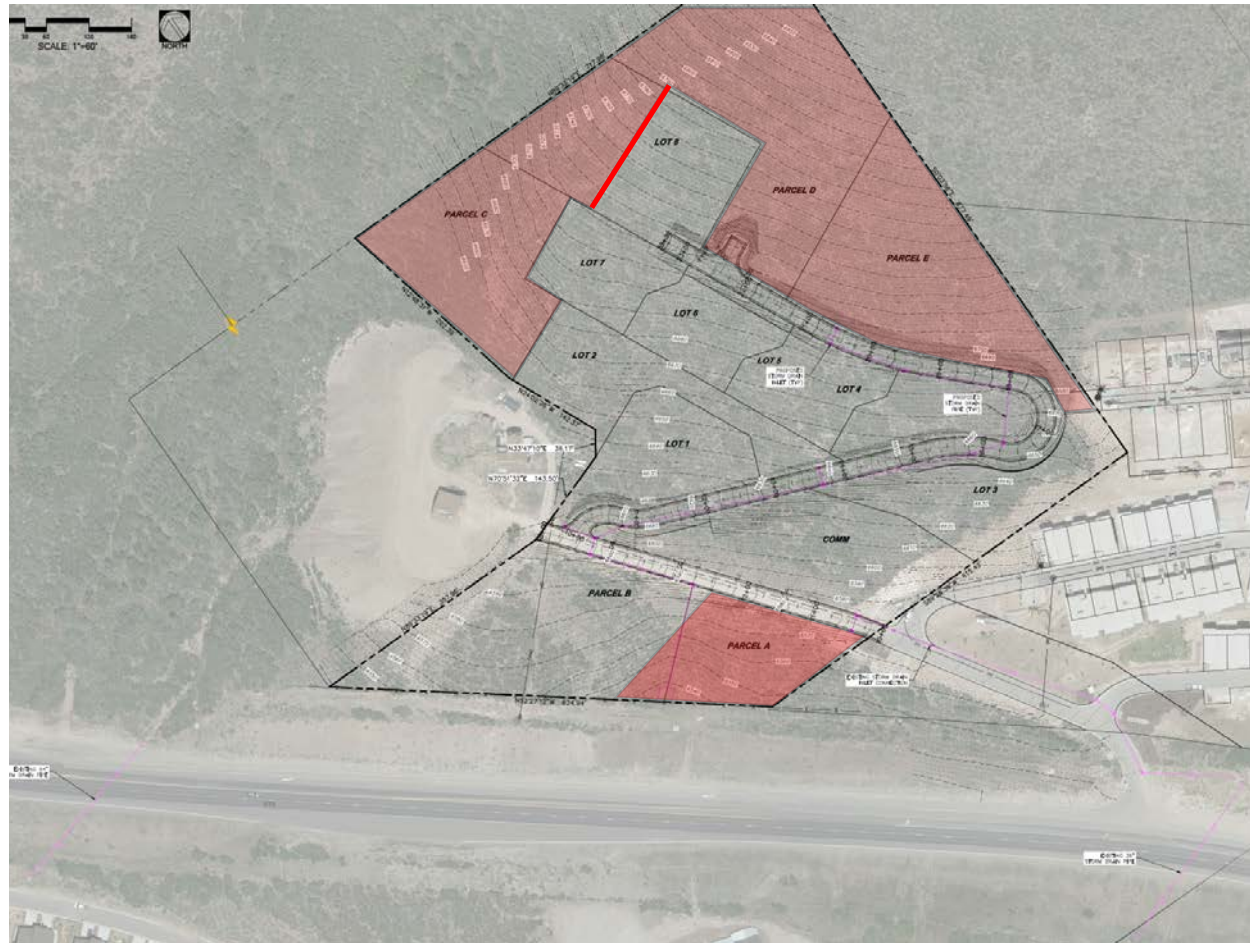
## Sensitive Lands & Steep Slopes

- Much of this site is greater than 30% slope. The areas identified in green are areas less than 30% slopes and considered buildable per the Sensitive Lands code language.
- The areas in salmon, red, purple represent slopes greater than 30% which are considered Sensitive Lands and unbuildable
- The Applicant has tried to stay off the steepest slopes and cluster the development towards the green area.
- Is the PC ok with development on steep slopes subject to a provision in an MDA allowing this proposed layout?



## Lot Configuration

- Parcels A – E are steep slopes and dedicated as "open space" (shaded in red)
- Parcel B will be discussed with the Planning Commissioners in a subsequent slide as a possible 3 – 5 unit "villa" site
- Clustering necessitates a buffer around the site; Lot 8 will need to be reduced in size to ensure an "open space" setback for the total project site.



## The Commercial Component



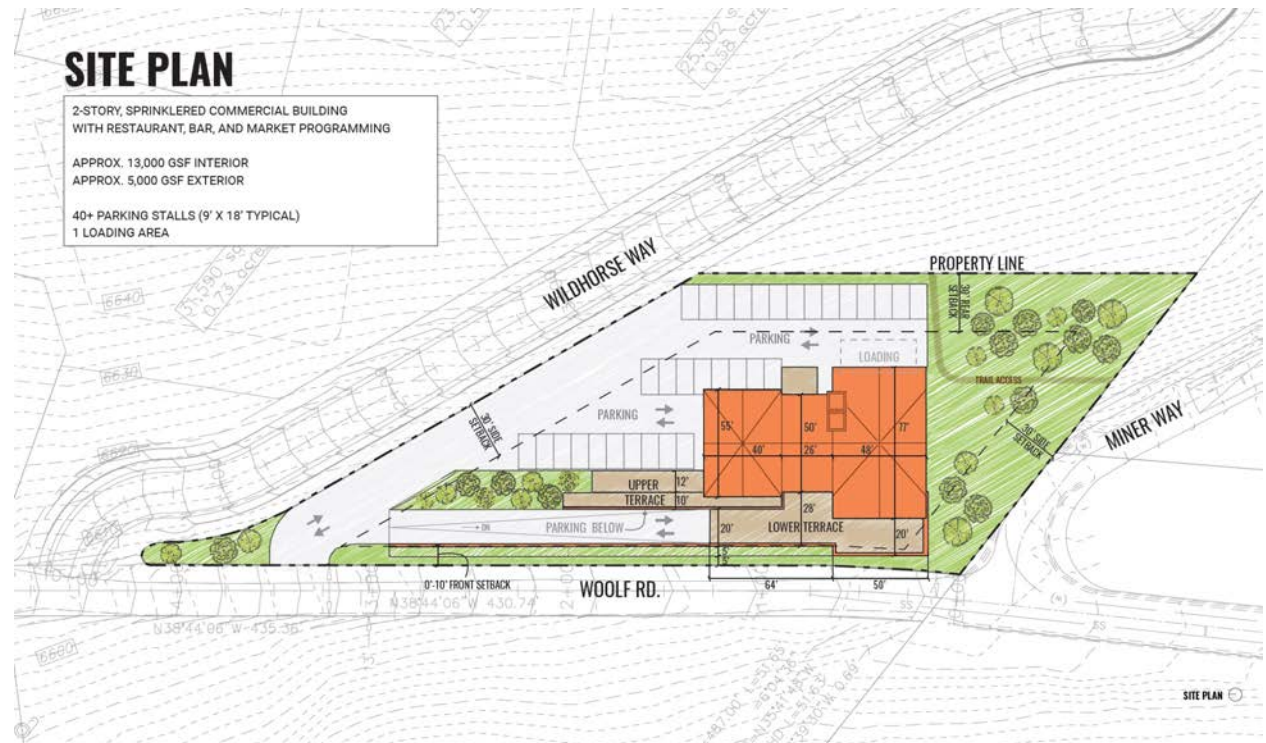
PRELIMINARY COMMERCIAL DEVELOPMENT REVIEW

# WILDHORSE PROVISIONS

HIDEOUT, UTAH, USA  
18 FEBRUARY 2025

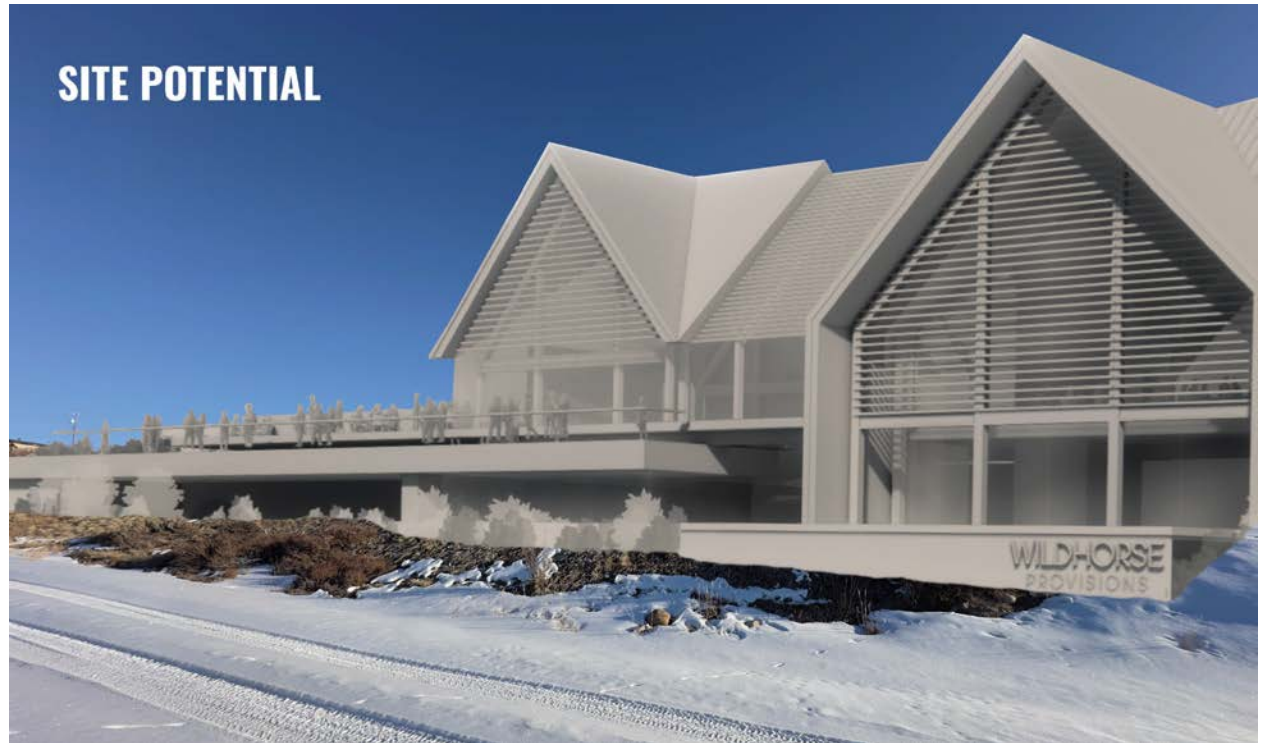
## Site Plan

- 1.179 Acres
- +/-14,000 SF of commercial space
- Access from the top of Woolf Road, just below the road to the gated residential development
- Parking located behind the building
- Screening required in the 10'-0" front setback to separate the driveway from Woolf Road



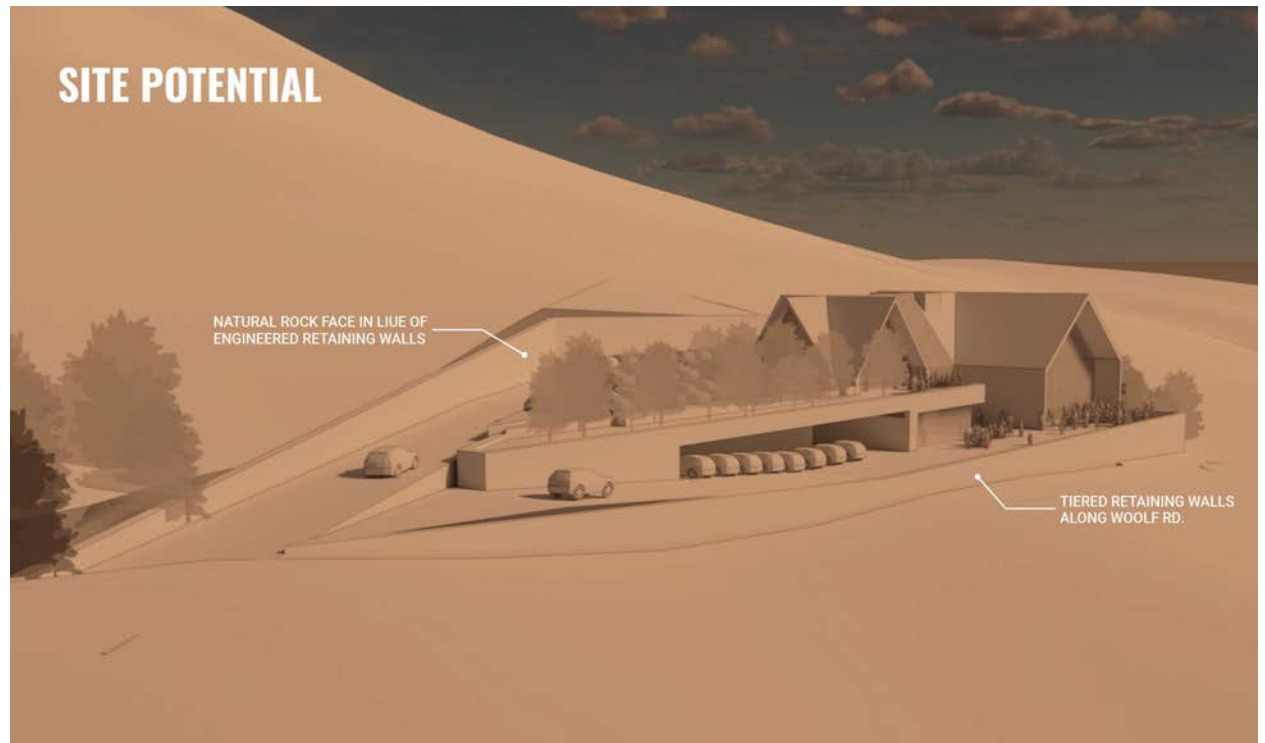
## Entry to the Commercial Building

- Reduced retaining wall heights at entrance and less visible from the SR248 ROW
- Outdoor space set back much further from the SR248 ROW
- Maximum building heights to be included in the MDA subject to Concept Site Plan Review



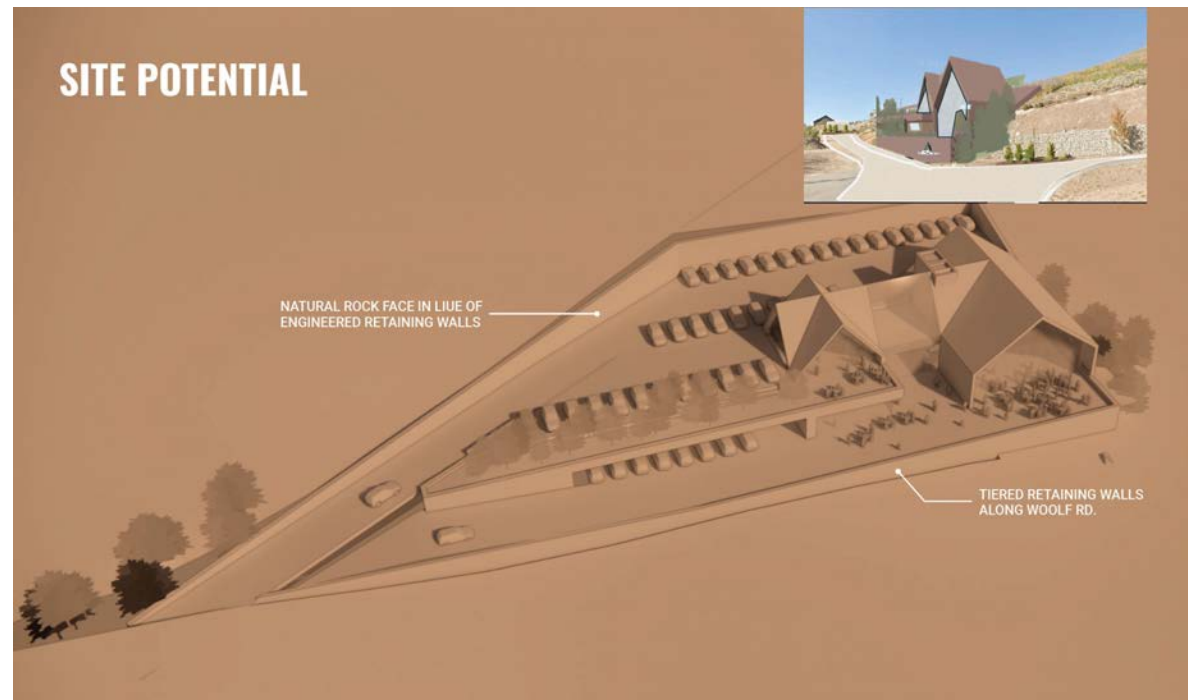
## Commercial Site in Context

- 18'-0" retaining wall located behind the commercial building – screened from view
- Need to ensure the parking area (and retaining walls) will be screened by trees – confirm the parking structure will have deep tree wells to ensure survival
- The entry driveway should be rounded to ensure ease of access for visitors and fire and safety vehicles



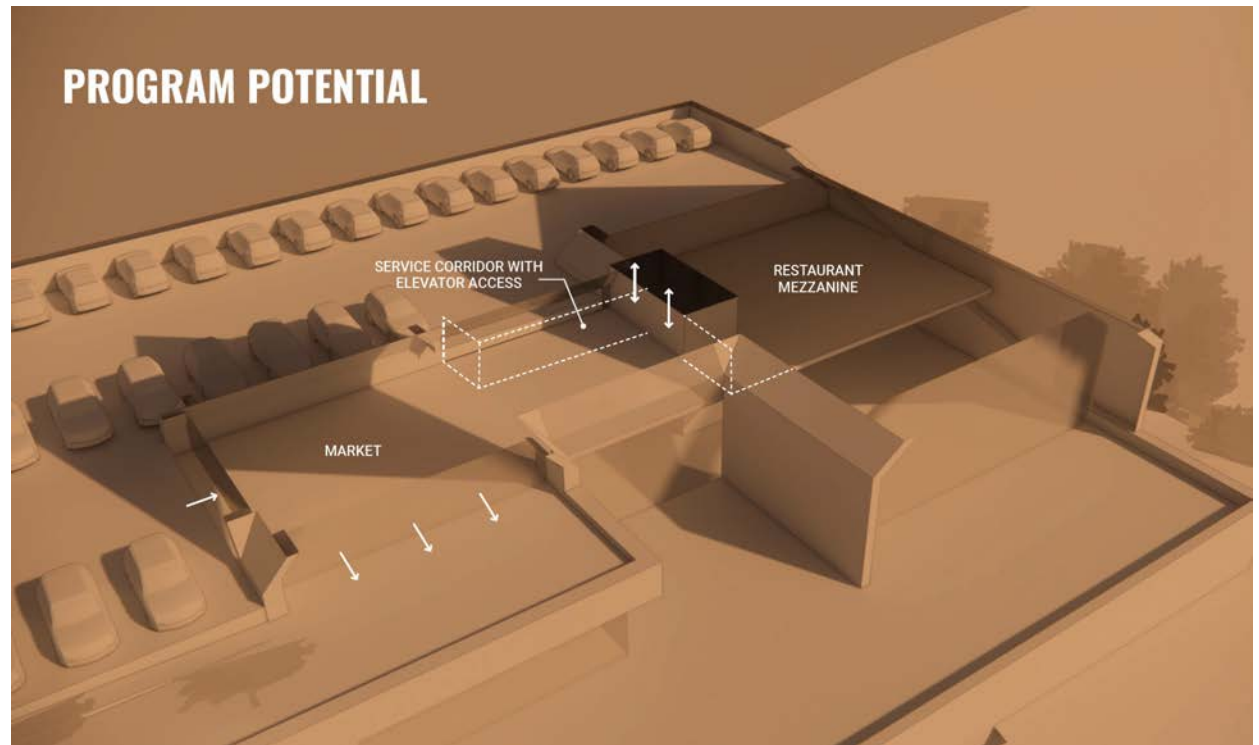
## Commercial Site in Context

- Revise the entry way to a more perpendicular intersection at Woolf Road
- Stormwater retention on site for the commercial development must be designed and analyzed
- What is the width of the planter strip and separation from Woolf Road?



## Commercial Site in Context

- Applicants to walk the PC through the proposed programming of the building

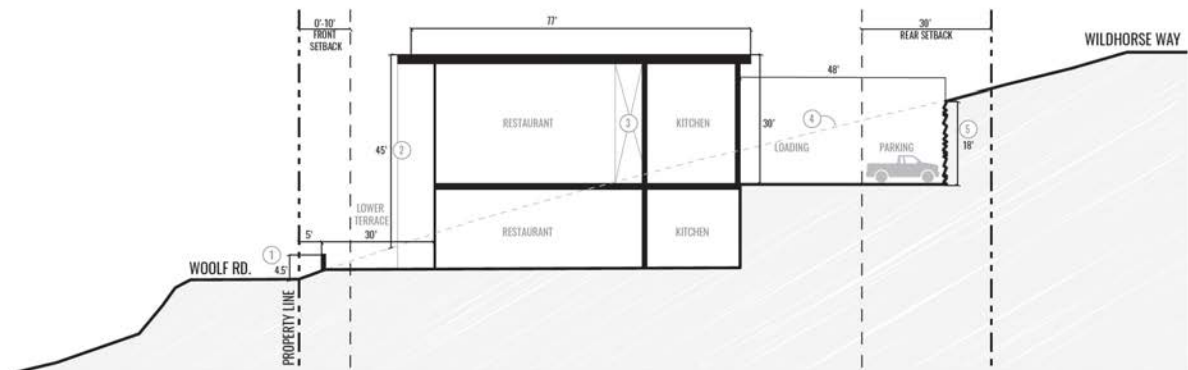
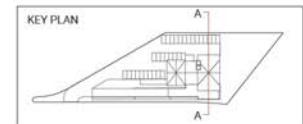


## Proposed Uses in Elevation View

- Is PC comfortable with an 18--0" high retaining wall at the back of the parking lot? This would be an exception to the Zoning Code that would be included in an MDA

### SITE SECTION A

- ① WALL HEIGHT VARIES WITH GRADE OF WOOLF ROAD. 5'-0" MAX.
- ② BUILDING HEIGHT MEASURED FROM NATURAL / EXISTING GRADE (45' MAX)
- ③ AREA OPEN TO LOBBY BEYOND
- ④ NATURAL / EXISTING GRADE
- ⑤ EXPOSED, NATURAL ROCK FACE - HEIGHT VARIES WITH NATURAL / EXISTING GRADE. 20'-0" MAX.

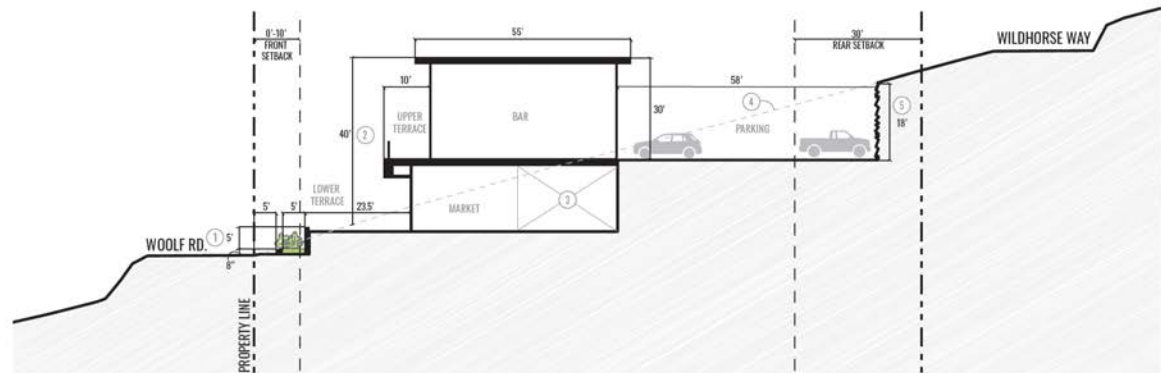
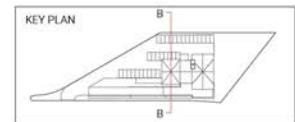


## Proposed Uses in Elevation View

- Programming for the secondary structure (this is connected to the structure with a breezeway between the two)

### SITE SECTION B

- ① 2-TIER RETAINING WALLS - LOWER WALL HEIGHT VARIES WITH GRADE OF WOOLF ROAD, 5'-0" MAX.
- ② BUILDING HEIGHT MEASURED FROM NATURAL / EXISTING GRADE (45' MAX)
- ③ AREA OPEN TO ADDITIONAL MARKET AREA BEYOND
- ④ NATURAL / EXISTING GRADE
- ⑤ EXPOSED, NATURAL ROCK FACE - HEIGHT VARIES WITH NATURAL / EXISTING GRADE, 20'-0" MAX.

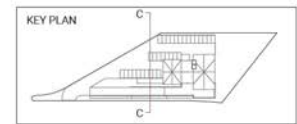


## Proposed Uses in Elevation View

- Parking is configured with two levels – the first is a driveway with perpendicular parking under the planter box above, the second is the parking lot behind the building

### SITE SECTION C

- ① SINGLE-TIER RETAINING WALL - HEIGHT VARIES WITH GRADE OF WOOLF ROAD, 5'-0" MAX.
- ② UPPER TERRACE SEATING AREA
- ③ NATURAL / EXISTING GRADE
- ④ EXPOSED, NATURAL ROCK FACE - HEIGHT VARIES WITH NATURAL / EXISTING GRADE, 20'-0" MAX.

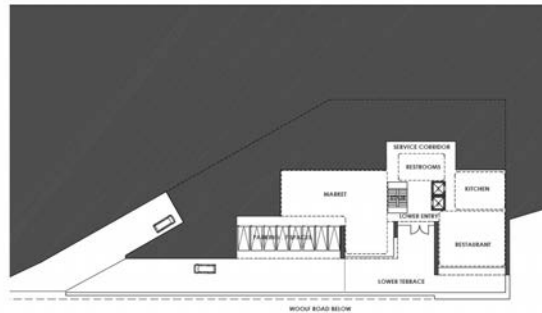


## Plan View of Proposed Uses

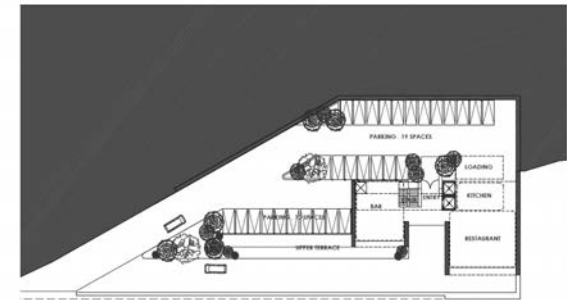
- +/-14,000 SF of commercial space
  - Market
  - Restaurant
  - Bar
  - Lobbies, Circulation and Back of House

### FLOOR PLANS

|                            |           |
|----------------------------|-----------|
| <b>PROGRAM:</b>            |           |
| MARKET                     | ~3,000 SF |
| RESTAURANT (incl KITCHEN)  | ~5,000 SF |
| BAR                        | ~1,500 SF |
| LOBBIES, CIRCULATION + BOH | ~3,500 SF |



LOWER LEVEL PLAN



UPPER LEVEL PLAN

## Material Board

- Earth tones and warm materials
- Articulated retaining walls
- Open interior concept

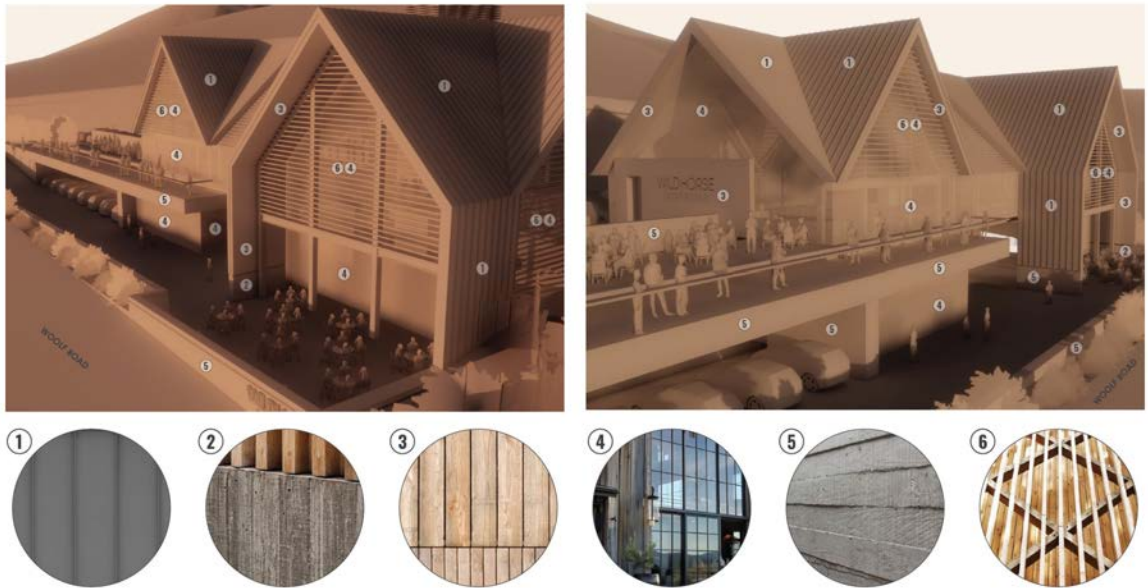
## PRECEDENTS & MATERIALITY



## Application of Materials

1. Metal roofing (grey)
2. Concrete and wood at the interior base of the taller pitched roof structures
3. Eaves designed with a vertical wood pattern
4. Glass is the primary façade element in the pitched facades
5. Board form (wood pattern, natural) concrete for the retaining walls
6. Horizontal wood screening for the upper portion of the large windows - Brise-soleil en bois

### 3D VIEWS & MATERIALITY



## NMU Dimensional Standards

- Applicant to confirm total building height – the full 45’-0”?
- Is the PC supportive of the proposed building height?

|                              |                       |             |
|------------------------------|-----------------------|-------------|
| Parking area including roads | 14,000 sq ft, 40 cars |             |
| Building area                | 13,000 sq ft          |             |
| Patio + open site            | 24,400 sq ft          |             |
| <b>Total Parcel</b>          | <b>51,400</b>         | <b>1.18</b> |

|                     |            |
|---------------------|------------|
| 51,401 total site   | 1.18 acres |
| 0.53 % lot coverage |            |
| 0.47 % open space   |            |

### Town of Hideout-Change of Zoning Analysis

Zoning Analysis: 1/15/2025

Existing Zoning: Mountain

Proposed Zoning: Neighborhood Mixed Use

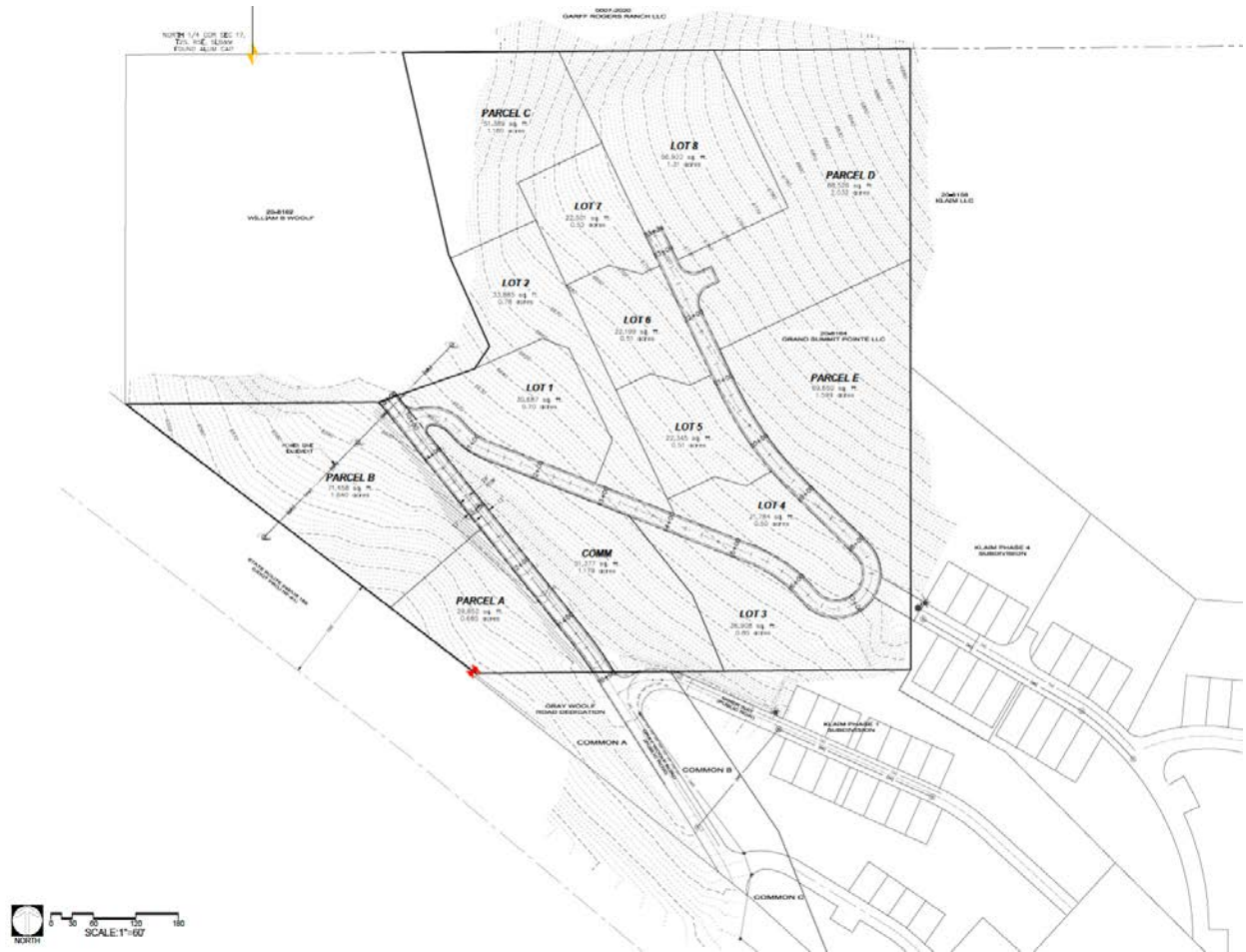
| N. Commercial Zoning Requirements |                                               |           | Proposed Plan |                                 |                |
|-----------------------------------|-----------------------------------------------|-----------|---------------|---------------------------------|----------------|
| Density                           | Max. Unit Density (ENU's)                     | 20        | >             | Proposed ENU's                  | 9              |
|                                   | Min. Open Space                               | 20%       | <             | Proposed Open Space             | 47.47%         |
| Frontage/Lot Size                 | Min. Lot Size                                 | .25 acres | <             | Proposed Lot Size               | 1.18 acres     |
|                                   | Min. Lot Frontage                             | 100 ft    | <             | Proposed Lot Frontage           | 426.11 ft      |
|                                   | Min. Lot Width                                | 100 ft    | <             | Proposed Lot Width              | 426.11 ft      |
|                                   | Min. Lot Depth                                | 100 ft    | <             | Proposed Lot Depth              | approx. 200 ft |
|                                   | Max. Lot Coverage                             | 70%       | >             | Proposed Lot Coverage           | 52.53%         |
| Setbacks                          | Min. FY Setback: ROW                          | 0 ft      | =             | Proposed FY Setback: from ROW   | 5 ft           |
|                                   | Max. FY Setback: ROW                          | 10 ft     | <             |                                 | NA             |
|                                   | Min. Setback: Roads Edge (major)              | NA        |               |                                 | NA             |
|                                   | Min. RY Setback                               | 30 ft     | =             | Proposed RY Setback             | 30 ft          |
|                                   | Min. SY Setback                               | 30 ft     | =             | Proposed SY Setback             | 30 ft          |
| Building                          | Max. Building Height (Commercial)             | 45 ft     | =             | Proposed Building Height        | 45 ft          |
|                                   | Max. Units per Building                       | 10        |               | N/A                             | NA             |
| Driveway/Garage                   | Min. Parking (non-residential per 1000 sq ft) | 2         | =             | Proposed Parking per 1000 sq ft | 4              |
|                                   | Min. Driveway Width                           | 20 ft     | =             | Proposed Driveway Width (Min)   | 20 ft          |
|                                   | Max. Driveway Width                           | 26 ft     | =             | Proposed Driveway Width (Max)   | 26 ft          |
|                                   | Max. Driveways per Frontage                   | 2         | >             | Proposed Driveway per Frontage  | 1              |
|                                   | Permitted Drive materials-Asphalt or Concrete |           |               | Proposed DW Materials           | Asphalt        |

# The Residential Proposal

Cluster Concept per HMC Section 12.06  
For the Mountain (M) Residential Zoning Designation

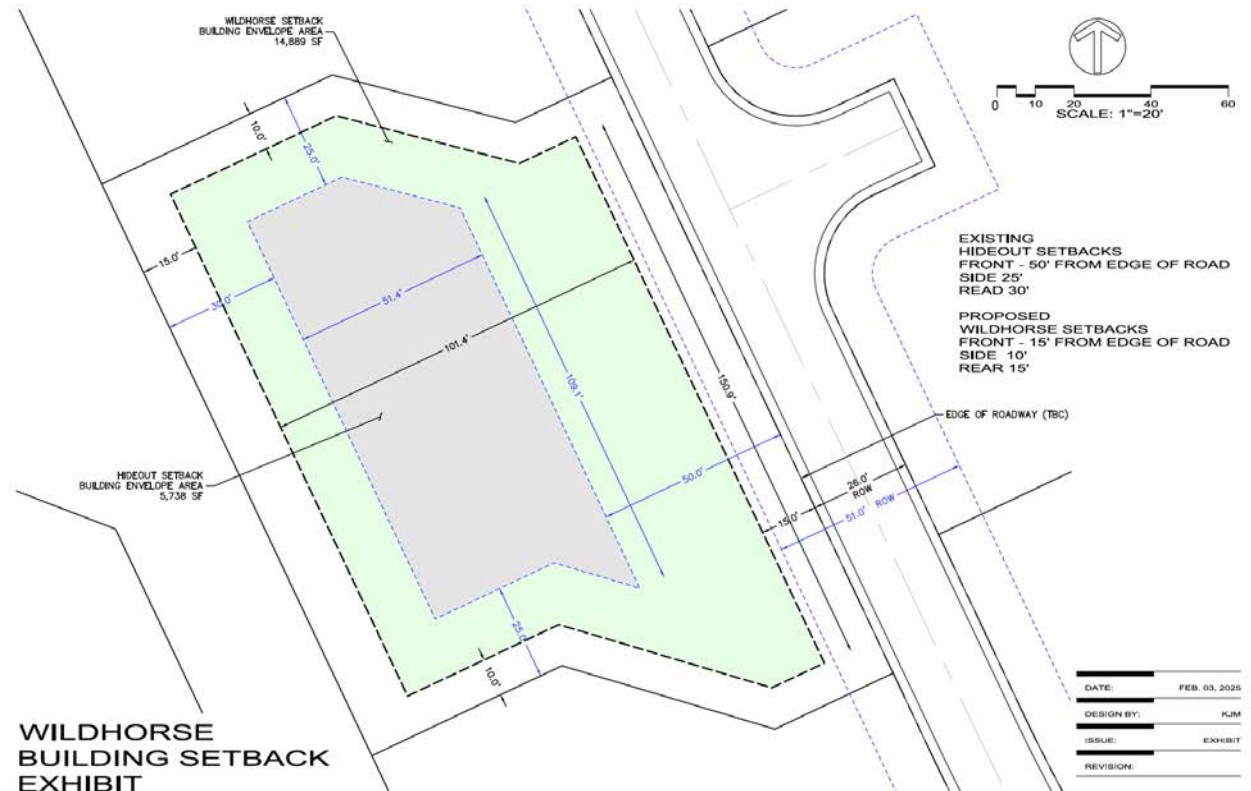
## Cluster Development

- Section 12.6 of the Hideout Municipal Code allows, and encourages, a cluster concept
- In areas where land preservation and native vegetation is desired, this concept ensures the protection of the unbuilt land
- Setbacks and LOD lines required for each lot
- A plan illustrating all land to remain undisturbed to be provided



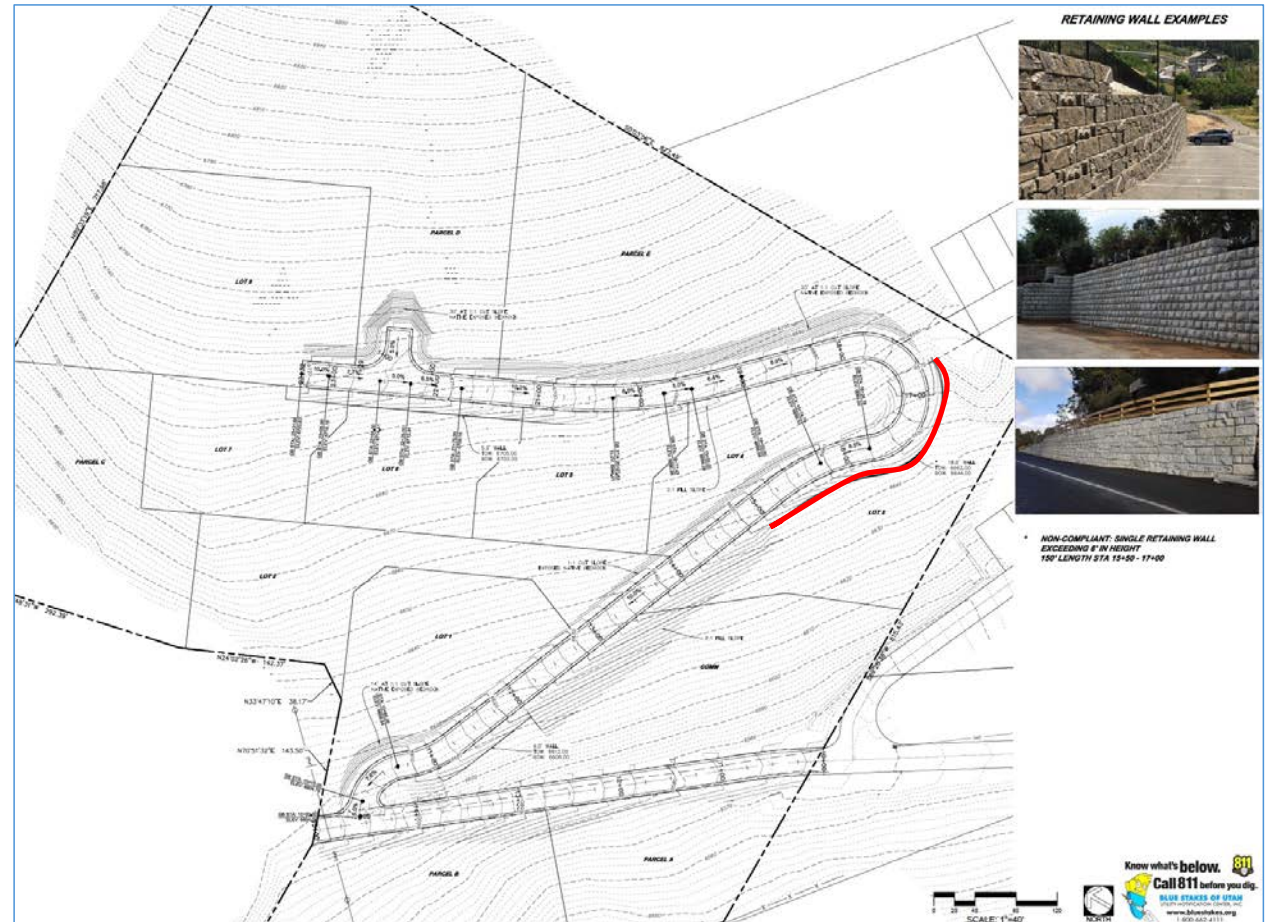
## Setbacks and Limits of Disturbance

- The Mountain (M) residential zone has the following setback requirements:
  - Front: 50'
  - Sides: 25'
  - Rear: 30'
- The proposed site plan requests a reduction in setbacks as follows:
  - Front: 15'
  - Sides: 10'
  - Rear: 15'
- Based on prior discussions with the PC, staff recommends the following:
  - Front: 15'
  - Sides: 20'
  - Rear: 20'
- This ensures the preservation of native vegetation between houses



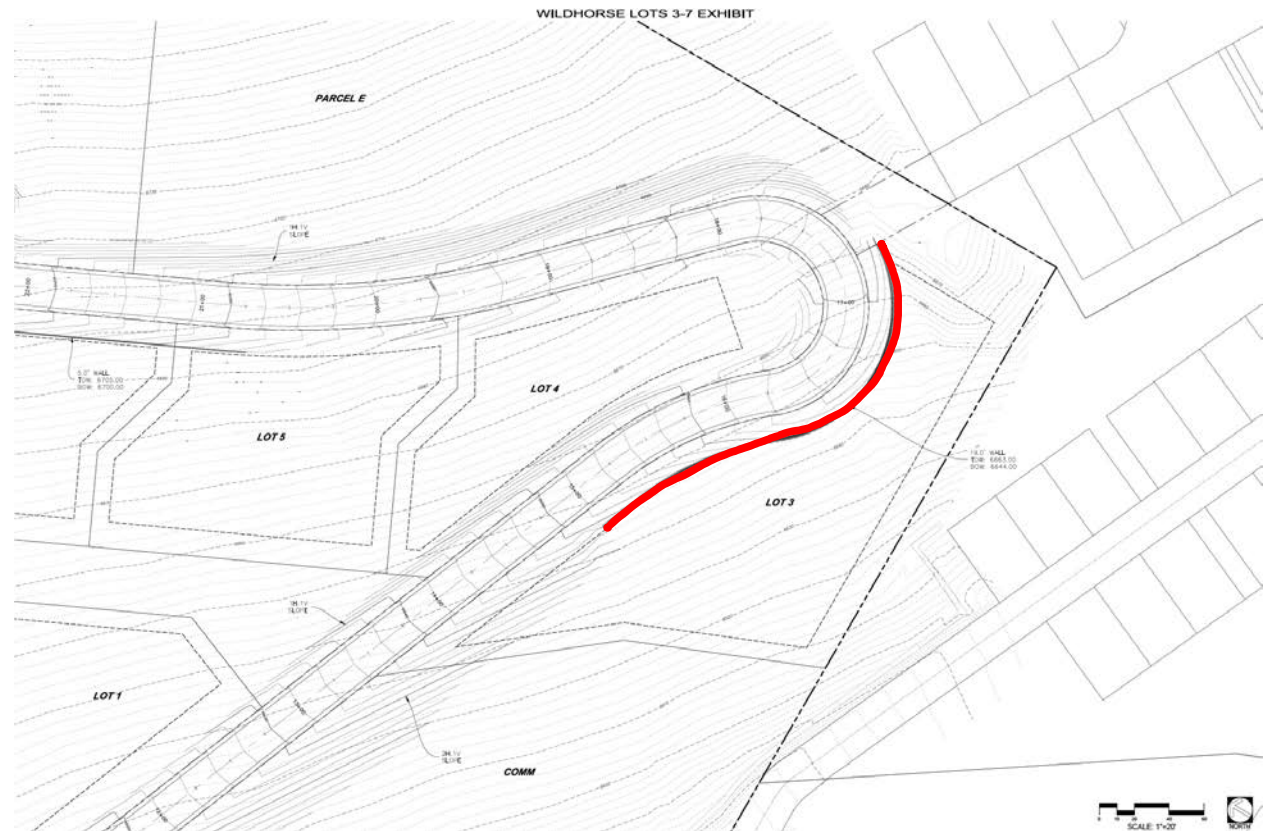
## Roads to the Houses

- The retaining wall supporting the road in red will be 20'-0" tall and, if approved, would be an exception to the Town Code included in the MDA
- Is the proposed material a Verti-block wall? A wall that looks like natural stacked stone is required. Staff recognizes that a natural stacked wall will not work in this location. Therefore, a structural wall that mimics a natural stone should be constructed subject to PC approval



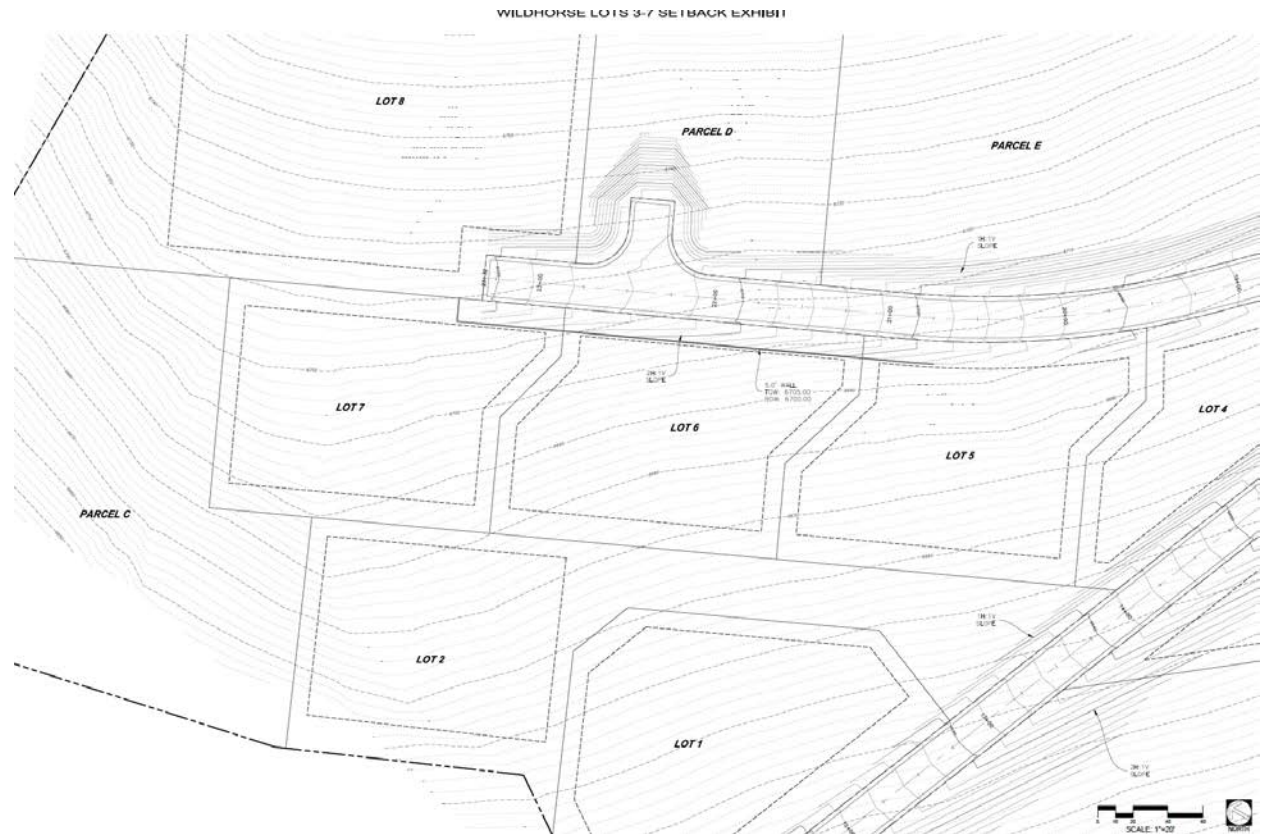
## Retaining Wall (Up Close)

- Lot 3 will include a single-family house that will screen some of the proposed wall's height



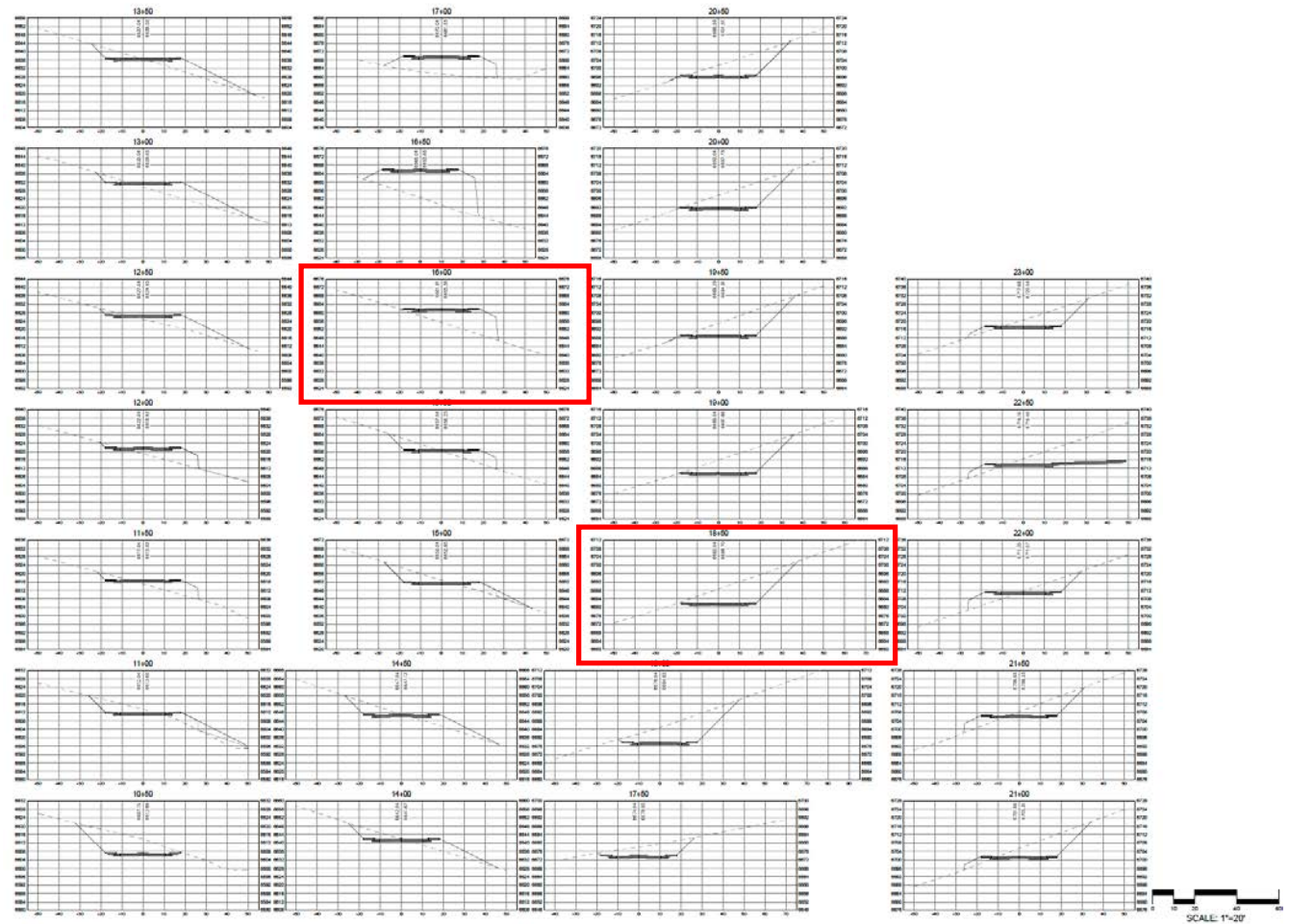
## Turn-Around at the Top of the Residential Development

- Applicant to describe the proposed conditions
- Is this envisioned to be bedrock cut back to provide a natural sloped retaining wall? What is the proposed slope: 2H:1V?



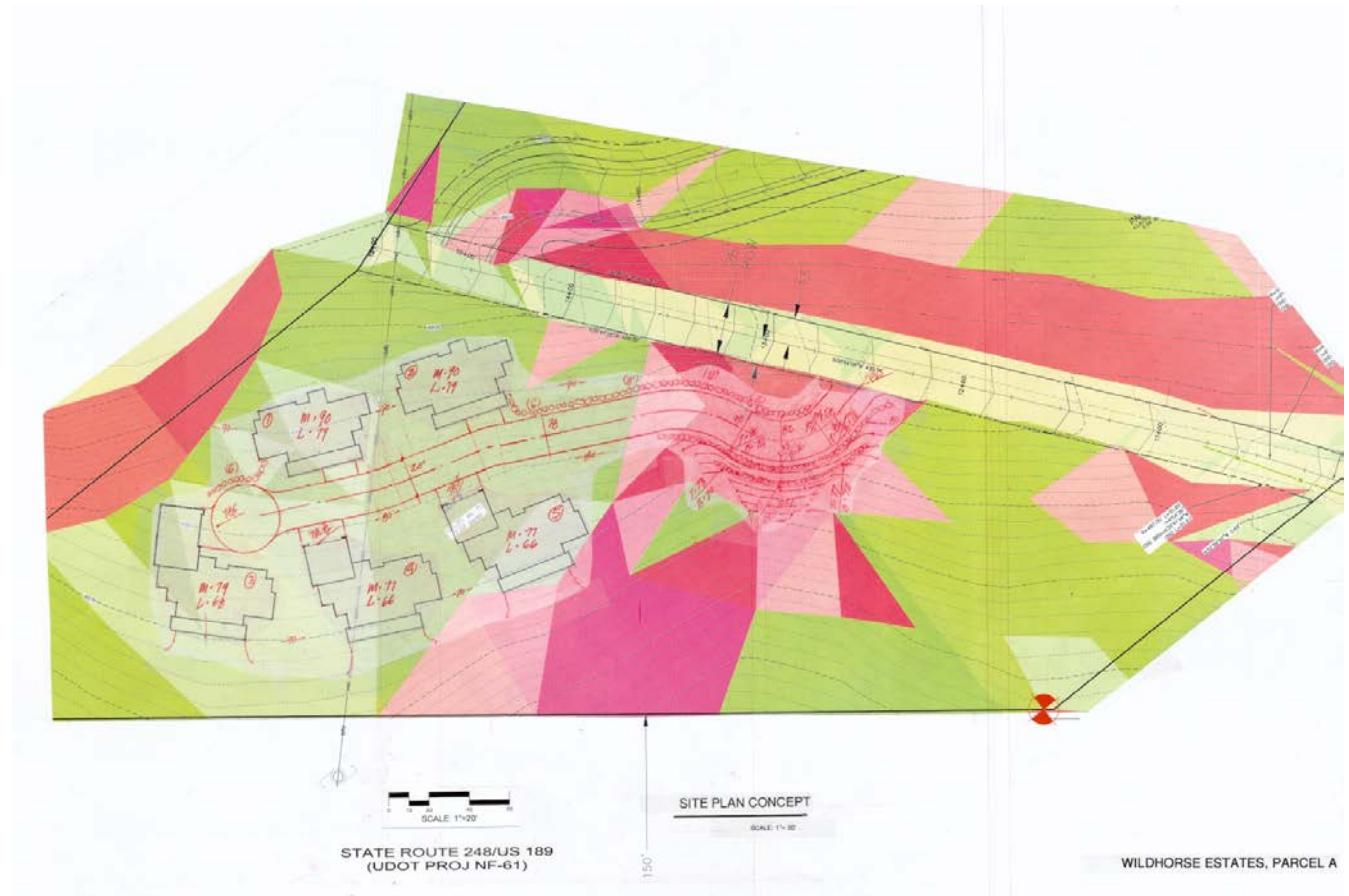
## Road Cuts

- There will some steep side slopes and scarring to complete the road up to the single-family lots.
- What is the final treatment proposed?
- Is vegetation proposed to be planted in these areas where possible?



## Consideration of 3 – 5 Villas

- Smaller residential units proposed on the site just below Woolf Road
- Steep slopes necessitate significant retaining walls visible to SR248
- Does the PC support accessing from a higher point to avoid impacting the steep slopes and reducing the density to 3 units?



## 2019 General Plan

- When the Planning Commission considers a concept plan or rezoning request, any recommendation must be in compliance with the General Plan.
- The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Planning Commission should review the proposed conceptual site plan and determine whether it complies with the General Plan.



### 5.4.1 Hideout's economic development goals are to:

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

### 4.5.1 Hideout's housing goals are to:

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.
2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

### 3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.
2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

### 6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

## Additional/Supporting Documents:

## Applicant's Input

### Town Of Hideout

#### Concept Plan – Site Plan Update (submitted 2/3/25)

**Proposed Subdivision:** Wildhorse Commercial and Wildhorse Estates Development

Grand Summit Pointe LLC. (Applicant/Developer) initially submitted a Concept Plan Application to the Planning Commission on June 6, 2024. The following is intended to provide contextual explanation describing enhancements to the Concept Plan. Refinements to the Plan reflect input from the Town planner, engineering staff, and Wasatch Fire District personnel.

The Applicant acknowledges the Town's intentions relative Sensitive Lands management. Its desire to preserve the natural terrain and native vegetation wherever possible. This narrative depicts the Applicants commitment to significantly reduce disturbance in areas where existing site conditions challenge or prohibit design compliance with the Town Code. Accordingly, the Applicant offers solutions and supporting documentation corresponding to requests to waive select elements contained in the existing code. The Applicant recognizes waivers granted shall be incorporated into a Master Development Agreement governing the development.

#### I. **Concept Plan Application Update** - Submittal Package Content

##### Architectural & Engineering

Wildhorse Estates – site plan, renderings, lot setback plan

Wildhorse Commercial – site plan, renderings, images, section details

##### Governing Documents ( required drafts )

Wildhorse Design Guidelines

Master Development Agreement

Wildhorse HOA declaration, bylaws

# Applicant's Input

## II. **Concept Plan Revision Highlights**

### A. Infrastructure – Town Code Title 12

- Public and private road improvements accessing residential and commercial components shall be built to Town/County design standards.
- Utility services shall be installed by Applicant to related Design Standards and upon completion system ownership shall be conveyed to Town of Hideout by applicable transfer agreements and access easements for its on-going maintenance.
  - o Municipal Services
    - Stormwater
    - Sanitary sewer
    - Domestic water
- Public Utilities installation shall be directed and contracted by Applicant.
- Sensitive Lands management
  - o Open space – Exceeds Code Requirement  
Required 3.04 acres      updated Concept Plan 3.49 acres
  - o Slope Conditions – Updated Concept Plan reflects significant reduction in building footprint in > 30% areas; Applicant seeks waiver for private road and home sites to less than 36%. (see Waiver Request Summary list below)
  - o Retaining walls – Updated Concept Plan reflects screening and landscaping designed to lessen visibility of walls in excess of 10'. Terraced retaining walls consistent with Code to be used in areas visible from public roadways. Applicant seeks waiver for private road areas and select residential home site driveways. (see Waiver Request Summary list below)

### B. **Residential - Single Family Home Lots.**

- Recognizing Town sensitivity for limiting land disturbance, the updated Concept Plan reflects reduction in home lot size and use of cluster development of detached “villa” style units of +/- 3000 square feet in lieu of building in severely sloped areas.
- Updated Concept Plan reflects modified setback dimensions providing feasible building envelopes consistent with existing like-kind residential developments in Town and Wasatch County.

# Applicant's Input

## C. Commercial development

Applicant acknowledges the Town's present severe imbalance in commercial services available to residents. Accordingly, the applicant maintains a commitment to develop commercial space for the purpose of attracting privately owned and operated retail services including, but not limited to, restaurant, grocer market, deli, coffee café, personal sports gear sales/rental, shuttle service, and other similar enterprises.

This updated Concept Plan reflects the relocation and right-sizing of the initially proposed, to be rezoned, commercial development component. The primary benefits associated with this redesign are realized in enhanced visibility of the retail premises to increase the attractiveness to user/tenants, need to provide parking space ( the revised plan parking count exceeds Town requirement) and opportunity to enhance resident and visitor safety by establishing separation of residential neighborhood and commercial vehicular traffic.

Applicant has formally filed a Request for Re-Zoning for review and consideration by the Town's Planning Commission and included the required application submittal deliverables in this update.

## III. Project Financing

### Public Infrastructure District (PID)

Public Infrastructure Districts allows cities, counties, and developmental authorities the ability to finance new infrastructure that is used for public use. These can be upgrades to roads, water and wastewater systems, utilities, public transportation or parks. This infrastructure may be financed by issuing bonds that are repayable from property taxes or assessments on the property within the public infrastructure district or by using tax increment financing proceeds.

In order to finance long-lived infrastructure related to the Project, the applicant contemplates partnering with the Town for the development of one or more Public Infrastructure Districts (PIDs) or one or more Infrastructure Financing Districts (IFDs). At this point we are anticipating the following:

**RESIDENTIAL** - The creation of an Infrastructure Financing District to finance public infrastructure, including streets, underground utilities and retaining walls in the public right-of-way, with costs levied by lot in the form of special assessments. The applicant anticipates the IFD would issue assessment-backed bonds to pay or reimburse these costs.

**COMMERCIAL** - The creation of a Public Infrastructure District (PID) to finance public infrastructure and other horizontal improvements, including streets, parking and underground utilities, with costs levied in the form of either special assessments and/or a special tax. The PID might be engaged, as well, to issue Commercial Property Assessed Clean Energy (C-PACE) bonds on behalf of the project to finance certain energy-reducing components of the project.

## Applicant's Input

### IV. Development Schedule

The Applicants primary objectives are to optimize the cost efficiency and marketing of the proposed development and deliver tax revenue generating commercial space to Hideout at the earliest possible time. In keeping with this requisite, shared goal, following is a list of Applicant's anticipated critical path milestones for Wildhorse.

#### Wildhorse Development – Project Milestone Schedule

| <u>Action</u>                            | <u>Critical Completion Date</u> |
|------------------------------------------|---------------------------------|
| Municipal Entitlements                   |                                 |
| Plan Commission - Concept Plan /Rezoning | 2/28/25                         |
| Town Council – Zoning/MDA                | 3/27/25                         |
| Final Subdivision Plan Recording         | 4/ 5/ 25                        |
| Financing                                |                                 |
| Construction Debt                        | 4/15/25                         |
| PID Closing                              |                                 |
| Marketing/Sales                          | 4/ 6/ 25                        |
| Construction                             |                                 |
| Infrastructure                           |                                 |
| Excavation Permit and commencement       | 5/1/25                          |
| Commercial                               |                                 |
| Excavation Permit and commencement       | 6/10/25                         |

# Applicant's Input

## Waiver Request Summary List (to be incorporated in Master Development Agreement)

### Retaining Walls

#### Town Code [10.08.18 RETAINING WALLS](#)

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). All retaining walls must be set back a minimum of 5'-0" from all property lines.

#### Description of hardship

Applicant is able to comply with code design standard in a majority of locations and commits to screening and landscaping design solutions where unable to meet prescribed standards. Site topography necessitate greater wall heights in several critically important locations including Wildhorse Estates private neighborhood access roadway and home site driveways.

#### Waiver Request

On the commercial development parcel on-site retaining walls that are visible from UT 248 and immediate access roads to the site shall be terraced to meet Town code prescribed standards. Applicant aims to minimize disturbance of existing natural landscape. Interpreting an initial geotechnical study, nominal sections of minimally visible perimeter walls at the rear of the commercial parcel to are anticipated to consist of exposed bedrock from excavating of the hillside on which the site is positioned. These areas shall be heavily landscaped. Similarly, a portion of the retail buildings foundation and surface parking area will integrate with excavated bedrock eliminating negative aesthetic or scaring. Applicant seeks waiver for retaining wall and terracing in locations identified on the updated infrastructure, commercial, single family home lots, and cluster site plans of up to 15 feet.

# Applicant's Input

## Sensitive Lands and Slope Construction

Town Code: 10.08.28 SENSITIVE LANDS;

Development shall minimize impacts to Sensitive Lands. Subdivisions and any development shall be designed to preserve existing waterways (lakes, rivers, streams, and ephemeral streams) and other Sensitive Lands.

### 10.08.30 STEEP SLOPE / SIGNIFICANT GRADE CHANGE

To address community health and safety concerns, the provisions of this section apply to steep slopes and areas with significant grade change, as defined below. Steep Slope: means any land that contains a slope of more than thirty percent (30%) or which, after development, will result in a lot that having a slope of thirty percent (30%) or greater.

## Description of hardship

This updated Concept Plan package includes a project site plan – slope survey prepared by Applicants licensed civil and Geotech engineers. Applicant is able to meet steep slope standards across most, but not all, proposed subdivision lots. To mitigate the impact to sensitive lands as defined in the code, Applicant has materially revised its initially proposed subdivision to:

- a. limit the amount of Steep Slope construction by significantly reducing the length of private roadways in sloped areas,
- b. adjust property boundary lines to accommodate driveway paths to lessen retaining wall heights and shadow coverage to adjacent downhill lots,
- c. increase both use of native vegetation and Open Space (to greater than minimum required area) and,
- d. to introduce Cluster development to preserve land value, uphold and insure project feasibility.

## Waiver request

Applicant seeks the ability for the Wildhorse private access roadway and certain single family home lots to allow homes to be constructed in < 36% sloped terrain ,subject to review by Town engineer, of plan and specifications submitted by civil and geotechnology engineers, representing the Applicant or individual homeowners, containing building design and massing, screening, slope stabilization, erosion mitigation, vegetation protection, and other subdivision design details.

## Applicant's Input

### Setback Limit

Town Code: [12.08.06 DIMENSIONAL STANDARDS](#)

#### Description of hardship

The Wildhorse Estates property is located on land in the Mountain Residential (MR) designated zoning area. Applicant has engaged the services of local architect and engineering design firms deeply experience and practiced in mountain subdivision creation. In their effort of refining the initial concept plan the team unveiled the Town MR zoning dimensional standards as inconsistent with those of several like-kind, competitive subdivisions in the surrounding geographical area. Specifically, current MR building and accessway setbacks conflict with efficient land use and desired building envelope as prescribed in the code. This updated submittal contains a site plan depicting a comparison (along with support evidence) of Dimension Standards to proposed setbacks aligned with common industry practice standards found elsewhere in Hideout and Wasatch County subdivisions.

#### Waiver requested

Applicant seeks acceptance of proposed revised setback standards allowing for building envelopes consistent with meeting land use objectives described in the General Plan and commonly used in practice across the region.

**File Attachments for Item:**

2. Presentation and possible approval of an updated concept plan for the Elkhorn Springs Development on parcels 00-0020-8182 and 00-0020-8184 ("the Salzman Property").

# Elk Horn Springs Development Concept Plan – Updated

Staff Report/Presentation

February 18, 2025  
Planning Commission Meeting

## Lot Configuration and Road Network

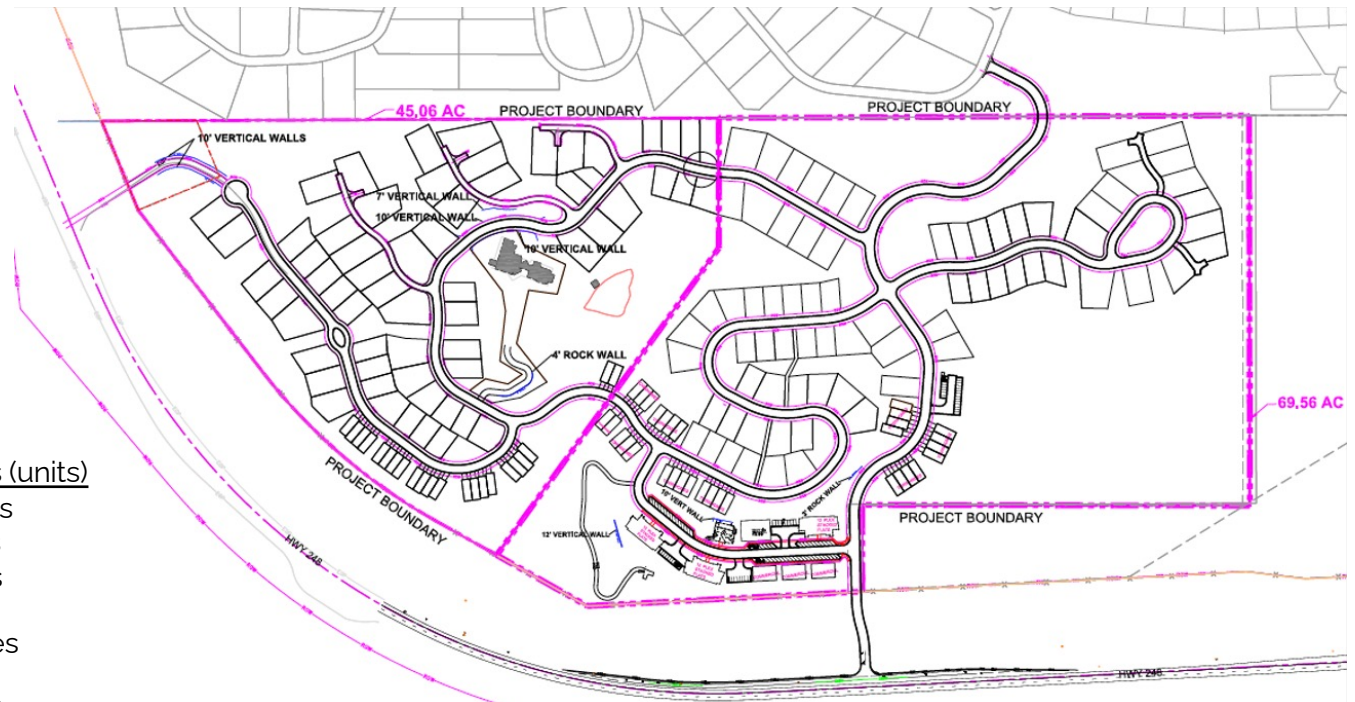
Proposed Density: 226 lots (units)

|         |           |
|---------|-----------|
| SF      | 137 units |
| TH      | 53 units  |
| Stacked | 36 units  |

Development Area: 115 acres

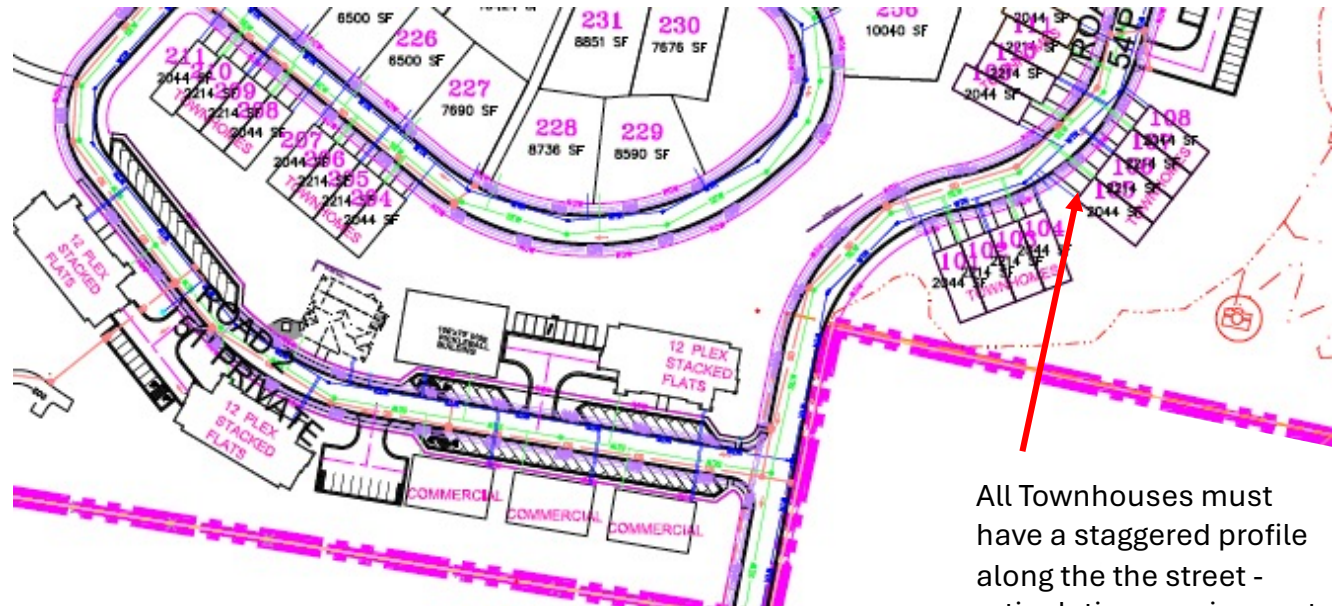
Density : 1.96 Units Per Acre

+ 3 Commercial Pads 12,000 SF (footprint)



## Community Center, Commercial Buildings Pickleball Building, and Stacked Flats

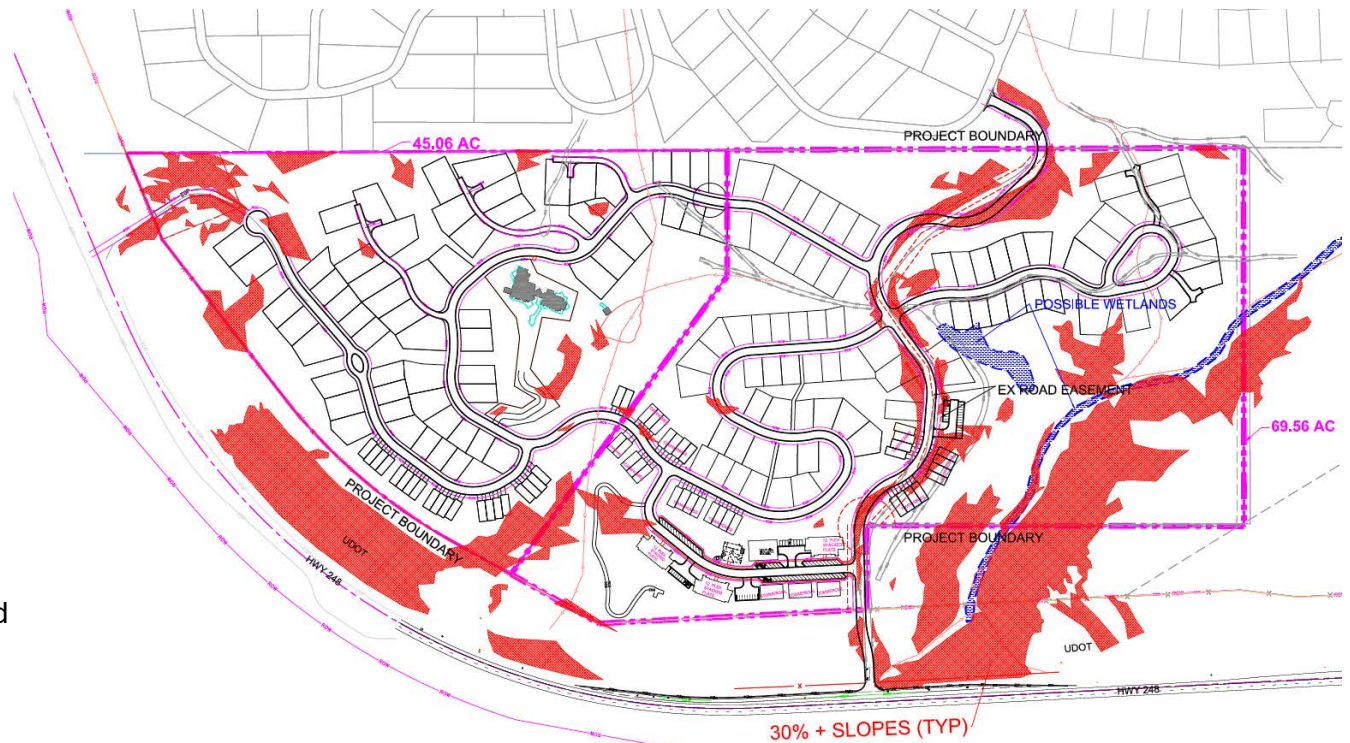
- At the request of the PC, three buildings with stacked flats were added to the neighborhood center area – 36 units.
- Will the Applicant build these, or will these rights be sold to a sub-developer? Precedent images shall be provided to the PC, along with design standards.
- What is the the timeline for construction of the community center, commercial buildings, and stacked flats?
- At platting, the Applicant will need to define this area in detail...in particular, the commercial area to be dedicated to the Town. This is also true for the +/-15 acres of protected open space on the south side of the site.



All Townhouses must have a staggered profile along the the street - articulation requirement

## Sensitive Lands and Topo

- The areas in red indicate slopes of greater than 30% and designated unbuildable per the Town Code.
- Is the PC supportive of including an exception in MDA, if the proposed project is approved, to allow for some lots and some road infrastructure to disturb 30%+ lands?
- The Applicant shall provide estimated cut and fill. It appears a significant amount of cut will need to be removed from the site.



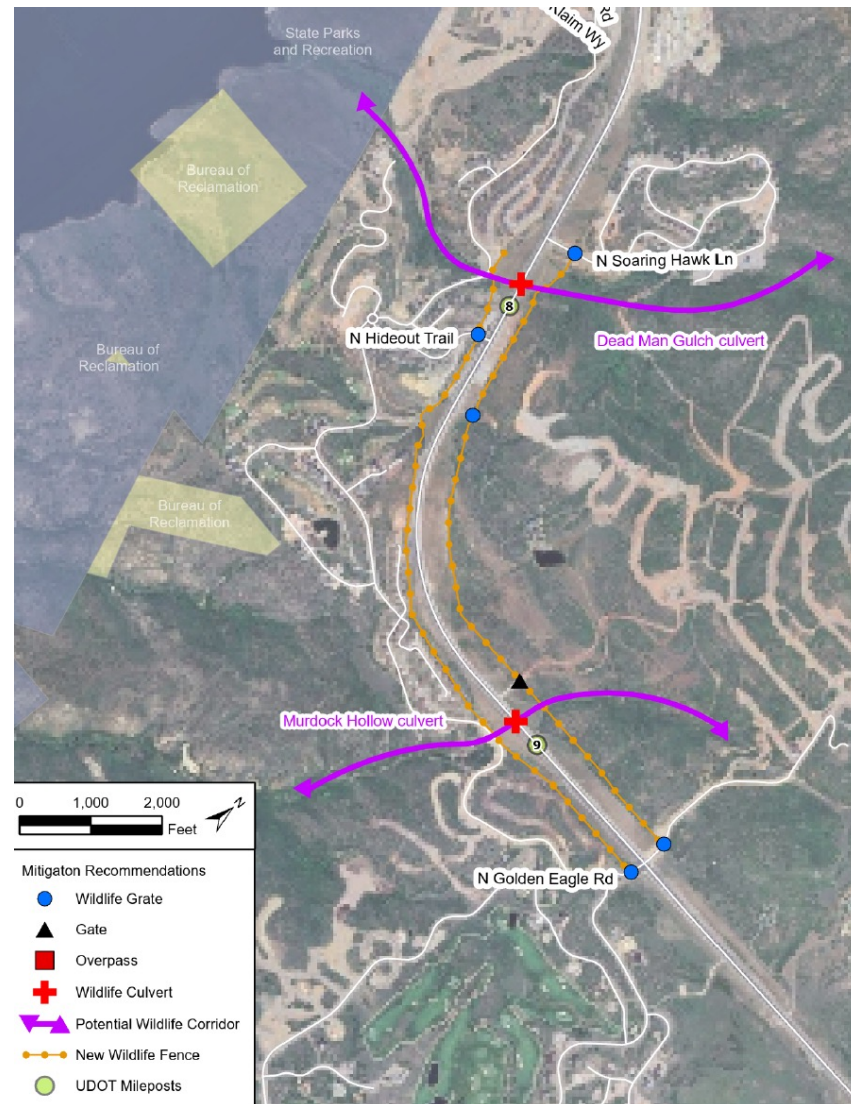
## Does Green/Open Space = Undisturbed Land?

- The Applicant shall provide a map of areas to remain undisturbed.
- Is the green space in the red circle, the knoll, proposed to be removed in its entirety?
- The Wildlife Corridor (Murdock Hollow) must be fully protected. This may result in the loss of a few townhouses – TBD.
- The minor wildlife access points may reduce the number of lots (see red "X").
- The existing pond and wetlands area must remain undisturbed per the MDA (see blue areas).



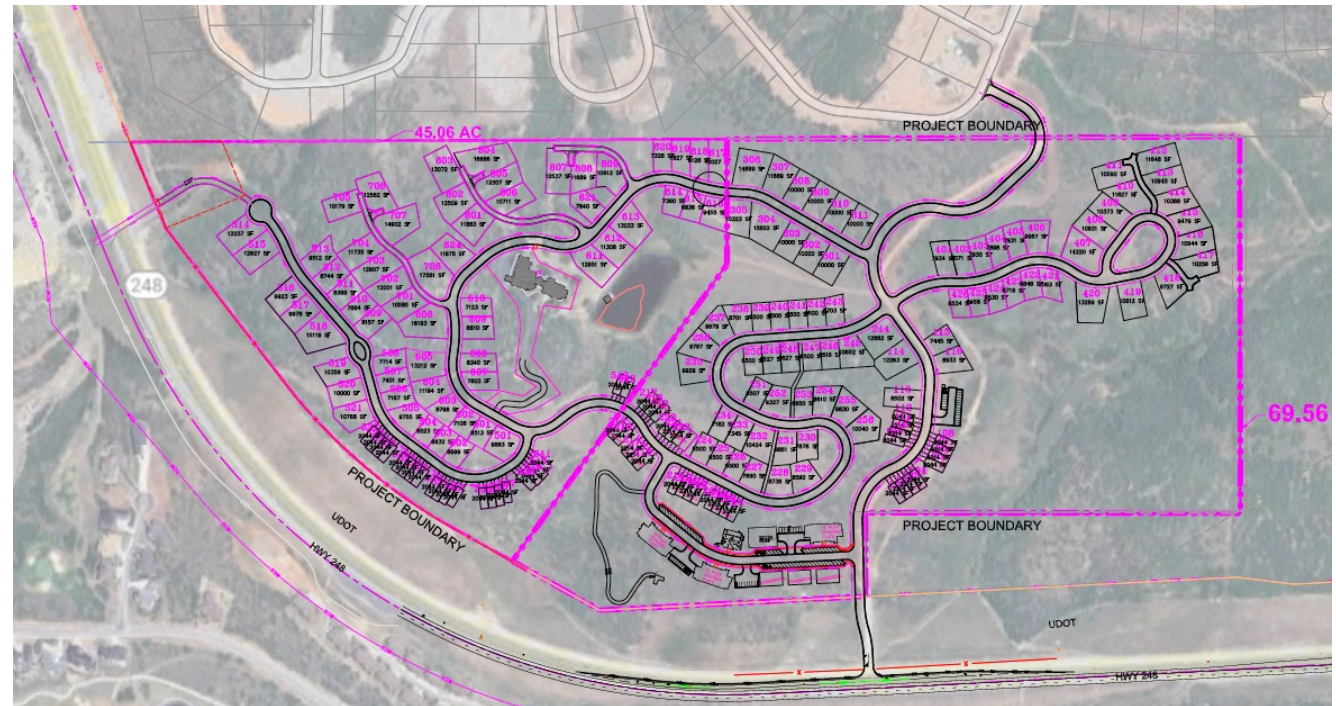
## UDOT's Wildlife Corridor Planning

- UDOT has identified two essential Wildlife Corridors in Hideout.
- Dead Man Gulch – between Soaring Hawk and Golden Eagle – a corridor under SR248 – then down Dead Man Gulch south of Shoreline to the Jordanelle.
- Murdock Hollow - from Golden Eagle, to the area on the south side of Elk Horn Springs – under SR248 to the area just south of Rustler to the Jordanelle.
- These areas must be fully protected.



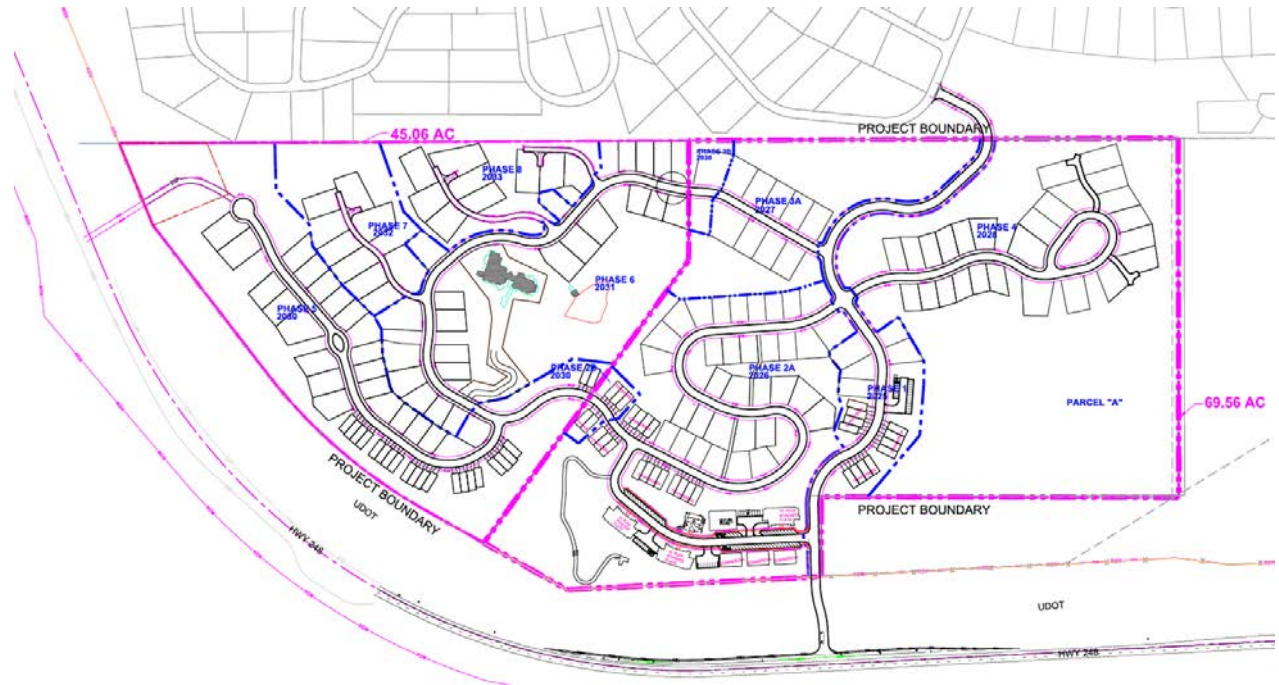
## Aerial Image w/ Site Context

- The area is heavily vegetated and strict Limits of Disturbance (LOD) will be required.
- In addition to LOD requirements for road and stormwater drainage, LODs shall be required for each buildable lot to ensure preservation of native vegetation and existing topography.
- The lots are generally much smaller than Golden Eagle (generally +/- 0.5 acre).



## Project Phasing

- The Applicant proposes an 8-year build out for the project.
- Is the base neighborhood commercial and stacked flats proposed as part of Phase 2 or Phase 6?
- The Phasing Program appears to build out some of the lower elevations first and then move up the mountain. The PC should weigh in on this. The impacts of construction traffic will continuously impact the homes in the earlier phases. Consider reversing the phasing?

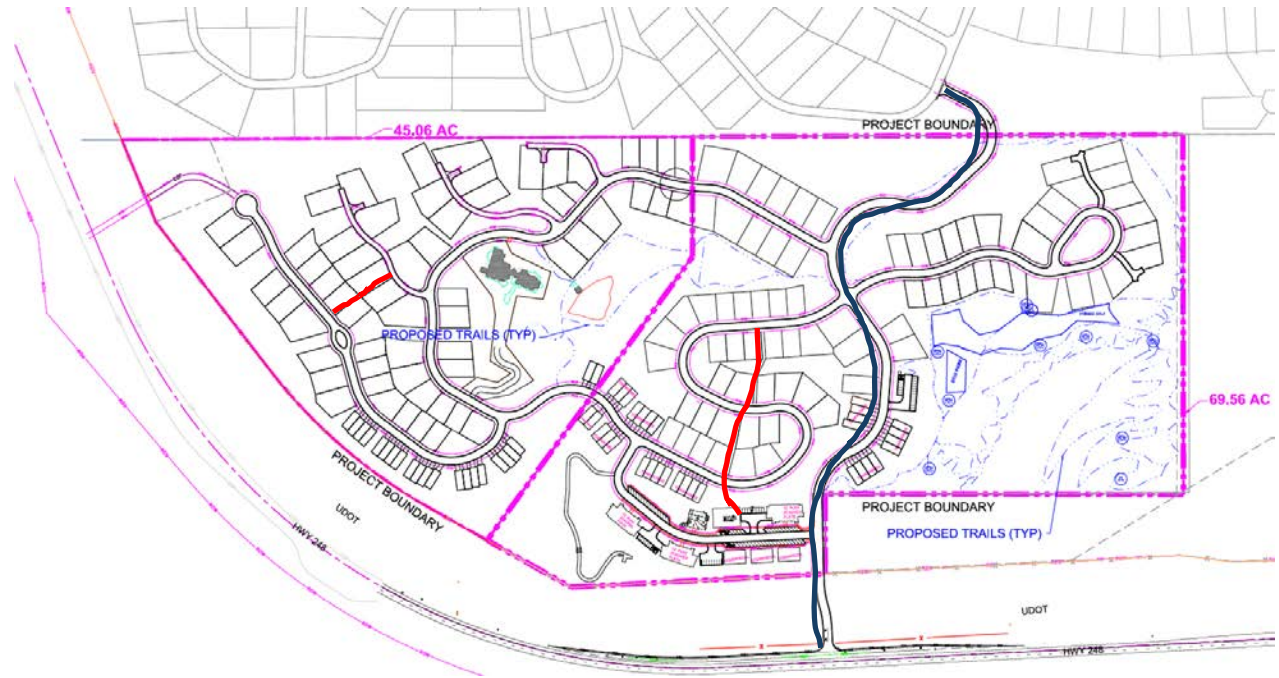


## Trail Network & Main Entry Road

- This work will have to be low impact in the Wildlife Corridor
- The “Old Town Park City” stairways shall be built as part of the overall street, trail, and other horizontal infrastructure (in red) and within a designated easement

### Main Road

- *The proposed primary road is the existing emergency road constructed by Mustang Development for Golden Eagle. Has the Applicant coordinated with Mustang relative to this easement that runs through Elk Horn Springs (in blue)?*



## Proposed Slope Disturbance

- Much of this site appears to be impacted by the proposed development.
- A map of areas that will be undisturbed, as noted previously, is necessary for review.
- A proposed landscaping plan is required for all stormwater basins (circled in red). The proposed basin along SR248 will require significant screening. Profiles of the basins shall be provided for review.



## 2019 General Plan

- When the Planning Commission considers a concept plan or rezoning request, any recommendation must be in compliance with the General Plan.
- The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Planning Commission should review the proposed conceptual site plan and determine whether it complies with the General Plan.



### 5.4.1 Hideout's economic development goals are to:

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

### 4.5.1 Hideout's housing goals are to:

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.
2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

### 3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.
2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

### 6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

# Proposed Housing Typology

