HIDEOUT, UTAH TOWN COUNCIL - WORK SESSION
October 06, 2020
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold a Work Session meeting for the purposes and at the times as described below on Tuesday, October 06, 2020

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's September 24, 2020 determination letter (attached)

All public meetings are available via ZOOM conference call.
Interested parties may join by dialing in as follows:

Meeting URL: https://zoom.us/j/4356594739 To join by telephone dial: US: +1 408 638 0986
Meeting ID: 435 659 4739

Work Session
6:00 PM

I. Call to Order

1. Mayor Rubin's No Anchor Site Determination Letter

II. Roll Call

III. Agenda Items

1. Discuss the provisions to include in a draft Annexation Master Development Agreement (AMDA), a final version of which will be considered at the same meeting as the consideration of the annexation for the land subject to Resolution 2020-09.

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

V. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL
10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739
Posted 10/05/2020

September 24, 2020

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

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been over 5% of those tested since May 27, 2020. The seven-day average of cases has been over 200 since May 27, 2020. COVID-19 patients in Utah hospitals has been significant during the same time period.

This meeting will not have a physical anchor location. All attendees will connect remotely. All public meetings are available via ZOOM conference call. Interested parties may join by dialing in as follows:

Meeting URL: https://zoom.us/j/4356594739
To join by telephone dial: US: +1 408-638-0986
Meeting ID: 4356594739

Additionally, comments may be emailed to the Town Clerk afairbourne@hideoututah.gov.

This determination will expire in 30 days on October 21, 2020.

BY:

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Town Clerk

TOWN OF HIDEOUT
CORPORATE
Seal
WASATCH COUNTY, UTAH

Subject:

Proposed zoning for the land subject to Resolution 2020-09 and other conditions for the Potential Annexation Master Development Agreement (AMDA).

After reviewing the conceptual plans presented by Nate Brockbank (the Developer) and with the assistance of a number of experts that have been interviewed and questioned, including our town planner Thomas Eddington, our town engineers (TO Engineering), the Utah DEQ environmental engineering representative Doug Bacon, a traffic study engineer and others, we the Planning Commission of Hideout find merit in the proposed annexation and land use based on the following Core Conditions and Considerations.

Core Conditions:

1. The development of this site will meet or exceed all federal, state, and local environmental quality standards, including on-going testing and maintenance as required. Independent consultant required answering to the town but paid for by the developer.

2. All infrastructure improvements that are required by law or by recommendation from Hideout will be paid and maintained in the future by the developer. These include roads, trails and sidewalks, chairlift (for pedestrians and bikes), parks, plaza, open space, utilities, etc.

3. The commercial development will not include Big Box stores, allowing for one single space to be no greater than 25,000 square feet and all other spaces must be less than 10,000 square feet, nor drive through restaurants/stores. The vision for the Town Center is a unique, authentically designed, main street or village area where residents can dine or shop for local goods as well as shop for groceries.

4. The town of Hideout will provide input on all residential and commercial architectural themes and designs, as well as veto rights to those.

5. There will be a phased approach to the overall development. This includes staggered commercial and residential development, with the expectation that some commercial will be developed in the initial stage and as part of each subsequent phase.

Recommendations:

The Planning Commission recommends the following:

1. To achieve a greater balance of single-family homes for Hideout and the surrounding developments including Parks Edge, the Retreat at the Jordanelle, Park City Heights, and Black Rock, we recommend reducing the density according to the following:

Type	From	To	% Change
Single Family (need some large lots as well)	352	150	-57%
Townhomes (twinhomes only)	182	50	-73%
Cottage (detached units)	0	40	+100%

Type	From	To	% Change
Deed restrictable cottages	0	20	+100%
Condominiums	194	80	-59%
Affordable Multi-family	108	60	-44%
Total Units	836	400	-52%
Assisted Living	72,800 sq. ft	72,800 sq. ft	0

Type	From	To	% Change
Town Center Commercial	80,000	125,000	+53%

2. To expand and maximize the goal of providing optimum connectivity between all the local developments mentioned previously, together with Park City trails and other interconnections.

   This includes a chairlift or gondola connection from the Town Center to Richardson Peak and down to Deer Springs or Deer Waters and which connects to the existing trail system. We understand that negotiations will be necessary to secure the easement across public or private properties to make this happen. The Planning Commission recommends good faith efforts to ensure this connection is made.

   Additional connections include the ability to provide rail or other public transit to the Mayflower area and Deer Valley, and Park City such that driving can be reduced or eliminated from the Richardson Flat area to the closest ski lifts. Further, this includes safe bike and pedestrian access to the school and commercial section. Lastly, there must be easy trail access for biking and hiking on the Jordanelle trails without the necessity to drive.

3. The Town Center commercial area must be developed starting in the initial phase of the project. For example, in a five-phase project, we would expect the Town Center to be completed within the first three phases. We understand that rooftops precede retail, but we also respect our regional neighbors and their ongoing residential buildout and need for a Town Center that serves our residents as well as theirs. Based on the developer's understanding that 15,000 - 20,000 new units are entitled and/or under construction in the Jordanelle Basin, the Planning Commission believes demand for a Town Center already exists.

4. The issue of density is directly related to the commercial needs for the Town Center. The Planning Commission appreciates the type of development proposed within the annexation area but also understands there must be a give and get for the residential density. Currently, the Mountain Remote (MR) zoning designation by Summit County allows one (1) unit per 120 acres. That would equate to approximately three (3) units of development over the entire 350 acres. Additional density for residential development will provide resources to build out the Town Center commercial square feet and the Planning Commission is supportive of that. With that understood, the proposed numbers appear too dense for the land. Therefore the Planning Commission has concerns about the extent of native vegetation removal, the need for retaining walls, the lack of space between buildings (the proposed plan should include some Mountain Residential zoning/development), storm water runoff, traffic counts, etc. These concerns stated here need to be addressed in the next iteration of this plan.

5. To maximize the use of open space for designed recreation facilities. This would include a park(s), contiguous bike and hiking trails that connect from Hideout through Richardson Flat to Park City to Deer Valley Mayflower, and additional recreational amenities to be further defined (Amphitheatre, dog park, pickle ball courts that can be converted to ice skating rink in winter) Furthermore, the area designated as open space or recreational space must be deed-restricted accordingly and include no less than 250 of the 350 acres proposed as part of the annexation.

6. To maximize on-street parking and minimize large parking lots in the Town Center, the Planning Commission will work closely with the developer to reduce parking standards where appropriate while requiring the use of alternative modes of transportation – biking, pedestrian access, chair lifts, bus station, town trolley or unmanned mode of transportation, or similar facilities, etc.

   Minimum of 60 – 75% of the town center parking should be underground or structured parking facilities for both residential and commercial parking.

7. To provide adequate trails along the commercial and condominium area along Richardson Flat Road which will encourage localized and safe pedestrian and biking traffic.

   To maintain safe pedestrian and bike traffic, we suggest an underground tunnel where the rail trail crosses Richardson Flat Road.

8. To plan for future growth, we suggest a minimum 10 acres be dedicated to the school.

Recommendation:

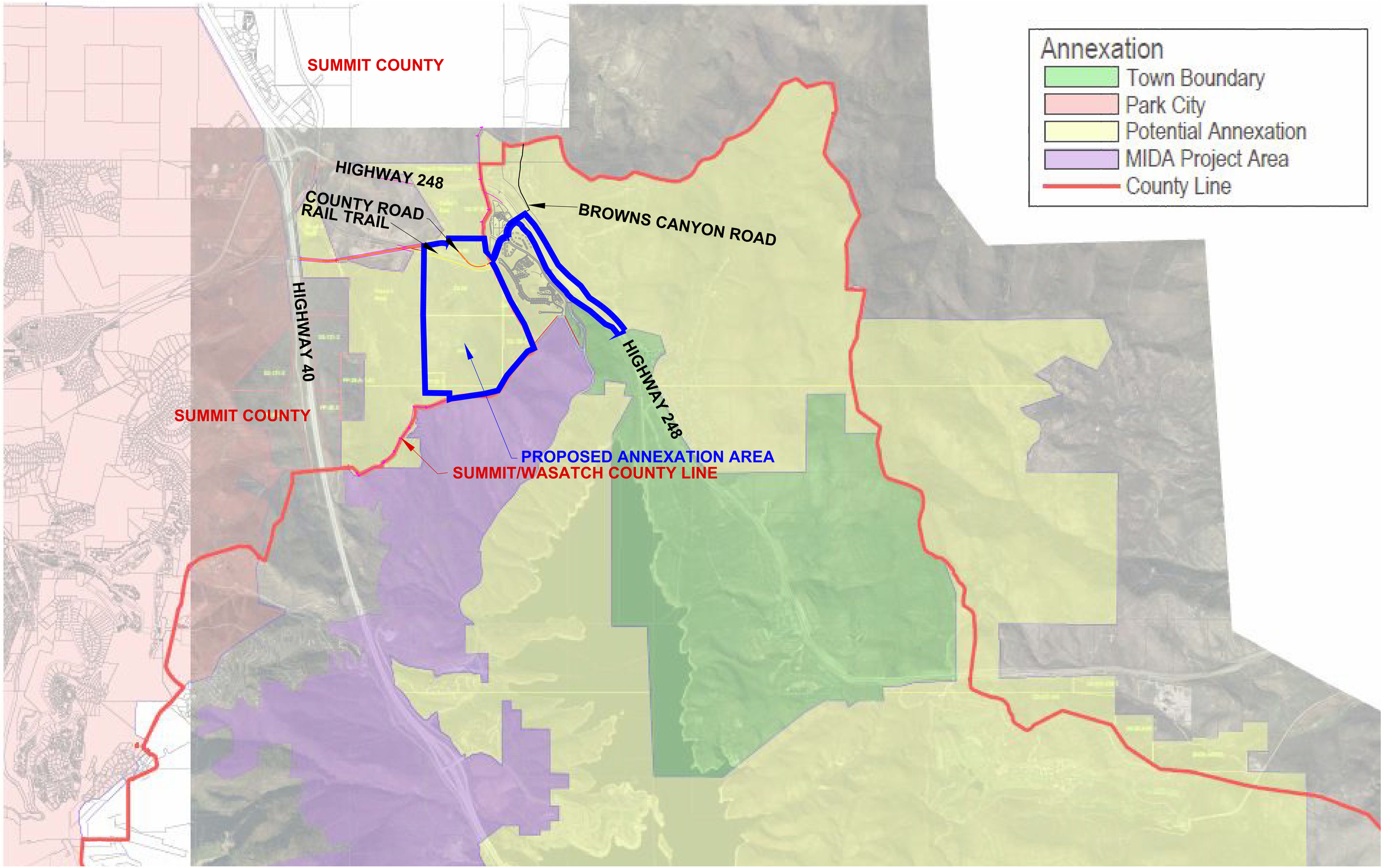
It is important to state, as a preamble to this recommendation, that each Planning Commissioner member has varying concerns and different opinions over the Town of Hideout's actual Annexation process. This includes the approach that was taken by the Town of Hideout and whether that approach met the standards of transparency and integrity that the Planning Commission and other entities and individuals expected in this process.

Notwithstanding our individual concerns, and based solely on the analysis of the Developer's proposal, we make the following recommendation.

If the aforementioned Core Conditions and Considerations are agreed to by the Developer, the Planning Commission concludes that the Richardson Flat Annexation and Development will serve to positively impact Hideout and the surrounding and adjoining regional developments in the following ways, including:

- Improved access to commercial and retail needs including groceries (in a well designed Town Center), prepared food, and other necessities, with a subsequent reduction of traffic to Park City via Kearns Blvd, or Kimball Junction.
- Improved public services and facilities which may include police, fire, and other community services such as a library or community center.
- Improved recreational facilities, parks, trails, amphitheater, chairlift, etc. which will serve the surrounding developments as well.
- Increased area access to ski lifts at the Mayflower side of Deer Valley in particular.

- Potential for increased and improved public transportation and alternative transportation to this area.
- Protection of current view-sheds, as the topography and current design by the Developer maintains and promotes a substantial degree of separation from the surrounding developments.
- And ultimately with the improved use of the current land, there will be an associated improvement of values of neighboring properties and developments.


SUMMIT COUNTY
HIGHWAY 248
COUNTY ROAD
RAIL TRAIL
BROWNS CANYON ROAD
HIGHWAY 40
HIGHWAY 248
SUMMIT COUNTY
PROPOSED ANNEXATION AREA
SUMMIT/WASATCH COUNTY LINE
Annexation
Town Boundary
Park City
Potential Annexation
MIDA Project Area
County Line