



Staff Review of Concept Plan Submittal

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Deer Springs – Future Phase Proposal

Date: September 15, 2021

Submittals: The Applicant submitted the following plans:

- *Future Phase(s) Proposal for Apartments Above the Jordanelle Parkway*
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The Applicant, Nate Brockbank, has re-submitted an Application for Concept Review for proposed apartments in a future phase for Deer Springs. This was originally submitted in early 2020 and then set aside as work began on Phases 1 – 3 of the project. The Applicant would like input and direction from the Planning Commission. A site visit is scheduled for this project at 5pm on Thursday, September 16, 2021.

The attached memo from January 2020 is attached for the Planning Commission's review. The proposed apartment configuration has not changed from the package that was submitted at that time. The Applicant is not requesting formal action on the part of the Planning Commission but rather is seeking input on this concept as proposed. Please review the attached memo for a more detailed review but the following are issues that were discussed back in January 2020:

- The Application is for 128 apartments (or 96 ERUs if each is proposed to have less than 1,500 SF).
- The Planning Commission, in January 2020, had concerns about the proposed increase in density – from an allowed 8 units to the proposed 128 apartment units.
- The site is currently zoned Mountain Residential (M) – one unit per acre and the Applicant would like the Planning Commission to consider a rezone to Neighborhood Commercial (NC) or another appropriate district.
- The slopes in this area are quite steep (almost all of the site exceeds 30% slopes).
- The Applicant also proposes a couple of possible commercial pad sites.



Memorandum of Application Review for the Town of Hideout

To: Planning Commission

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

Re: Rezone Application for Deer Springs (Future Phase)

Date: January 22, 2020

Submittals: The Applicant has not submitted a complete plan set to scale; this is required prior to any planning/engineering reviews or approvals.

Overview of Current Site Conditions

Land Area:	8.60 acres
Zoning:	Mountain Zoning
MIDA:	This property is located within the MIDA boundary
Allowed Uses:	Single-family dwellings, rights-of-way, utility infrastructure
Minimum Lot Size:	1 acre
Setbacks:	Front: 30' Rear: 30' Side (distance between buildings): 20'
Height:	35' maximum
Lot Coverage:	28% of lot area
Open Space Requirement:	20% of area
ERU Allowance:	8 Equivalent Residential Units (1 SF dwelling per acre lot)



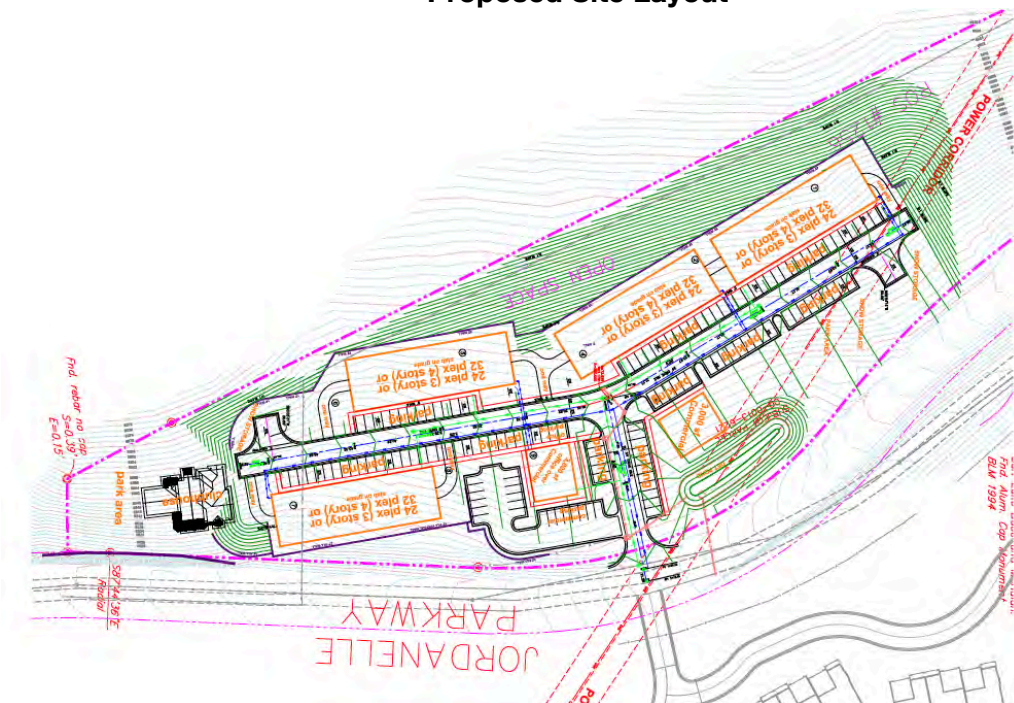
Map of Proposed Rezone and Surrounding Area

Proposed Elevation

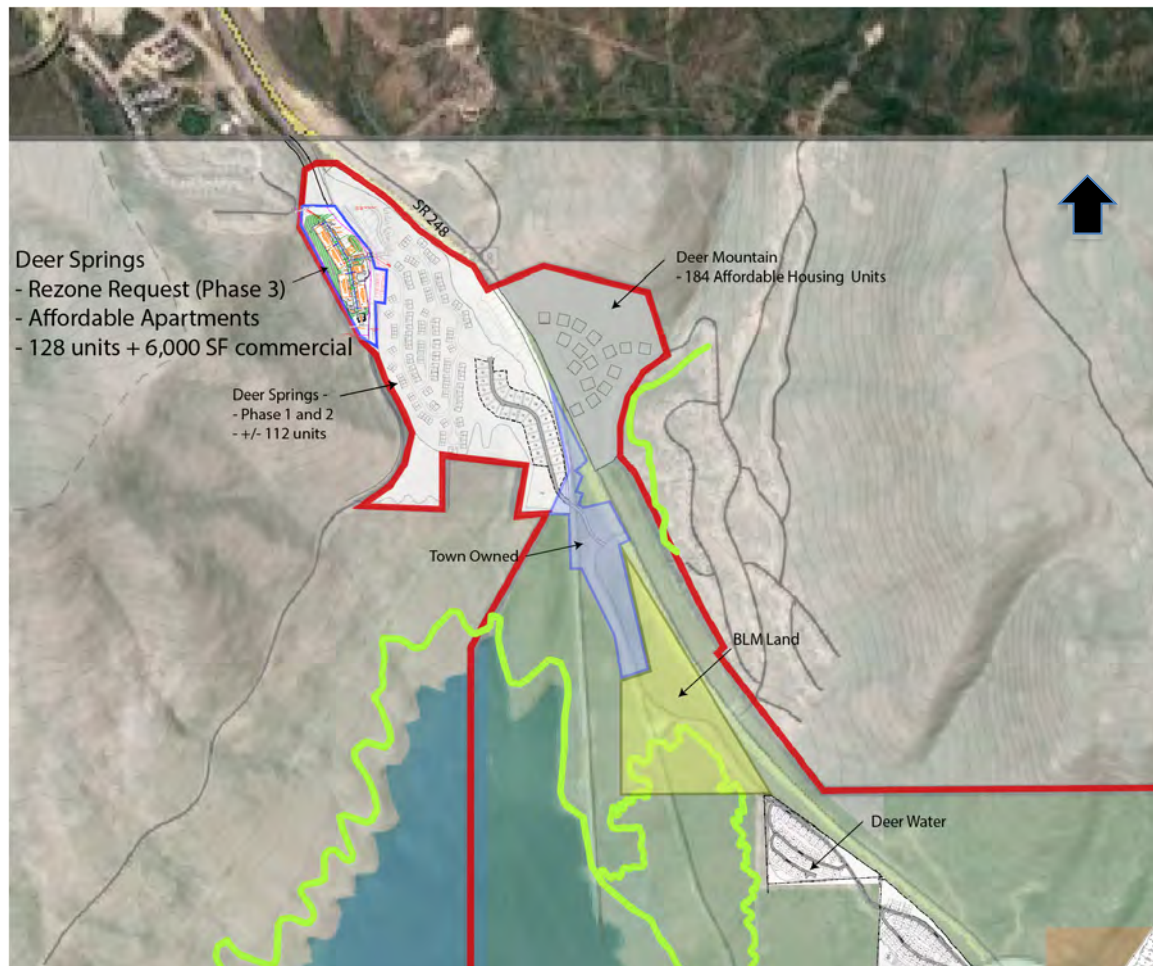


* Applicant to provide an upslope elevation and downslope elevation.

Proposed Site Layout



Site of Proposed Rezone/Development





Proposed Zoning and Uses:

Proposed Zoning:	Neighborhood Commercial (NC)
Proposed Use:	128 Multi-family dwellings (affordable apartments) 1 Clubhouse 2 Retail Pads (3,000 square feet each) <i>* The current NC Zoning District does not allow for residential uses; the proposed NC Zoning District will allow for residential development but that code has not yet been adopted. Any rezone request cannot be approved until the Town Council adopts the new Zoning Code.</i>
Proposed Lot Size:	Not Applicable (+/-15 units/acre)
Proposed Setbacks:	Drawing not to scale; Front: +/-25' Rear: +/-15' Side (distance between buildings): +/- 20'
Proposed Height:	Drawing not to scale (estimated height = +/- 45')
Lot Coverage:	Not provided
Open Space Requirement:	Not provided
Proposed ERUs:	128 x 0.75 (apartment ERU calculation assuming less than 1,500 SF/unit) = 96 ERUs <i>* (1100% [11x] increase in ERUs beyond what is currently allowed per Mountain Zoning; and a 1500% [15x] increase in the number of actual residential units)</i>

Assessment of Site and Proposed Rezoning:

General Plan:

Prior to the technical review of any rezoning request, a review of the Goals of the General Plan must be considered. Section 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.

The GP further states the importance of: preserving the unique topography, limiting the intensity of development, preserving view sheds (and recommends strict analysis prior to any development approval), stricter zoning language to eliminate unintended flexibility in the zoning districts, and the inclusion of design standards for any development project approved.

Site and Density:

The site in question has very steep slopes, in excess of 60% for most of the site, and would not be considered developable in many jurisdictions. The proposed ERU density, 1100% greater than is allowed by the current Mountain Zoning designation, is significant. As proposed, this development would be the densest development in all of Hideout, including Deer Mountain affordable apartments across SR 248 to the east. Deer Mountain's density is 7 units/acre. The proposed Deer Springs – Future Phase (for rezone) would be 15 units/acre.

It is worth noting that the Town is currently exploring options for a Town Center or Neighborhood Center that could take advantage of some Town-owned property just south of this proposed development. Before any rezoning decisions are decided, it is recommended that this planning work be completed beforehand.



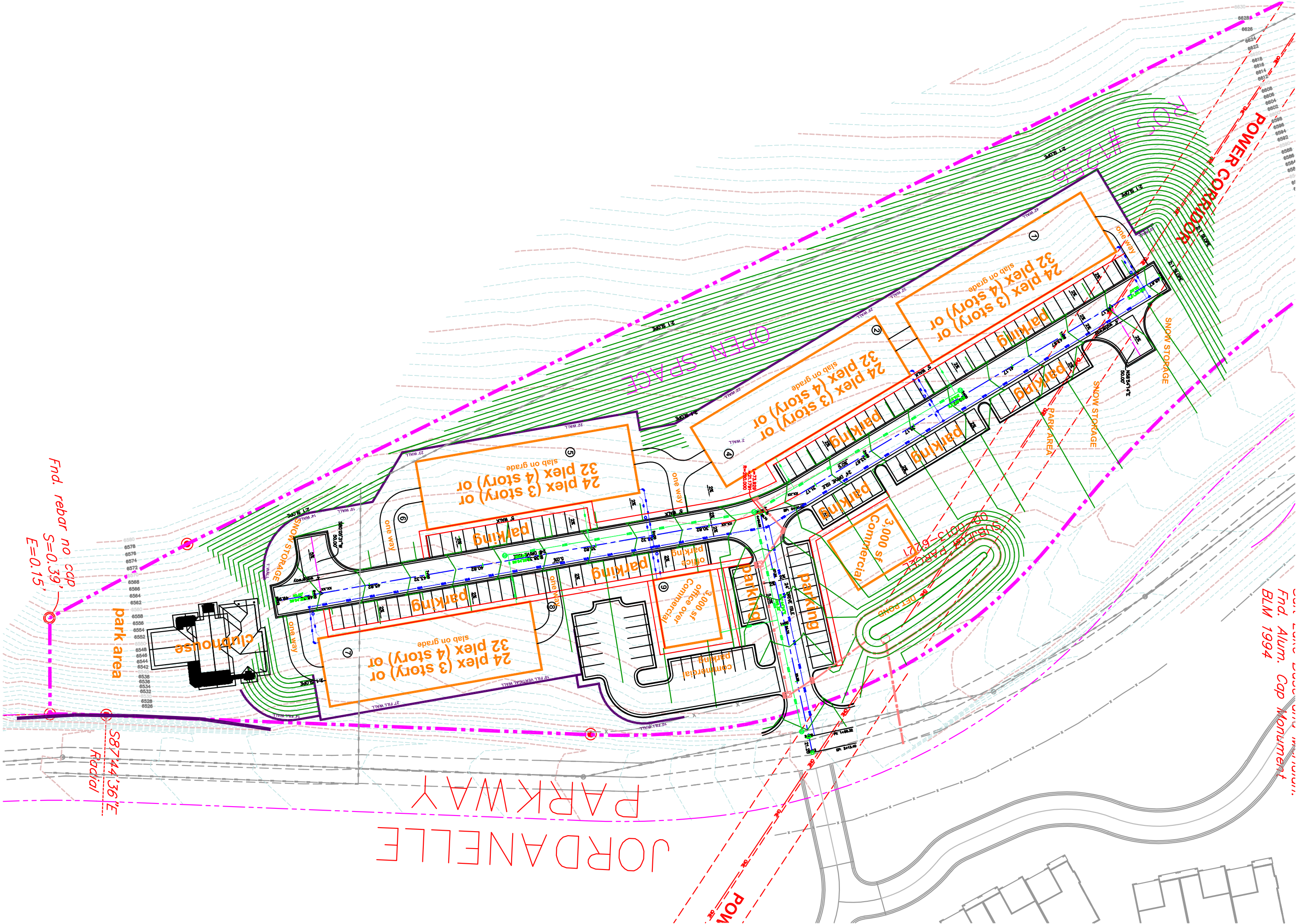
Layout and Design:

The inclusion of some commercial space that would serve as neighborhood commercial (e.g. restaurant, retail, coffee shop, bar/pub or gathering space, bike rentals, etc.) is desirable in this area of Town. Any proposed commercial space in this area should be restricted to the above named uses or similar uses. The two commercial pads identified on the site plan are on the uphill (or the side facing Jordanelle Parkway and SR 248); a restaurant in this location would not be afforded views of the water. Reconfiguring this layout to accommodate these views should be a requirement of any development on this site. This commercial space could possibly be incorporated into a mixed-use building development and occupy the first-floor space.

The slope of the land is such that any development will likely require significant retaining walls (and exposed building footings) on the downslope side. Is the owner prepared to address the functional (engineering) and aesthetic (Town character preservation) issues that are certain to arise? To what extent is the Town willing to alter the community character?

Recommendations:

The Planning Commission should continue this item to a future meeting allowing time for the Town Staff to work with the developer on the issues outlined in this report. There are a number of planning issues that must be mitigated prior to a subsequent administrative review (Planning Commission) and/or final legislative review (Town Council). This proposal would result in a significant increase in density, an increase in building height on the downslope (view shed side), and a larger-than-is-normal-in-Town surface parking layout – all of which lack compliance with the Town's General Plan. These issues must be discussed in detail and adequately mitigated prior to any additional review or approval/denial.



Find. Alum. Cap Monument
BLM 1994

Find. rebar no cap
S=0.39'
E=0.15'

S87°44'36"E
Radial

