



Staff Report for Proposed Official Zoning Map

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Official Zoning Map – Adoption and Ratification

Date: 15 September 2021

Included Materials: Updated Zoning Map for the Town of Hideout and RSPA Density Pod Map (attached)

Staff reviewed the initial draft Zoning Map with the Planning Commission at the last Planning Commission meeting. At that meeting, the Planning Commission received some public input as a result of town-wide public noticing. As a result, the proposed Zoning Map has been updated to reflect the following changes:

- The US Bureau of Reclamation Land, generally known as the Jordanelle Recreation Land, has been revised and is now recommended as Open Space (OS) zoning.
- The MDA 'Density Pods' have been removed from the proposed zoning map and the underlying RSPA Zoning District remains as the zoning designation.
- A second map has been created to illustrate the MDA Density Pods. This map is a record keeping tool to reflect the original density pod reflected in the MDA, or changes which have occurred upon platting or building.
- Designated rights-of-way and access easements (for utility infrastructure access or emergency egress) have been updated.

The recommended Zoning Map includes the following zoning districts per the Town Code as vested in 2009:

Open Space (OS)
Mountain (M)
Residential Medium Density (RMD)
Neighborhood Commercial (NC)
Resort Specially Planned Area (RSPA)

The map also includes the boundary for the 2010 Master Development Agreement (MDA) area.



Staff has been able to locate some prior used zoning maps – a 2009 General Plan Zoning Map, a 2016 Zoning Map which was presented at a Town Council meeting for discussion of an application, and the map that is in the 2019 General Plan. These are attached as appendices to help Planning Commissioners understand the prior maps that have been used for zoning purposes.

Staff recommends the Planning Commission review the attached Zoning Map and consider forwarding a favorable recommendation to the Town Council to adopt and ratify it as the Town's Official Zoning Map. The Density Pod map is a record-keeping tool and will not be voted on.

ORDINANCE #2021 - _____

ORDINANCE RATIFYING AND ADOPTING
OFFICIAL ZONING MAP FOR THE TOWN OF HIDEOUT

WHEREAS, Town records fail to show that an Official Zoning Map was adopted for the Town of Hideout; and

WHEREAS, own wishes to officially ratify and adopt the Zoning Map which is currently in use.

WHEREAS, while the Wasatch County Zoning map reflects what the current zoning is for the Town of Hideout, the Town wishes to ratify an Official Zoning Map.

WHEREAS, proper legal notice was sent to all private property owners in the Town of Hideout;

WHEREAS, the Planning Commission held a public hearing on August 9, 2021 and September 16, 2021 to receive input on the Official Zoning Map, and forwarded a recommendation to the Town Council;

WHEREAS, the Town Council held a public hearing on September 9, 2021 and _____ to receive input on the Official Zoning Map;

WHEREAS, the Official Zoning Map is consistent with the Hideout General Plan.

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

SECTION I: Approval. The Official Zoning Map for the Town of Hideout as shown in Exhibit A is hereby adopted and ratified.

SECTION II: 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 _____.

TOWN OF HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Town Clerk

Exhibit A. Zoning Map

Proposed Official Zoning Map



1 in = 2,083 ft

Legend

- Roads
 - Access Easement
 - ▭ Parcels
 - ▭ MDA Boundary
 - ▭ Town Boundary
- ZONEDESC**
- ▨ Planned Performance Development (PPD)
 - ▨ Mountain (M)
 - ▨ Open Space (OS)
 - ▨ Neighborhood Commercial (NC)
 - ▨ Residential Medium Density (RMD)
 - ▨ Resort Specially Planned Area (RSPA)

TOWN OF HIDEOUT PROPOSED ZONING MAP

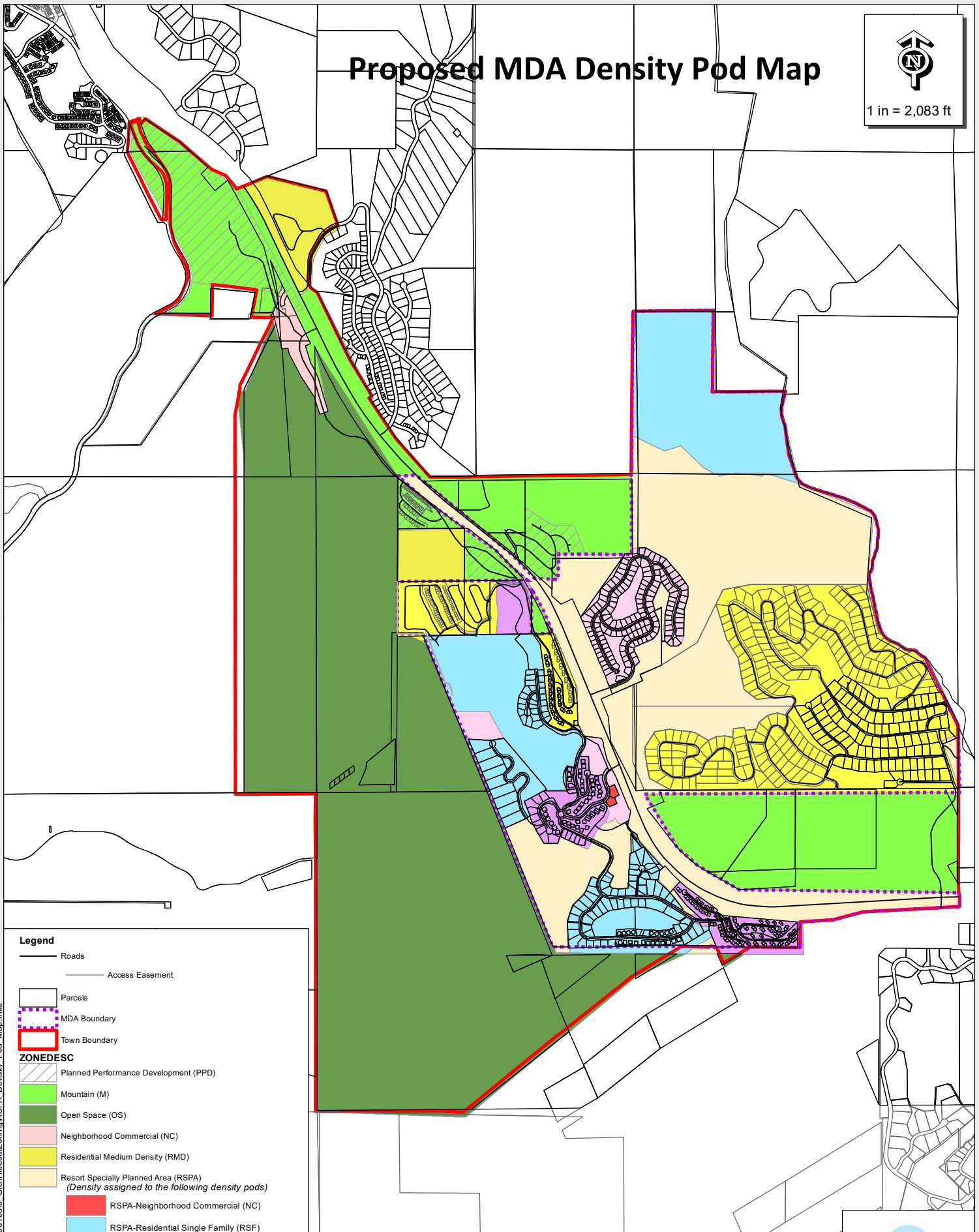
DRAFT DATE: 9/16/2021



Proposed MDA Density Pod Map



1 in = 2,083 ft



Legend

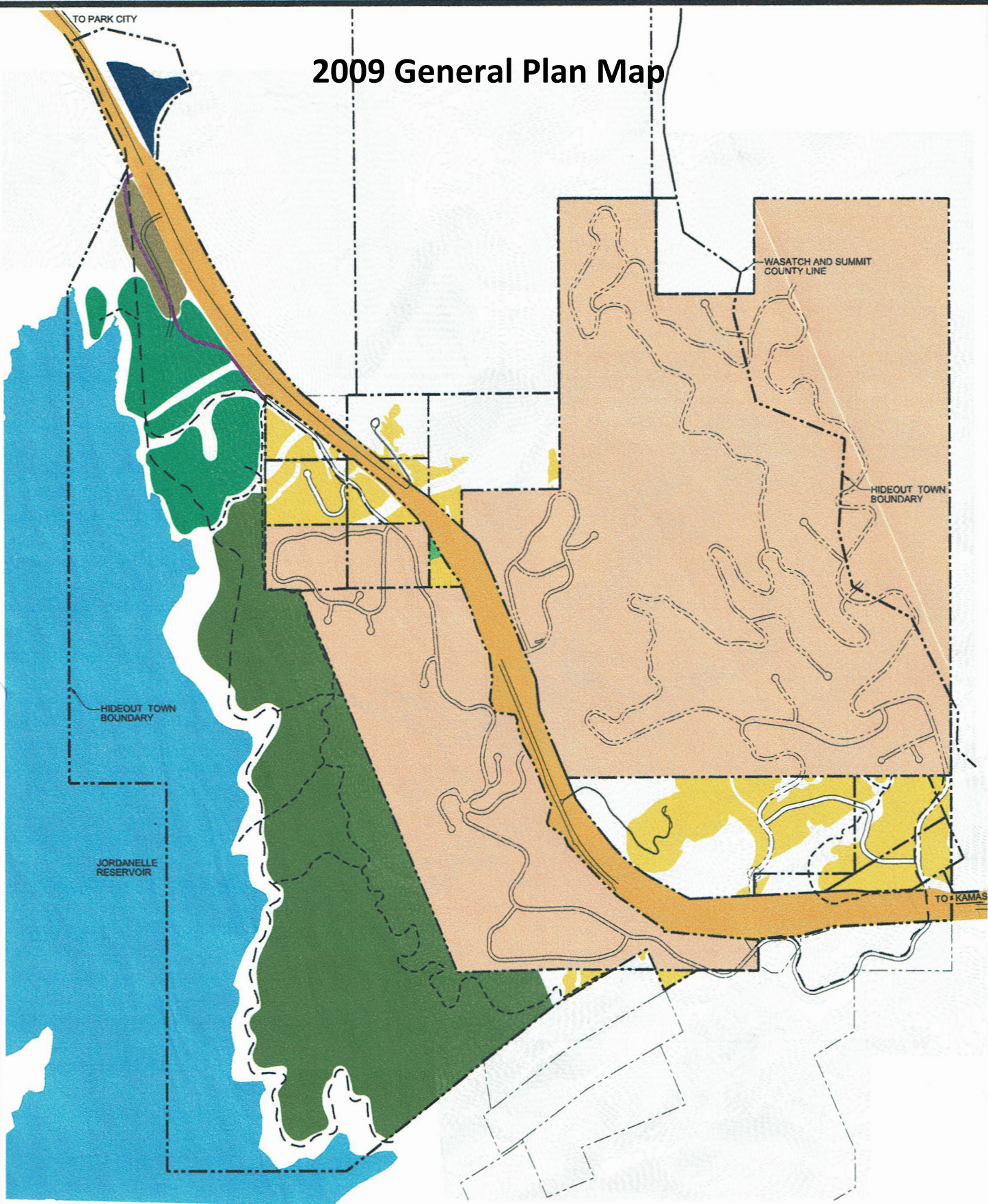
- Roads
- Access Easement
- Parcels
- - - MDA Boundary
- Town Boundary
- ZONEDESC**
- ▨ Planned Performance Development (PPD)
- Mountain (M)
- Open Space (OS)
- Neighborhood Commercial (NC)
- Residential Medium Density (RMD)
- Resort Specially Planned Area (RSPA)
(Density assigned to the following density pods)
- RSPA-Neighborhood Commercial (NC)
- RSPA-Residential Single Family (RSF)
- RSPA-Residential Medium Density (RMD)
- RSPA-Resort Village Medium Density (RVMD)
- RSPA-Resort Village High Density (RVHD)

TOWN OF HIDEOUT RSPA DENSITY POD MAP

DRAFT DATE: 9/16/2021



2009 General Plan Map



NOTE:
ALL ROADS ARE CLASSIFIED AS
LOCAL COLLECTORS UNLESS
OTHERWISE IDENTIFIED.

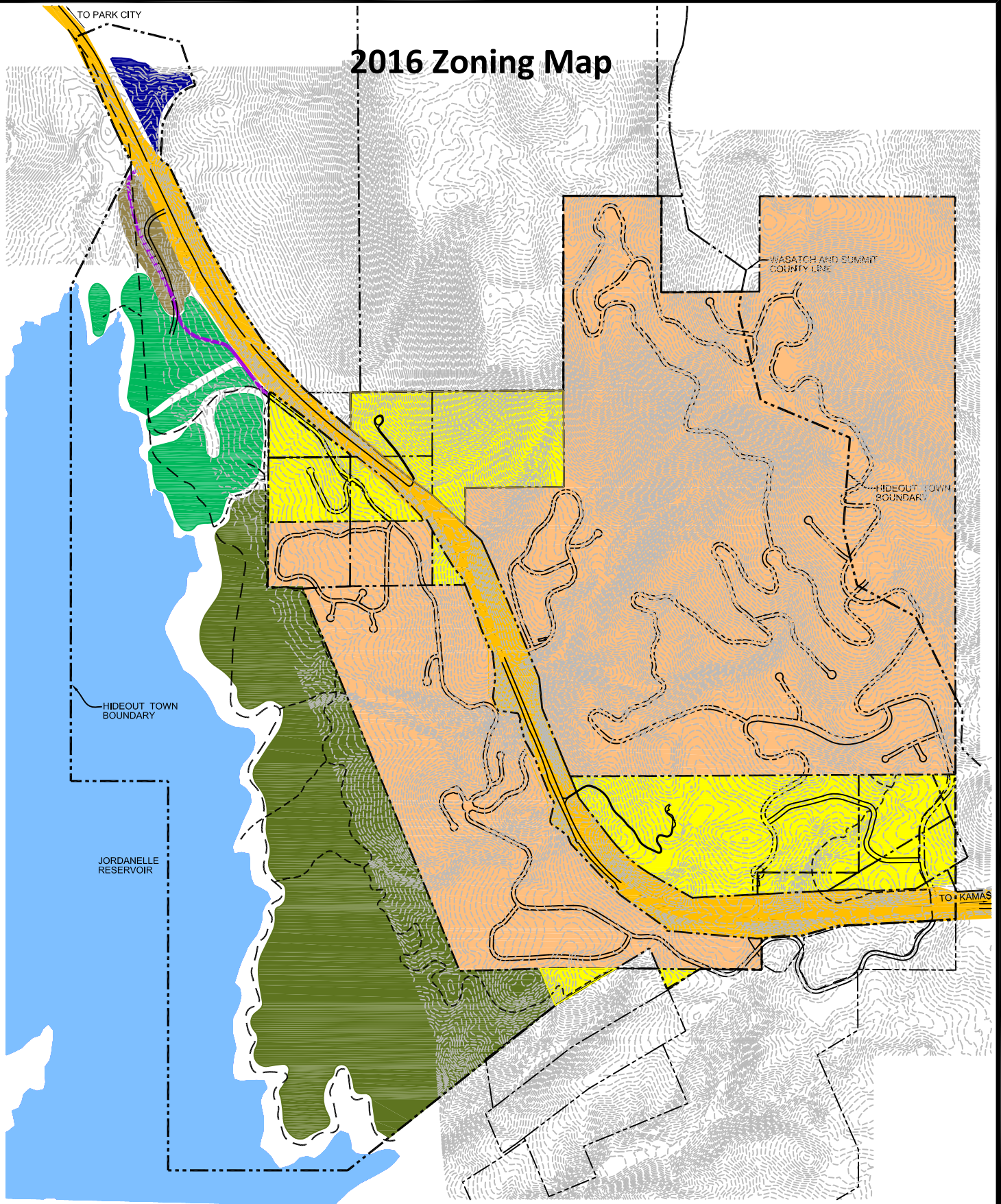
LEGEND

- | | | |
|---------------------------------------|--|-----------------------------------|
| RESIDENTIAL AFFORDABLE HOUSING | PUBLIC OPEN SPACE DAY USE ONLY | OPENSACE RECREATIONAL USES |
| RESIDENTIAL LOW DENSITY | EXISTING AND POTENTIAL REGIONAL TRAILS | HIDEOUT LAKESIDE COMMUNITY CENTER |
| R.S.P.A. RESORT SPECIAL PLANNING AREA | EXISTING AND POTENTIAL LOCAL TRAILS | MINOR ARTERIAL ROAD |
| ROSS CREEK PARK AREA DAY USE ONLY | EXISTING AND POTENTIAL ROAD CORRIDORS | MAJOR COLLECTOR ROAD |

HIDEOUT, UTAH
GENERAL PLAN



2016 Zoning Map



LEGEND

- | | | |
|---------------------------------------|--|-----------------------------------|
| RESIDENTIAL AFFORDABLE HOUSING | PUBLIC OPEN SPACE DAY USE ONLY | OPENSOURCE RECREATIONAL USES |
| MOUNTAIN ZONE | EXISTING AND POTENTIAL REGIONAL TRAILS | HIDEOUT LAKESIDE COMMUNITY CENTER |
| R.S.P.A. RESORT SPECIAL PLANNING AREA | EXISTING AND POTENTIAL LOCAL TRAILS | MINOR ARTERIAL ROAD |
| ROSS CREEK PARK AREA DAY USE ONLY | EXISTING AND POTENTIAL ROAD CORRIDORS | MAJOR COLLECTOR ROAD |

ZONING MAP OF THE TOWN OF HIDEOUT UTAH



