



Staff Report for Skyhawk – Concept Plan Review

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

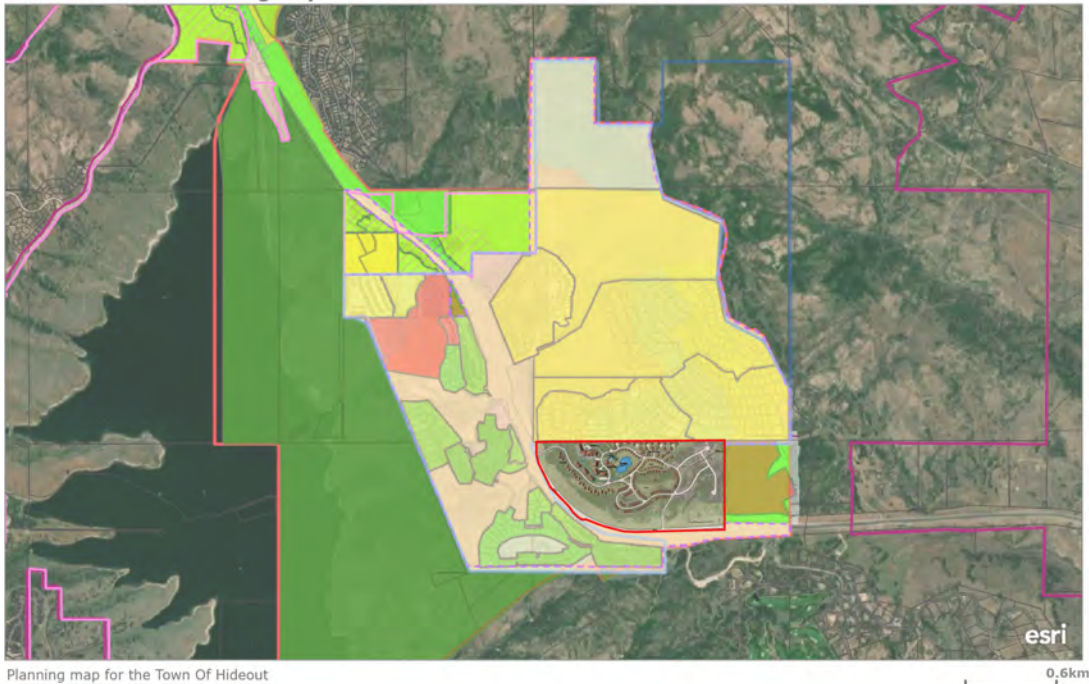
Re: Skyhawk Concept Plan Review

Date: 14 December 2021

Submittals: Concept Plan Application and Master Plan (9 December 2021)

Site Location (proposed site in red outline)

Town of Hideout Planning Map



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community | Utah AGRC



Site Characteristics

Total Acres of Site:	107 Acres
Current Zoning:	Mountain (M)
Allowed Density:	One (1) unit per acre or approximately 85 units after road infrastructure is built.
Concept Density:	610 Units

Overview of Proposed Concept

General Uses:	The developers are proposing a development concept that includes a variety of residential building typologies, a bed-and-breakfast, and a hotel.
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Planning Issues & Concerns for Discussion

Density:	A 600% increase beyond existing allowances requires a thorough discussion of the 'gives and gets' associated with a conceptual up-zoning of such scale.
Uses Missing:	A town center or village square would provide the local commercial opportunities that are missing in the community and requested daily. This is the last large piece of developable property in the Town and the only location where a town center or village square could be built. It could be incorporated around or near the hotel and provide an amenity to visitors and residents alike. +/- 15 - 20 acres dedicated to these uses would not only provide space for commercial amenities such as restaurants, local retail, etc. but also ensure the future viability of the Town with sales tax – a desperately needed fiscal component to balance the Town's existing heavy reliance on residential property tax dollars.
Connection to Town:	The Town is disconnected from east to west as a result of SR 248 – it creates a very real and dangerous barrier for pedestrian and bike connectivity in particular. An underground pedestrian and biking tunnel could be part of this concept plan and truly provide easy access from east to west, particularly if located near North Hideout Trail Road.



Open Space/Buffers: The development should have clustered areas with significant open space buffers providing park/trail opportunities. This is especially true where the proposed concept plan proposes six-plex buildings up against the single-family fabric proposed and entitled on the south side of Golden Eagle. Trails should connect to the adjacent neighborhoods and across (under or over) SR 248.

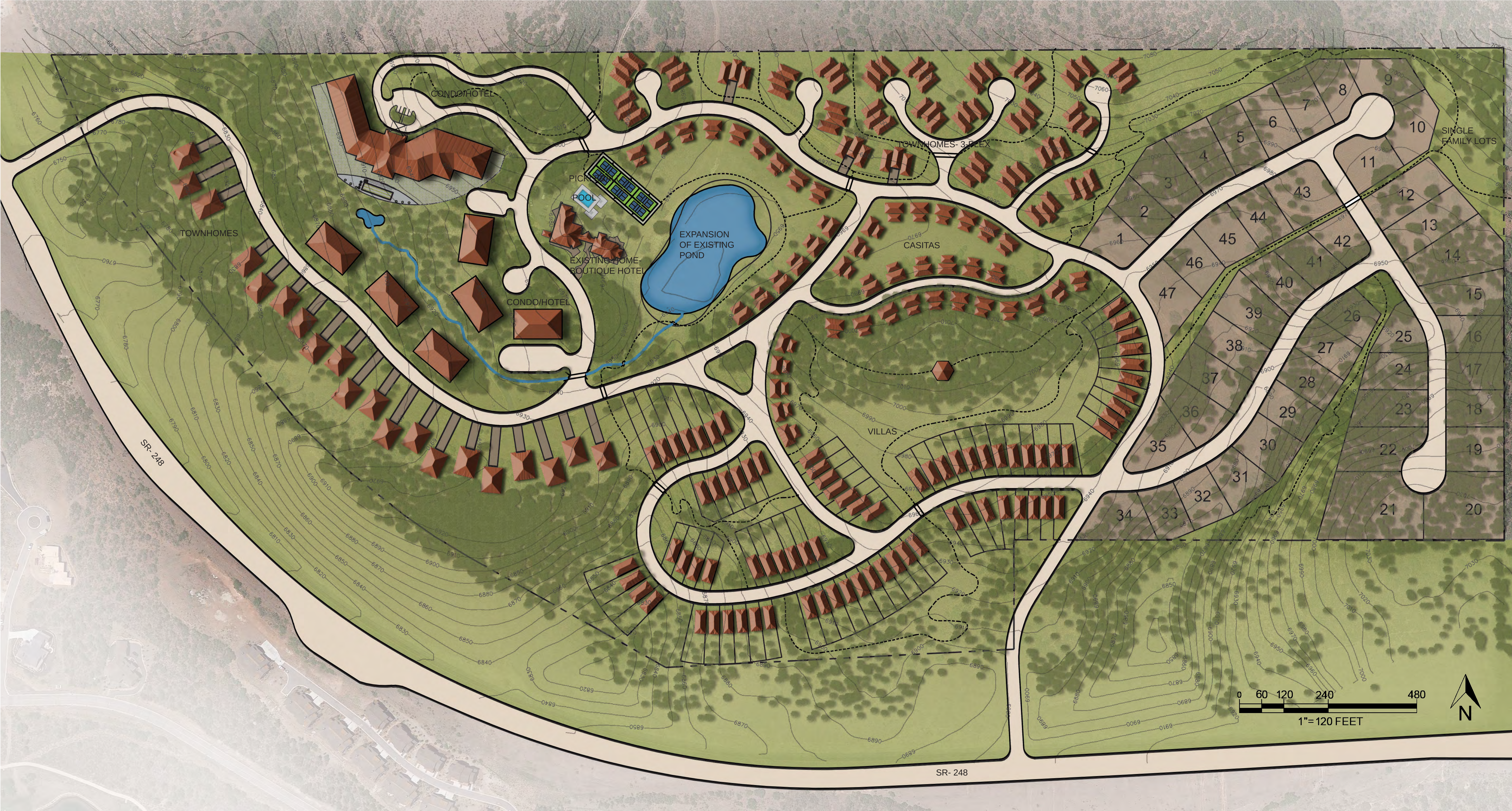
Infrastructure: Issues regarding water rights and availability must be addressed. How will the road infrastructure be built and financed? A Public Improvement District (PID) has been discussed in prior meetings with the developers; intent and details should be clarified.

Next Steps

The Planning Commission should review the proposed concept plan and provide input to the developers.

No action is necessary or permitted at this time (not all concept plan requirements have been submitted per HTC 11.06.18), however staff thought it was important to begin the review and input process with the Planning Commission.

A concept plan application is an opportunity for the Planning Commission to coordinate the 'gives and gets' of possible future development opportunities with the developers. Can a partnership be made that ensures the Town gets what it needs on the last large piece of undeveloped (and unentitled) with up-zoning that must be consistent with the General Plan and can the developer make the financials work. Such a partnership needs to be a win-win endeavor for both parties. The proposed concept plan is the first iteration to open this partnership discussion. The Planning Commission should relay all concerns, missing components, and ideas so that the next iteration of a concept plan includes the pieces in a comprehensive manner.



BOULDERS AT HIDEOUT
MASTER PLAN

SKYHAWK
DEVELOPMENT

10.04.21

