



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARINGS

June 16, 2022

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting and public hearings electronically for the purposes and at the times as described below on Thursday, June 16, 2022.

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's June 10, 2022 No Anchor Site determination letter.

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/>

Regular Meeting and Public Hearings
6:00 PM

I. Call to Order

1. [June 10, 2022 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [May 19, 2022 Planning Commission Minutes DRAFT](#)
2. [June 2, 2022 Planning Commission Minutes DRAFT](#)

IV. Agenda Items

1. [Presentation and discussion of the June, 2022 Hideout Resident Survey results](#)

V. Public Hearings

1. [Discuss and possibly make a recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone 1.81 acres of land within the Town of Hideout boundaries beginning at a rebar and aluminum cap alongside a 4X4 wooden post representing the most easterly corner of mineral survey 6968, Star No. 7 Lode, said point being S00°07'03"E 564.53 feet along the section line and S89°52'27"W 73.88 feet from the known location of a stone monument at the northeast corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence along the southerly line of said Star No. 7 Lode S58°35'59"W 451.79 feet to a point on the Golden Eagle Road right-of-way line, said point being the beginning of a non-tangent curve concave to the southeast having a radius of 429 feet, and to which a radial line bears N89°47'58"W; thence along said right-of-way the following two courses: \(1\) 309.32 feet along said curve through a central angle of the 41°18'43", with a chord bearing and distance of N20°51'23"E 302.66 feet; \(2\) N41°30'43"E 261.97 feet to the easterly line of said Star Lode No. 7; thence along said easterly line of Star No. 7 Lode S23°09'57"E 264.98 feet to the point of beginning. The basis of bearings is S00°07'03"E 2659.78 feet between the known location of a stone monument at the northeast corner of Section 21 and a found monument at the east ¼ corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian \(the "Gyllenskog Property"\) from Mountain Residential \(M\) to Residential 3 \(R3\).](#)
2. [Discuss and possibly make a recommendation to Town Council regarding the final plat for KLAIM Phase 4 subdivision.](#)
3. [Continued discussion and possible recommendation to the Hideout Town Council regarding a review of amendments made to the Boulders MDA including text amendments to the Hideout Municipal Code under this MDA and a site-specific density increase of 530 ERU's – CONTINUED FROM JUNE 3, 2022](#)

VI. Meeting Adjournment

File Attachments for Item:

1. June 10, 2022 No Anchor Site Determination Letter



June 10, 2022

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

The Planning Commission Chair 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(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 27.23% of those tested since June 3, 2022. The seven-day average number of positive cases has been, on average, 1,073 per day since June 8, 2022.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

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 hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be considered by the Planning Commission and entered into public record.

This determination will expire in 30 days on July 10, 2022.

BY:


Anthony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. May 19, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Regular Meeting and Public Hearing**
4 **May 19, 2022**
5 **6:00 PM**
6
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public
9 Hearing on May 19, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19
10 pandemic.

11
12 Regular Meeting and Public Hearings

13 **I. Call to Order**

14 Chair Tony Matyszczyk called the meeting to order at 6:02 PM and referenced the current No Anchor
15 Site letter which was included in the meeting materials. All attendees were present electronically.

16
17 **II. Roll Call**

18 **PRESENT:**

19 Chair Tony Matyszczyk
20 Commissioner Ryan Sapp
21 Commissioner Glynnis Tihansky
22 Commissioner Donna Turner
23 Commissioner Rachel Cooper (alternate)
24 Commissioner Jonathan Gunn (alternate)

25 **STAFF PRESENT:**

26 Thomas Eddington, Town Planner
27 Polly McLean, Town Attorney
28 Ryan Taylor, Town Engineer
29 Jan McCosh, Town Administrator
30 Timm Dixon, Head of Engineering and Public Works
31 Alicia Fairbourne, Town Clerk
32 Kathleen Hopkins, Deputy Town Clerk

33 **OTHERS IN ATTENDANCE:** McKay Christensen, Todd Amberry, Jack Walkenhorst, Larry
34 Eisenfeld, Murray Gardner, Carol Tomas, David Salzman, and others who may not have signed in using
35 proper names in Zoom.

36 **III. Approval of Meeting Minutes**

37 There were no comments on the draft minutes of the April 21, 2022 Planning Commission meeting.

38 ***Motion: Commissioner Tihansky made the motion to approve the April 21, 2022 Planning Commission***
39 ***Minutes. Commissioner Turner made the second. Voting Aye: Commissioners Gunn, Sapp, Tihansky,***
40 ***and Turner. Abstaining: Chair Matyszczyk. Voting Nay: None. The motion carried.***

1 **IV. Public Hearing**

2 **1. Discuss and possibly make a recommendation to the Hideout Town Council regarding**
3 **a review of amendments made to the Boulders MDA including text amendments to**
4 **the Hideout Municipal Code under this MDA**

5 **2. Discuss and possibly make a recommendation to the Hideout Town Council regarding**
6 **proposed zoning changes to the Boulders development**

7
8 Town Planner Thomas Eddington suggested, given the lateness in circulating the meeting materials,
9 the discussion might begin a review of the Staff Report which listed a number of priority issues for
10 consideration. Chair Matyszczyk asked whether there was a new version of the Town Zoning Map
11 for review. Town Attorney Polly McLean responded that in discussions with the development team
12 it was proposed not to request a zoning ordinance change but rather to incorporate site specific text
13 amendment zoning change in the Master Development Agreement (MDA). She stated she had
14 discussed the matter with the Utah Property Rights Ombudsman and was advised this would be
15 allowable if proper process was followed including Planning Commission review and Town Council
16 approval. She discussed her recommendation for all requested changes to the current zoning to be
17 encompassed in the MDA, and thus a revised zoning map would not be necessary. She stated this
18 method would be preferable to approving these up-zone requests that, in the event this project did not
19 advance, the current zoning would not be changed.
20

21 Chair Matyszczyk stated he had experienced email problems and had not received the meeting
22 materials and was therefore not comfortable voting on these matters without sufficient review. Ms.
23 McLean noted on May 5, 2022, the Town Clerk had distributed the materials from the May 4, 2022
24 Town Council meeting with instructions that the draft MDA from that meeting would be discussed
25 at this Planning Commission meeting.

26 Chair Matyszczyk asked if the hotel been removed from the draft MDA. Ms. McLean responded no,
27 not to her knowledge. Ms. McLean stated she had a working copy of the MDA which reflected
28 changes since the Town Council meeting, however the bulk of the matters the Planning Commission
29 was being asked to review were reflected in the draft provided. She also noted the Staff Report
30 provided prior to this meeting was similar to the version included in the Town Council meeting
31 materials.

32 Commissioner Glynnis Tihansky asked if a survey regarding this proposed development was going
33 to be sent to town residents. Mr. Eddington stated it was in production and would take a few weeks
34 to collect community input. It was also noted this survey was not specific to this development, but
35 rather covered broader topics related to overall town planning.

36 Ms. McLean acknowledged the materials provided, which included multiple red-lined versions of the
37 MDA, may have been confusing, however the intention was to provide sufficient detail for the
38 Planning Commissioners to see the progression of the MDA draft changes. She noted a vote on these
39 matters could be postponed until all Planning Commissioners had sufficient time to review the
40 materials, and suggested this meeting be focused on hearing from the development team and town
41 staff on changes requested since the last Planning Commission meeting which impacted the town
42 zoning and code.
43

1 Mr. McKay Christensen from the development team responded to Chair Matyszczyk's questions and
2 noted the hotel was still included in the MDA, although he did not know the exact timing of when
3 the hotel might be built. Chair Matyszczyk noted the hotel was an important component of the project
4 to the town and he would not want to see it being delayed until a late phase. Mr. Christensen stated
5 his understanding that the purpose for this meeting was to discuss a specific set of items related to
6 zoning which the Town Council requested the Planning Commission review, however the
7 development team was available to cover any other questions the Planning Commissioners might
8 have.

9 Ms. McLean noted while it would be difficult for the Chair to discuss the details of the materials
10 which he had not yet reviewed, as the other members had reviewed the materials in varying levels of
11 detail, she suggested this discussion focus on the text amendments included in the Appendix in the
12 May 5, 2022 draft MDA.

13 Mr. Eddington provided an update on the project since the last Planning Commission meeting and
14 noted initial engineering and survey work had been conducted and the developers held an open house
15 for the community on April 27. Mr. Christensen detailed the unit count for the project which was
16 currently 585 units, down from 610 units as last presented to the Planning Commission and now
17 included 28 Affordable Housing units. He described the maximum density restriction included in the
18 current MDA draft capped the density at 585 units or 530 Equivalent Residential Units (ERUs) and
19 noted the 20,000 square feet of commercial space which included 7,500 square feet planned for the
20 bottom floors of two condominium buildings. He added this space could be converted to residential
21 if the space could not be leased for commercial use within one year of construction, however the
22 additional condominium units would be within the 585 maximum density limits as described. He
23 noted the hotel was planned as a 150 key condominium hotel, with the land restricted for hotel
24 development only.

25 Mr. Christensen also noted there was no economic incentive for the developer not to build the hotel
26 as it represented a significant component of the project's density plan and land commitment which
27 would be uneconomical to remain undeveloped. He discussed the general phasing plan for the
28 development's amenities and noted the amphitheater would be constructed after approximately 200
29 units were completed, with the pavilion/grand hall event space, pickleball courts, club house and food
30 round up area to follow as increments of 100 additional units were completed. He explained the
31 necessity of having certain levels of residential units completed to support these amenities. He noted
32 trails would be constructed as each phase was completed.

33 Mr. Christensen noted the developer had agreed to contribute approximately \$300,000 (\$500/unit) to
34 the town to support services and snow plowing expenses prior to selling completed units. The MDA
35 also reflected the plan to contribute \$2.5 million to the town upon the closing of the Public
36 Improvement District (PID) to help fund the proposed underpass on SR-248 or for other purposes as
37 the town deemed appropriate.

38 Mr. Todd Amberry of the development team, discussed the intricacies of working with Utah
39 Department of Transportation (UDOT) on the proposed underpass as well as other easements and
40 access points along SR-248. He also noted the developer would provide the necessary "will serve"
41 letters from utility providers, UDOT access approvals, and engineering approvals, as well as provide
42 sufficient water for each phase at time of platting.

43 Mr. Christensen discussed the 28 Affordable Housing units which would most likely be rental
44 apartments. He also noted the request for nightly rentals for all units in the development and referred
45 to the financial analysis report included in the meeting materials from Lewis Young, the independent

1 financial consultant retained by the town, which indicated the economic benefits to the town from
2 this tax revenue which surpassed the projected tax revenue expected from the hotel.

3 Regarding the proposed hotel, Mr. Amberry reiterated the economic importance to the developer to
4 build this hotel property and noted the MDA included deed restrictions on the land designated for the
5 hotel which would preclude any other development. He noted the development team was in
6 discussions with Hotel Park City to operate the hotel. Mr. Christensen discussed the request to not
7 stipulate specific deadlines for completion of the hotel in the MDA which he felt could lead to
8 unintended negative consequences should market conditions change.

9 The development team showed a short video which depicted a 3-D model of the proposed
10 development which incorporated details of slopes and grading conditions of the property.

11 Commissioner Tihansky asked if the video reflected the approved Concept Plan. Mr. Amberry
12 responded it was very close to the Concept Plan approved by the Planning Commission, although
13 with slightly less density as previously noted and based on the engineering and survey work which
14 had been completed since the earlier Planning Commission meeting.

15 Commissioner Donna Turner asked about the access points to Golden Eagle and SR-248, as well as
16 the location for the proposed underpass. Mr. Amberry noted the SR-248 access and the underpass
17 project would be dictated by UDOT. If for any reason the underpass project was not feasible, the \$2.5
18 million contribution could be used by the town for other public use projects elsewhere in the town.

19 Chair Matyszczyk asked if the developers had discussed the plans yet with UDOT. Mr. Amberry
20 responded they had not, but their initial priority would be the SR-248 access and
21 acceleration/deceleration lane planning.

22 Commissioner Jonathan Gunn asked about the requested exemptions from town code related to
23 required open space, roads, retaining walls, setbacks and visitor parking requirements. Mr.
24 Christensen discussed these items. He noted the space dedicated for various amenities, which
25 amounted to 7 acres, was not included in the open space calculations. He also noted the detention
26 areas identified in the engineering survey could be used as park or other open space and were also
27 not included in the open space calculations. Regarding the road cross section exemptions requested
28 relating to road width requirements, Mr. Christensen explained the intention was to meet the town
29 code requirements for paved road widths however they were requesting the 10 foot public utility
30 easements (PUEs) be on just one side of certain roads given the topography of the property. He
31 explained this request would minimize the amount “cut and fill” in the road construction but would
32 not impair road safety in any way. He noted this was the same reasoning for the exemptions requested
33 for setbacks for homes located in steep areas.

34 Mr. Christensen discussed the request for exemption for retaining walls, and stated given the hilly
35 terrain, the engineering survey had identified specific areas where they would like to utilize higher
36 retaining walls than provided for in the town code. He noted these areas were primarily around the
37 hotel and a couple other locations where they would prefer to use higher retaining walls to match the
38 grade, protect views and minimize disturbance to the surrounding land.

39 Commissioner Tihansky asked whether these items could be addressed through site-specific variance
40 requests, rather than a blanket exemption from town code. She stated her preference to grant each
41 specific variance rather than to apply such exemptions to the entire development. Mr. Christensen
42 responded the developer would not want to be held up by requesting individual variances which
43 might not be granted and could result in reducing the number of units built. He noted the development

1 team had completed the preliminary grading plan at the town's request and had a clear idea of where
2 they would need to vary from the code as detailed in the Land Use Tables.

3 Commissioner Gunn suggested each of these items be specified in the MDA rather than granting a
4 blanket exemption. Mr. Amberry agreed to work on this.

5 *Chair Matyszczyk departed the meeting at 7:28 PM. Commissioner Tihansky assumed his place as*
6 *Acting Chair and Commissioner Cooper assumed a voting role for the remainder of the meeting.*

7 Commissioner Gunn asked for more detail regarding the reduction in required parking spaces waiver
8 requested. Mr. Christensen discussed the different parking needs for the hotel and condominium
9 properties than for single family homes. He noted the plan called for 200 parking stalls for the
10 commercial area. Acting Chair Tihansky asked about the parking and driveways for the Villas. Mr.
11 Amberry explained the model shown did not adequately capture these items. He stated there would
12 be space for parallel parking behind each two-car garage for these units and a visitor space would be
13 included between each unit. In response to Mr. Eddington's question, he confirmed there would not
14 be on-street parking in front of these units.

15 Commissioner Tihansky asked if town code set limits on impervious surfaces. Mr. Eddington replied
16 town code set limits for some lots, but the developer was seeking waivers. Mr. Amberry stated the
17 intention was to limit the amount of disturbed space around every unit and the developer would not
18 de-nude large areas before construction. He stated 15% of the property would remain undisturbed
19 and 35% would be open space. He explained open space may consist of land which had been
20 disturbed during excavation but restored or re-vegetated whereas undisturbed land would remain
21 untouched.

22 Commissioner Tihansky noted the plan seemed to include a large number of cul-de-sacs and shared
23 her concerns with snow removal and emergency access for these roads. Mr. Christensen noted the
24 final layout for the town house units on these cul-de-sacs may change with the final platting and
25 engineering approvals, but they would meet all safety standards. Timm Dixon, Head of Engineering
26 and Public Works, stated any such changes needed to be made now, rather than after Planning
27 Commission approval. He stated the cul-de-sacs did not all appear to meet town code as currently
28 shown. He also requested the plan show areas of disturbance, preliminary engineering grading and
29 specific variance requests at this stage rather than at the later platting stage.

30 Commissioner Tihansky asked about the storm water drainage plan. Mr. Christensen responded they
31 had a complete storm water retention plan, although this was not typically included at this early stage.
32 Mr. Amberry shared his experience with other projects where zoning and the MDA outline high level
33 umbrella approvals which later get distilled down at each phase from preliminary through final
34 platting. He noted the development team had made a significant investment in time and money to get
35 to this point and was concerned to spend more if the town was not committed to the project.

36 Town Engineer Ryan Taylor stated he agreed with Commissioner Gunn's suggestion to detail specific
37 items requesting variance from town code in the MDA. Commissioner Gunn added it should be fairly
38 easy to enumerate the locations of these items as they were all known at this time. Mr. Amberry stated
39 such refinement could be included in the MDA, however he stressed the importance for the MDA to
40 include the maximum density and for the Town to make a commitment to the project.

41 Commissioner Gunn responded the Planning Commission had previously approved the Concept Plan
42 and recommended the project's approval to Town Council. At this time, the Planning Commission
43 was being asked to review certain details which had since arisen in the Town Council approval
44 process. Mr. Taylor acknowledged the updated plan had addressed many questions and concerns

1 from the town, but specific items needed to be addressed including the slopes of Lots 13, 14 and 23
2 which do not appear to be buildable lots. He stated he would prefer to keep town code unchanged
3 and provide specific exemptions through text amendments in the MDA.

4 Mr. Eddington asked how zoning could be overlaid on the plan and noted the only area that seemed
5 to meet current zoning was the estate lots. Mr. Christensen noted this detail was included in the Land
6 Use Tables.

7 Mr. Christensen noted the importance of the road cross sections and setbacks. Ms. McLean responded
8 these items could be accommodated through the detailed text amendment in the MDA. Mr.
9 Christensen stated the Land Use Tables create pods for each type of use and would include details on
10 setbacks and building envelopes. He noted the retaining walls were a separate code issue and agreed
11 the MDA could be more specific on the retaining wall variances requested.

12 Mr. Amberry stated the option to not include the zoning change requests had just been proposed
13 within the past week or so and the details were still being worked out on how the MDA would overlay
14 existing zoning. Mr. Eddington suggested the Land Use Tables be included in the MDA with detail
15 on where deviation from zoning or town code was requested.

16 Commissioner Tihansky suggested this might be included by housing type. Mr. Christensen stated
17 this detail would be provided in a Lot Typical for each unit type. Mr. Amberry added they would also
18 provide depths for each detention pond. Mr. Dixon agreed that would be helpful, and noted Lots 20,
19 22 and 23 seemed to be located on severe slopes.

20 Commissioner Gunn asked about a Public Safety Facility and whether the developers would work
21 with the County Fire Department if such a facility was determined to be necessary. Mr. Amberry
22 responded yes, they would comply with such a request.

23 Commissioner Turner stated she was not comfortable with all the variances requested and asked if
24 the development team had considered town code prior to the approval of the Concept Plan. Mr.
25 Amberry stated his team had considered town ordinances throughout the process and noted the
26 project's unique circumstances had led to the zoning change requests after completion of preliminary
27 survey work conducted since the prior Planning Commission meeting. He stated the requested
28 variances were not intended to provide carte blanche exemptions.

29 Commissioner Rachel Cooper asked about the topics to be covered in the upcoming community
30 survey. Mr. Eddington responded it would cover general town planning topics, recreation amenities,
31 fiscal direction, and consideration of potentially higher taxes. He stated it would not be specific to
32 this development project. Commissioner Cooper asked whether the survey results would be expected
33 to impact the town's decisions for this project. Mr. Eddington said yes, for example feedback on
34 increased density versus higher taxes. He added the survey had been planned separately from this
35 development consideration. Commissioner Turner requested a joint planning work session be
36 scheduled for the Planning Commission and Town Council to work on long range town plans.

37 Commissioner Cooper shared her concerns with parking and setbacks which may not provide
38 sufficient space for larger vehicles to safely park. She requested a more detailed plan for the
39 development's parking including visitor parking. Mr. Taylor stated there would be no on-street
40 parking permitted. Commissioner Turner added she had concerns with road widths accommodating
41 delivery vehicles. Mr. Amberry stated the exemption request regarding roads would not provide for
42 narrower roads but was intended solely to require the PUE's on just one side of certain roads. Mr.
43 Christensen agreed to provide an updated parking exhibit for review.

1 Commissioner Ryan Sapp noted with the completion of the engineering study, the grading
2 requirements seemed to be known. He asked if certain lots, such as within the Casita units, were
3 actually buildable given the grading. He also shared his concerns with granting any variances or
4 zoning changes which another developer could utilize if this project did not proceed as planned.
5 Commissioner Sapp also cited his concerns with nightly rentals which could have an adverse impact
6 on the community.

7 Mr. Amberry replied his team was working with the Town Engineer on the grading issues, as well as
8 drainage, detention ponds and retaining walls. He stated Commissioner Sapp's comments on nightly
9 rentals were duly noted and he stated communities designed for such accommodations should have
10 better results than other communities which were not planned for such rentals. Mr. Christensen added
11 the development's Covenants, Conditions and Restrictions (CC&Rs) would dictate the terms of such
12 rentals and prohibit excess noise and other types of problems for the neighborhood. Commission
13 Turner noted enforcement of such problems would be an issue as the town did not have a police force.

14 Commissioner Gunn stated he would be interested in hearing more details on the water costs and
15 source expected for the project. Mr. Christensen stated the current costs for obtaining water was triple
16 what they had expected, but he was not comfortable sharing more specific details at this time. He
17 stated they would not officially acquire water until they closed on the property purchase.

18 There being no further questions from the Planning Commissioners, Acting Chair Tihansky opened
19 the floor for public comment at 8:32 PM. She noted an email received prior to the meeting from
20 Hideout resident Carol Tomas which would be entered into the public record. She summarized Ms.
21 Tomas's concerns regarding 1) sourcing of water, 2) proposed undisturbed areas and mass grading,
22 3) whether sufficient demand for the planned hotel existed and 4) expected demand for the
23 amphitheater.

24 Mr. Christensen discussed the planned and existing hotels in the area and acknowledged the proposed
25 hotel in this development would be competing with ski in/out resorts, and that the proposed
26 Mayflower development had an advantage through the MIDA funding for the project. He stated
27 however, that there was a compelling story to support this resort hotel including beautiful views, and
28 proximity to Park City but without the traffic congestion. He stated the proposed location for the
29 amphitheater was superior to other locations in Hideout. He also discussed other open spaces which
30 could serve as parks.

31 Mr. Larry Eisenfeld, Hideout resident, shared his concerns with 1) water availability and sourcing
32 and 2) public transportation and increased traffic associated with nightly rentals. Mr. Christensen
33 responded water rights was not specifically tied to the Jordanelle Reservoir. He also noted the
34 development would be self-contained from a traffic and access standpoint, with no impact on the rest
35 of the town's other roads. He also noted the projected occupancy rates of the nightly rentals was
36 consistent with the rest of Hideout.

37 Ms. McLean mentioned an issue raised by Town Council regarding whether the developer would
38 maintain and plow roads in the development. Discussion ensued regarding various arrangements for
39 such maintenance and how upon completion of the roads, they would be plowed and maintained.
40 Commissioner Tihansky asked if it would be feasible for the developer to utilize temporary roads
41 throughout the construction process and wait to pave roads until construction was complete. Mr.
42 Amberry stated this was not the accepted building standard, and the developer would provide a one-
43 year warranty on roads turned over to the Town. Mr. Christensen added the developer was responsible
44 for providing warranty bonds on roads as a further protection to the town.

1 There being no further public comments, the public hearing was closed at 8:54 PM.

2 Commissioner Turner asked about the genesis of the idea for nightly rentals for the entire
3 development. Discussion ensued regarding the economic analysis report and its underlying
4 assumptions. Ms. McLean suggested inviting the analyst to a future meeting to discuss this fiscal
5 analysis in more detail. Acting Chair Tihansky noted the purview of the Planning Commission was
6 to focus on the town's planning needs rather than the economic matters which were the responsibility
7 of Town Council.

8 *Commissioner Sapp departed the meeting at 8:50 PM. Commissioner Gunn assumed a voting role*
9 *for the remainder of the meeting.*

10 Discussion ensued regarding potential dates for a Special Meeting and continued public hearing on
11 these matters. It was determined that June 2, 2022 at 5:00 PM would be the date for that meeting, and
12 it was requested that updated exhibits regarding the location of potential exemptions be provided.
13 Ms. McLean stated the MDA would be considered to be the same as a Zoning Ordinance, and the
14 public hearing notice for this meeting could be continued to the June 2, 2022 date. Mr. Eddington
15 suggested including a detailed discussion of the Staff Report at the next meeting. Acting Chair
16 Tihansky stated she would not be comfortable voting on this matter without a version of the MDA
17 which incorporated the comments discussed at this meeting.

18 Commissioner Gunn stated the Planning Commissioners' concerns should be allayed if the matters
19 discussed and the requested variances were detailed in the MDA and its Exhibits. Mr. Christensen
20 agreed to update the appropriate exhibits and provide the updated parking plan. Ms. McLean asked
21 Mr. Christensen to also provide details on how the amenities compare with the required 18 acres per
22 town code. Mr. Christensen noted he had provided 35 different maps and documents which had been
23 updated each time the concept plan was revised. He stated he would provide a Lot Typical report for
24 each building type.

25
26 ***Motion: Commissioner Gunn made the motion to continue this Public Hearing to a June 2, 2022***
27 ***5:00 PM Special Meeting and Public Hearing. Commissioner Cooper made the second. Voting***
28 ***Aye: Commissioners Cooper, Gunn, Tihansky, and Turner. Voting Nay: None. The motion***
29 ***carried.***

30
31 **V. Meeting Adjournment**

32 There being no further business, Acting Chair Tihansky asked for a motion to adjourn.

33 ***Motion: Commissioner Turner moved to adjourn the meeting. Commissioner Cooper made the***
34 ***second. Voting Aye: Commissioners Cooper, Gunn, Tihansky and Tuner. Voting Nay: None. The***
35 ***motion carried.***

36 The meeting adjourned at 9:25 PM.

37
38
39
40 _____
41 Kathleen Hopkins, Deputy Town Clerk

File Attachments for Item:

2. June 2, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Public Hearings and Special Combined Town**
4 **Council/Planning Commission Work Session**
5 **June 2, 2022**
6 **5:00 PM**
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Public Hearings on June 2, 2022 at
9 5:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic. Following the Public
10 Hearings, the Town Council of Hideout joined the meeting for a combined Work Session, also via Zoom
11 meeting.

12
13 Special Meeting and Public Hearings

14 **I. Call to Order**

15 Planning Commission Chair Tony Matyszczuk called the meeting to order at 5:03 PM and referenced the
16 current No Anchor Site letter which was included in the meeting materials. All attendees were present
17 electronically.

18
19 **II. Roll Call**

20 **PRESENT:**

PLANNING COMMISSION

21 Chair Tony Matyszczuk
22 Commissioner Ryan Sapp
23 Commissioner Glynnis Tihansky
24 Commissioner Donna Turner
25 Commissioner Rachel Cooper (alternate)
26 Commissioner Jonathan Gunn (alternate)

27
28 **TOWN COUNCIL**

29 Mayor Phil Rubin
30 Council Member Chris Baier (*arrived at 5:14 PM*)
31 Council Member Carol Haselton
32 Council Member Sheri Jacobs
33 Council Member Bob Nadelberg
34 Council Member Ralph Severini

35
36 **STAFF PRESENT:**

37 Thomas Eddington, Town Planner
38 Polly McLean, Town Attorney
39 Ryan Taylor, Town Engineer
40 Jan McCosh, Town Administrator
41 Timm Dixon, Head of Engineering and Public Works
42 Daniel Allen, Head of Public Works
43 Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

1
2 **OTHERS IN ATTENDANCE:** McKay Christensen, Todd Amberry, Larry Eisenfeld, Murray
3 Gardner, Carol Tomas, Cheryl Rost, David Sherwood, Harrison Littledike and others who may not have
4 signed in using proper names in Zoom.

5
6 **III. Public Hearings**

7 **1. Discussion and Public Hearing regarding a possible recommendation to the**
8 **Town Council for the approval of Phase 2A and 2B of the Deer Springs**
9 **Subdivision**

10
11 Chair Matyszczuk stated action on this item would be continued to the June 3, 2022 Special Meeting
12 and Public Hearing, however public comment would be taken at this meeting. Town Planner Thomas
13 Eddington provided background on the Deer Spring Subdivision and noted Phases 2A and 2B had
14 originally been approved more than a year ago. The Applicant was subsequently granted a 6-month
15 extension to complete the platting process but had not been able to record the plat within the 6-month
16 extension period so had resubmitted the application for reapproval. Mr. Eddington stated there were
17 no changes to the approved plan. In response to a question from Chair Matyszczuk, he stated he did
18 not know why the Applicant had missed the recording deadline. Commissioner Donna Turner asked
19 if this was the location the Planning Commission had toured on a previous site visit. Mr. Eddington
20 replied, no, that site visit had been to a future phase of the Deer Springs subdivision, and he noted
21 the Deer Springs Phase 3 request for approval would be on the agenda for an upcoming Planning
22 Commission meeting.

23 Town Attorney Polly McLean noted this discussion item would go before Town Council at a future
24 date and was not part of this meeting's combined work session with Town Council. There being no
25 further questions from the Planning Commissioners, the Public Hearing was opened at 5:10 PM.
26 There were no public comments and the Public Hearing was closed at 5:11 PM.

27
28 **2. Continued discussion and possible recommendation to the Hideout Town**
29 **Council regarding a review of amendments made to the Boulders MDA**
30 **including text amendments to the Hideout Municipal Code under this MDA -**
31 **CONTINUED FROM MAY 19, 2022**

32 Chair Matyszczuk asked whether any new material had been provided regarding this matter. Mr.
33 Eddington responded there had been no additional materials provided from the developer, and the
34 discussion would be continued to the June 3, 2022 Special Meeting and Public Hearing.

35 Chair Matyszczuk noted this meeting had been noticed as a Public Hearing so the floor would be
36 opened for public input. The Public Hearing was opened at 5:12 PM. There were no public comments
37 and the Public Hearing was closed at 5:13 PM.

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IV. Work Session

Discussion regarding planning and policy questions as it relates to the Boulders project

Chair Matyszczyk invited members of the Town Council to join the Special Combined Town Council/Planning Commission Work Session at 5:13 PM and noted there would be no public comment taken at this session.

Commissioner Turner stated she had requested this meeting be held prior to voting on the pending Boulders project in order to discuss how the project fit within the Town’s long-range plans. She asked whether the survey to town residents and property holders had gone out, and stated she was particularly interested in community input regarding potential expanded approvals for nightly rentals. Mr. Eddington responded the survey would be sent in the coming days and noted it would cover broader topics beyond the Boulders project. Mr. Eddington reviewed the draft survey in detail and incorporated several comments provided by members of the Planning Commission and Town Council.

Regarding nightly rentals, Commissioner Rachel Cooper asked what latitude the Town might have in setting restrictions such as minimum stays or black out periods. Ms. McLean responded she would research this. Chair Matyszczyk noted certain Homeowners Associations (HOAs) have restrictions on nightly rentals which would supersede town policies. He also noted the Town could require professional management services for any nightly rentals, rather than approving for all properties. Commissioner Ryan Sapp shared his concerns with the potential for all of Hideout being approved for nightly rentals. Council Member Sheri Jacobs stated restrictions could be set for minimum stays; she also noted the Boulders project would be a separate matter from the broader consideration of nightly rentals in the existing town.

Council Member Chris Baier noted the Boulders property was the last large undeveloped property remaining in Hideout and asked the group to think about what the Town ideally wanted for the land use and how any development approval would fit within the Town’s General Plan. Discussion ensued regarding whether the proposed Boulders project might fulfill various priorities identified in the General Plan. Mayor Phil Rubin noted the landowner had the right to decide whether to accommodate the Town’s desires regarding the development of the property.

Ms. McLean reminded the group this discussion was not to be specific to the Boulders application under consideration. Mr. Eddington led the review of various properties either owned by the Town or potentially available to be developed to meet some of the Town’s goals. Discussion ensued regarding development options for various properties, implications of MIDA status on potential town revenues for certain areas, amenities required to be built in future phases of certain subdivisions, potential un-built lots that might be re-zoned for other purposes or acquired by the Town, property for potential annexation consideration and how to improve relationships with some of the developers in town.

Mayor Rubin suggested the formation of a small working committee to create an inventory list of all the available property in the town which might be utilized to meet certain town objectives, the spaces earmarked for proposed amenities in various developments and unsold lots which might be

1 rezoned and developed for specific town objectives. It was determined this working committee
2 would include Mayor Rubin, Council Member Haselton, Chair Matyszczyk, Mr. Eddington and
3 Town Administrator Jan McCosh.

4 Upon completion of this working committee's project, it was discussed forming a second working
5 group to review that inventory of potential spaces and provide suggested usages based on the
6 priorities set out in the General Plan. Council Member Baier suggested the Planning Commission
7 review the General Plan and suggest any updates. Discussion ensued regarding a quarterly combined
8 Town Council/Planning Commission working session to provide updates on the progress of these
9 long-term planning projects and consider other topics such as water rights education, conservation,
10 and regional planning.

11 Planning Commissioner Jonathan Gunn stated he would like to better understand the future
12 availability of water for the Town. Mayor Rubin responded there was a group of town staff and
13 attorneys working on the broad topic of water rights and the contract with Jordanelle Special
14 Services District (JSSD), and he expected to be able to report on the status of the Town's water
15 needs soon.

16 Discussion ensued regarding involvement with various regional partners and which members of
17 Town Council, Planning Commission and Town staff were participating in meetings on issues such
18 as transit, trails and regional planning. It was suggested that members share brief reports with Town
19 Council or Planning Commission on such meetings they attend. Town Clerk Alicia Fairbourne
20 agreed to look into additional training on Microsoft TEAMS as a platform to record these types of
21 meeting notes.

22 23 **V. Meeting Adjournment**

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

26 ***Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Turner made the***
27 ***second. Voting Yes: Commissioners Matyszczyk, Sapp, Tihansky and Tuner. Voting No: None. The***
28 ***motion carried.***

29 Mayor Rubin asked for a vote of the Town Council to adjourn. All members voted yes; none voted
30 No.

31 The meeting adjourned at 7:37 PM.
32
33
34

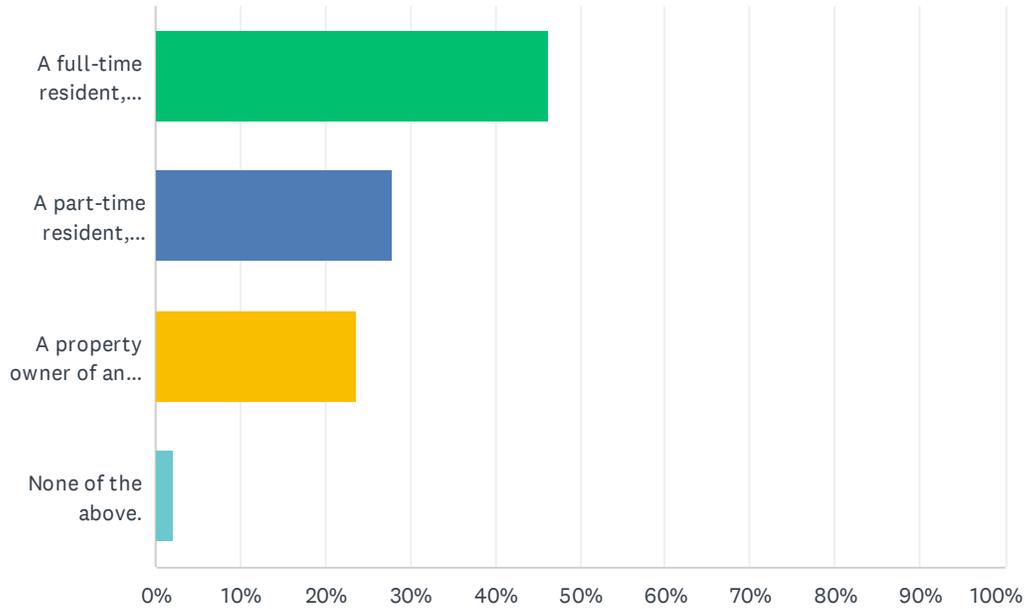
35 Kathleen Hopkins, Deputy Town Clerk
36

File Attachments for Item:

1. Presentation and discussion of the June, 2022 Hideout Resident Survey results

Q1 Are You:

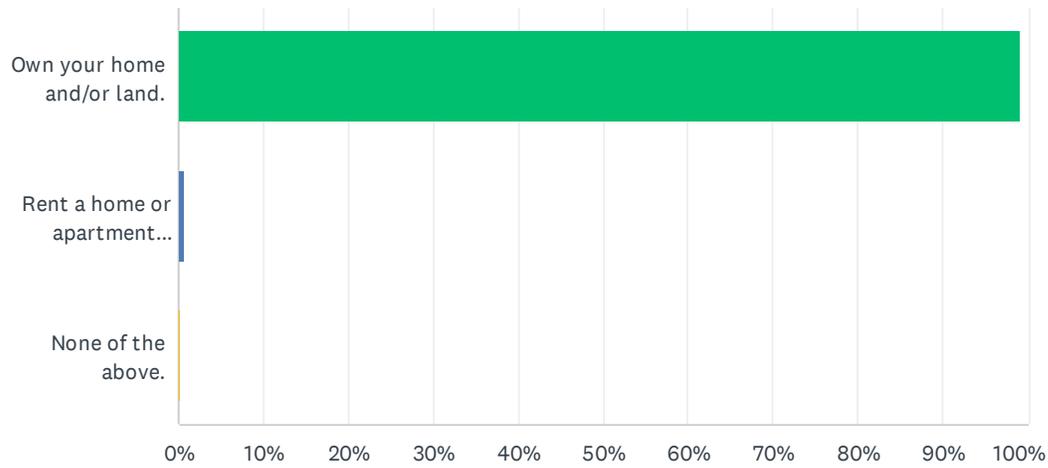
Answered: 330 Skipped: 3



ANSWER CHOICES	RESPONSES	
A full-time resident, primarily residing in Hideout.	46.36%	153
A part-time resident, primarily residing elsewhere.	27.88%	92
A property owner of an undeveloped lot.	23.64%	78
None of the above.	2.12%	7
TOTAL		330

Q2 Do you:

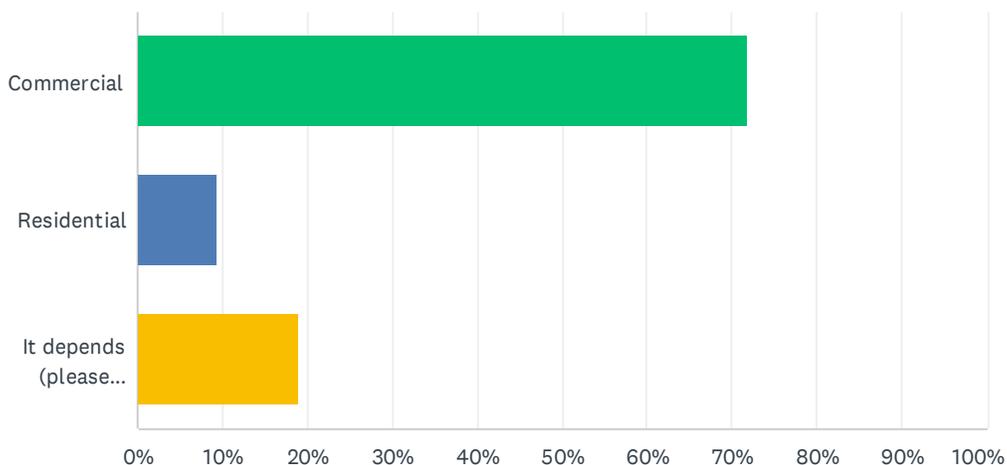
Answered: 332 Skipped: 1



ANSWER CHOICES	RESPONSES	
Own your home and/or land.	99.10%	329
Rent a home or apartment within Hideout.	0.60%	2
None of the above.	0.30%	1
TOTAL		332

Q3 Commercial Development and a Town Center. The majority of land within the Town is zoned and subdivided for new residential development. The current General Plan (2019) recommends the Town pursue commercial development and/or create a Town Center for the community. As a resident of Hideout in 2022, do you think the Town should prioritize future development efforts for commercial or residential development?

Answered: 323 Skipped: 10



ANSWER CHOICES	RESPONSES
Commercial	71.83% 232
Residential	9.29% 30
It depends (please explain)	18.89% 61
TOTAL	323

#	IT DEPENDS (PLEASE EXPLAIN)	DATE
1	Both bad choices. Shame on planners who didn't do their job in the first place to avoid this.	6/14/2022 10:36 PM
2	A balance of the two would be desirable. Less commercial, more planned communities.	6/14/2022 3:29 PM
3	Seems as if past development has been unprofitable and not self-funding. Why compound the problem>?	6/14/2022 10:43 AM
4	I would want to be more informed on what kind of commercial property they are talking about.	6/13/2022 9:23 PM
5	Community town center could be useful if developed well. Want to maintain same atmosphere	6/13/2022 7:51 PM
6	Commercial probably should be a higher priority but it needs to be done in concert with parks and trails.	6/13/2022 7:39 PM
7	A mix of residential and commercial. A closer grocery store, a Target, etc.	6/13/2022 5:28 PM
8	I could see a small commercial piece that would include a restaurant, a proper golf clubhouse pro shop, and adding some tennis courts, pickle ball.	6/13/2022 3:07 PM

Hideout Resident Survey, June 2022

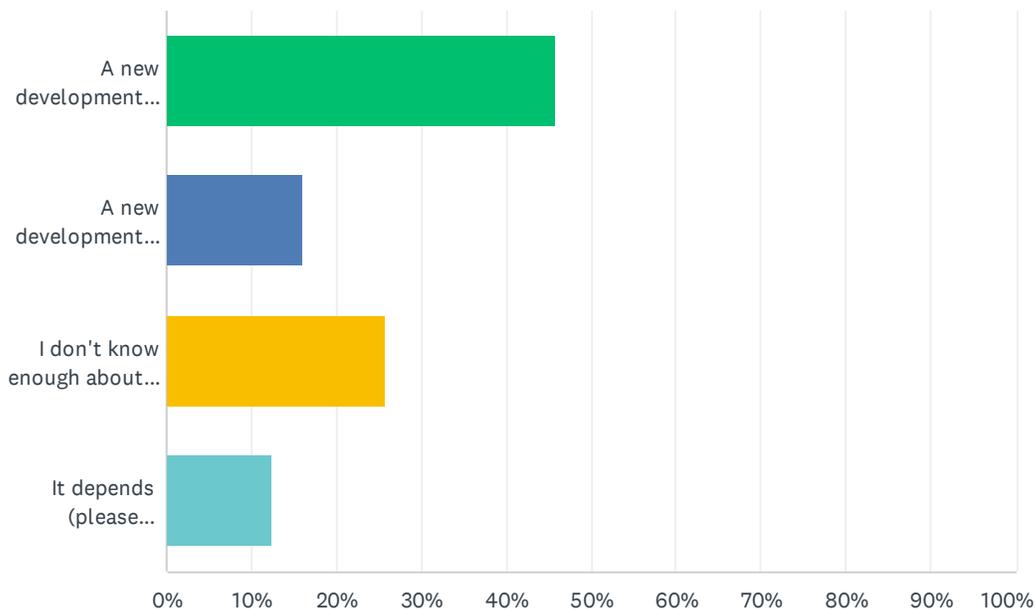
9	Remove the golf course and use that land for commerical projects	6/13/2022 12:59 PM
10	Yes, but limited to just essential commercial needs (i.e. grocery store, post office, gas station, convenience stores, restaurants, etc)	6/13/2022 12:55 PM
11	Hideout will benefit from Commercial Development that meets the needs of the community and not overbuilt. Keep the spending in hideout as much as possible.	6/13/2022 12:46 PM
12	Before considering either, I would want to study our current operating costs and benchmark them to other residential communities.	6/13/2022 12:45 PM
13	a small village with groceries, restaurants, and other similar businesses would be great	6/13/2022 12:35 PM
14	The balance between the two strategies have to result in increased property values	6/13/2022 12:34 PM
15	There is a need for limited commercial development as per priorities below.	6/11/2022 8:17 AM
16	It depends on the size, scope, and location. The only location that makes sense for commercial is around/near the light at Brown's Canyon Rd and 248.	6/10/2022 2:15 PM
17	More residential variety, neighborhood commercial, hotel, park space	6/9/2022 3:16 PM
18	Give us more info so we can make an informed decision	6/9/2022 3:12 PM
19	If the commercial development provides a Town Center and possibly an anchor supermarket, hotel and strip mall, then yes. If it is large mixed use development, such as The Boulders or Richardson Flats, and the developer requires residential unit sales to support commercial development, then commercial development a priority.	6/9/2022 12:48 PM
20	On populations, traffic,	6/8/2022 2:54 PM
21	I am open to Commercial for tax revenue purposes and potential convince eg Whole Foods, good restaurant like CPK:), but contingent upon location, traffic, building aesthetics....	6/8/2022 10:57 AM
22	If we can revive the Richardson Flats retail area commercial needs to go there. Otherwise it makes no sense anywhere else in the town.	6/7/2022 7:31 AM
23	Combination of both	6/6/2022 1:38 PM
24	Shops, amenities, conveniences for residents: Yes. Industrial development: No	6/6/2022 9:34 AM
25	Would need more information to answer this question.	6/6/2022 6:09 AM
26	Commercial, depending on where it is located	6/5/2022 7:02 PM
27	An appropriate mix. Not too much commercial to drown out the charm of the mountain landscape and tranquility	6/5/2022 3:58 PM
28	Where?	6/5/2022 10:38 AM
29	commercial use	6/5/2022 8:20 AM
30	It depends on the cost to the Town and community members. Some commercial development (e.g., grocery store) would be nice. But in sending out this survey, the Town should provide more information about historical costs, litigation costs, and areas of shortfall. More data is very important to the analysis.	6/5/2022 7:01 AM
31	It depends on where the proposed development is and what the additions would be.	6/4/2022 6:51 PM
32	I don't understand, doesn't increase development bring in more tax revenue?	6/4/2022 5:01 PM
33	We need to minimize density, not increase. The right kind of commercial should be prioritized that brings in sustainable tax revenue while not downgrading the look and feel of the Town.	6/4/2022 3:26 PM
34	some combination that makes sense	6/4/2022 3:00 PM
35	What types of commercial businesses, the ratios.	6/4/2022 2:25 PM
36	Light commercial for needs of residents. NO CHAIN STORE RETAIL.	6/4/2022 2:10 PM
37	Relevant, tasteful non chain commercial development to provide amenities close by grocery/retail/restaurant at a conservative rate	6/4/2022 2:00 PM

Hideout Resident Survey, June 2022

38	Dissolve the town	6/4/2022 1:50 PM
39	Infrastructure will be biggest driving piont	6/4/2022 1:38 PM
40	Single family homes. No more condos	6/4/2022 1:05 PM
41	Commercial in areas East of HWY 248; Residential in areas West of HWY 248	6/4/2022 12:30 PM
42	It would make sense to build/bring commercial businesses with high revenue generating capabilities. This would likely require feasibility studies to assure that revenues could be fenerated ficen Hideout's proximity to PC, Kimball Junction and Kamas.	6/4/2022 12:09 PM
43	We need commercial development, but done in a thoughtful way. We need a grocery store, coffee shop and gas station!	6/4/2022 12:00 PM
44	Commercial without giving up the farm to developers to make exorbitant profits at the expense of ruining the natural beauty of the town with ridiculous residential density to pay for the commercial.	6/4/2022 11:34 AM
45	Depends on what the commercial development is	6/4/2022 11:27 AM
46	Only if it's within current city limits	6/4/2022 11:16 AM
47	Commercial development limited to basic goods and services needed by the residents.	6/4/2022 11:16 AM
48	We should slow down the high-density / stacking of residential homes that are devaluing our residences. We should focus on Recreational areas, trail access, and a community town center (playing field, performance center, pool, pickleball court, etc.) to increase the desire and value of our community. Commercial is also needed for necessities like food, local business centers (FedEx, UPS, local Post office). Getting GCD to build the sidewalks out like Homes Home is doing is needed.	6/4/2022 11:11 AM
49	What type of Commercial real estate?	6/4/2022 11:09 AM
50	There should defined be commercial development but the development should be focused on serving residents as opposed to creating a destination for non-residents.	6/4/2022 11:05 AM
51	Hideout needs more than just residential homes and condominiums. Create some commercial development to increase tax revenue and businesses to go to for the residents. Look at most European lakeside communities! Most town have a great infrastructure near their residences or on/near the lake. You don't typically drive 5-10 miles to get to a town centre. A quaint convenient town centre with some essential shops/cafe near the water would be appropriate, since Hideout is a Lakeside community. It would create character and off set the curb appeal some of cookie cutter style homes near the lake.	6/4/2022 11:01 AM
52	I do think you need a town center, but not at the expense of a land grab	6/4/2022 11:00 AM
53	Both, emphasis on Town Center	6/4/2022 10:58 AM
54	We do NOT need anymore multi family developments. They take away from the neighborhood feel and seem tacky.	6/4/2022 10:55 AM
55	Need a balance. New commercial is important but should be balanced. Small business should be the focus over large chain commercial.	6/4/2022 10:54 AM
56	The town should plan for small reasonable commercial development	6/4/2022 10:52 AM
57	Depends on what type of commercial development. Will the development be something residents would find useful	6/4/2022 10:52 AM
58	Both, but definitely need more commercial	6/4/2022 10:48 AM
59	Commercial retail only	6/4/2022 10:43 AM
60	residential use like gas station, food market	6/4/2022 10:39 AM
61	We need a grocery store	6/4/2022 10:37 AM

Q4 Density and Development. With respect to the area East of HWY 248 (the Boulders), please indicate your preference (choose one):

Answered: 330 Skipped: 3



ANSWER CHOICES	RESPONSES	
A new development with approximately 85 new estate lots (residential units) that is in conformance with existing zoning standards.	45.76%	151
A new development with approximately 280 new residential units, a hotel (170 units), some commercial development, condominiums (120 units), and all units allowed for use as nightly home rentals. This would require a significant up-zone beyond the current zoning standards.	16.06%	53
I don't know enough about this proposed project.	25.76%	85
It depends (please explain):	12.42%	41
TOTAL		330

#	IT DEPENDS (PLEASE EXPLAIN):	DATE
1	You can't fund a town on development fees. If ongoing tax revenues from these projects don't cover costs of road maintenance and services, don't build anything	6/14/2022 10:43 AM
2	Depends on the density versus what amenities for the town as well as tax revenue benefits we receive	6/13/2022 7:50 PM
3	Compared to Black Rock Hotel at 193 units, then this hotel is comparable to size, which is big. So to also have the B&B with 12 units and then the 120 condos is a bit much. And the condos are four floors tall? I like the hotel and some commercial but the other residential units is on the high side. But if the developers did the hotel with a community center that had bigger swim pools and spas that Hideout residents could use at a discount, then you have something. The commercial should be shops that would attract Hideout residents, such as a convenience store, coffee shop, etc.	6/13/2022 7:39 PM
4	I am worried about lack of resources and congestion in Hideout. Commercial development is	6/13/2022 2:42 PM

Hideout Resident Survey, June 2022

the most critical. Grocery store, gas station, restaurant, store front. if condos are built above but limited this seems best. Hotel much preferred over 280 new units. Why does it need to be all or nothing in the above?

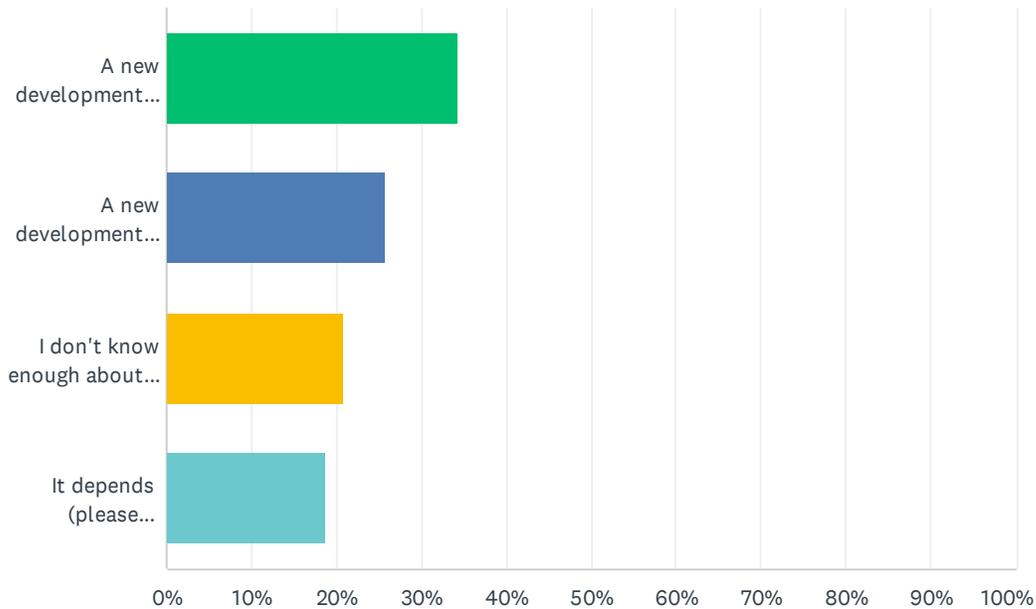
5	too much development and density in the area! please limit as much as possible!	6/13/2022 2:29 PM
6	No nightly rentals	6/13/2022 1:03 PM
7	I would want to look at the pro-forma financials and compare them.	6/13/2022 12:45 PM
8	Guaranteed commercial development in exchange for higher density. It must be guaranteed services i.e. groceries, fast food	6/13/2022 8:21 AM
9	All developments need to weighted on their merits to the town.	6/11/2022 9:03 AM
10	. Additionally nightly rentals are not acceptable and many owners would possibly not register and pay taxes to the city. A hotel would create significant traffic issues.	6/11/2022 8:17 AM
11	Boulders but with less density, a new town center, public parks, public trails, wildlife corridor, 248 crossing	6/9/2022 3:16 PM
12	The proposed development density is high and will require excessive disturbance to the natural landscape. The continued mass grading of the land in Hideout is destroying the character of the town and if it continues the result will be a decline in desirability to live and own property in Hideout.	6/9/2022 12:48 PM
13	I am not for increased density of homes/residences, extensive additional traffic and/or decreased property values	6/8/2022 10:57 AM
14	I'm fine with a hotel, but no nightly residential rentals. This is a community that needs a market, a gas station, and a few other services for its full time residents such as a nail salon, a few restaurants, etc. no box stores.	6/7/2022 11:08 AM
15	I think we definitely need more commercial to support the already large increase in residential units and Golden Eagle still hasn't even begun to fill its 300 units. Adding another 400 residents and a hotel all bringing in nightly renters and only "some" commercial will overload the traffic and the need for services even more. There needs to be mor focus on a commercial corridor first!	6/6/2022 9:31 PM
16	I do not understand why the town would change the zoning standards for a developer. I would like the commercial development and I'm even okay with the residential - but don't like nightly rental and don't know what other zoning standards they are asking for.	6/5/2022 10:27 PM
17	I would like to see a small commercial area around the current estate and the rest of the land left natural with trails.	6/5/2022 10:09 PM
18	I believe that area would be suited to some commercial and some residential but not as much of the latter being requested	6/5/2022 5:16 PM
19	If the project had commercial elements I might be interested	6/5/2022 3:43 PM
20	The two options are on the opposite end of the spectrum. Why can't there be a middle ground with more residential units and commercial development? Is the choice really 85 residential units or 400? Why not somewhere in the middle?	6/5/2022 2:56 PM
21	Would support Boulders development at smaller scale than as described in this survey. 100% should not be nightly rentals.	6/5/2022 7:53 AM
22	I'm supportive of commercial development in Boulders and increased density, but no nightly rentals other than the hotel and possibly some cottages near the hotel but the hotel must be first to be built and zoning and/or permits for other residential must be contingent on hotel and commercial being completed first and operator of the hotel identified and it be open before other residential can begin. This helps assure the tax revenue the Town is expecting to get in exchange for giving higher density occurs first.	6/4/2022 5:13 PM
23	commercial and hotel only	6/4/2022 5:07 PM
24	No new development. Water availability is rapidly becoming an issue...	6/4/2022 3:28 PM
25	I'm in favor of the hotel and commercial development, but concerned that the nightly rentals and the extreme density proposed.	6/4/2022 3:26 PM

Hideout Resident Survey, June 2022

26	No nightly rentals allowed only residential no commercial/condo/hotel	6/4/2022 2:00 PM
27	The current options seem highly skewed. I would support a hybrid between the first option (85 residential homes and higher taxes) and second option (hundreds of residential units, hotel, "some" commercial, condominiums, nightly rentals, etc. with a potential to stabilize taxes). The second options seems like an all in/highest density/give it all up option. We need to come up with something in-between these two options!!.	6/4/2022 12:55 PM
28	Combine a commercial development hidden from Hwy 248, only allow 85 new estate lots, and no nightly rentals and no more condominiums or twin homes.	6/4/2022 12:38 PM
29	no additional lots/capacity, if anything less is better	6/4/2022 12:11 PM
30	Residential, commercial and hotel. I'm not a fan of the nightly rentals.	6/4/2022 11:35 AM
31	Would be vehemently against the proposed boulders project. The developer has changed the benefit to the town from a hotel tax benifit to a nightly rental benefit with no timeline for the hotel to be built. Council should contact the board pres. of the hoa for the retreat at jordanelle to get an idea of what its like to have a community of nightly rentals. Should put a time limit on hotel build to 7 yrs at which time is no hotel is built the land is deeded to the town. Also, if u were to approve nightly rentals should ask for money to the town for difference in property values overall. This project will net developer 2-3 hundred mil. Profit so would ask to 10 mil. But overall no the density would totally ruin the beauty of the town like shoreline and so of the existing developments are already doing with no amenities yet to the town how many years in? The benefit of nightly rentals will be majority to the developer with increased property values. it could be 20 years before its built. Also density on the project is so high that they are wanting to get around building requirements. What is the point of having town codes in he first place?	6/4/2022 11:34 AM
32	You didn't explain why you have a revenue shortfall so this seems to be overly limited option you are presented.	6/4/2022 11:20 AM
33	Can it have more commercial and less residential than what is above?	6/4/2022 11:16 AM
34	I would not be in favor of nightly rentals in Hideout. I would not be in favor of a hotel. I would prefer something inbetween 85 and 280 lots. I would assume 85 lots would be in excess of millions of dollars per home. This is not a good expansion for the demographics of Hideout in my opinion.	6/4/2022 11:13 AM
35	Without commercial development to generate hideout revenue/taxes The city of hideout cannot afford more residential development. It will stress out the town service's.	6/4/2022 11:05 AM
36	I am leaning towards the 85 new estate lots, definitely not 280 units, 120 Condominiums, a hotel and some commercial. Again, some commercial development would be appropriate.	6/4/2022 11:01 AM
37	I do not think hide out needs hotels or any more townhomes or condos. There is an issue with water up here and it is too dense	6/4/2022 11:00 AM
38	New development with 280 fine, but no nightly rentals.	6/4/2022 10:58 AM
39	Neither...stop adding residential developments!	6/4/2022 10:56 AM
40	These two options s represent two extre.es	6/4/2022 10:54 AM
41	The two choices are extreme ends. On one hand the first doesn't give the tien any commercial development which it wants. The second option is way too much development given the size and needs of the tiwn	6/4/2022 10:52 AM

Q5 Trade-offs Between Property Taxes and Increased Development. Now, let's consider the previous question through a fiscal lens. What we are trying to understand is the community's tolerance for density/development vs. a property tax increase to address anticipated budgetary needs. In other words, are you willing to pay higher property taxes in lieu of increased development density? With respect to the area East of HWY 248 (the Boulders), please indicate your preference (choose one):

Answered: 329 Skipped: 4



ANSWER CHOICES	RESPONSES
A new development with approximately 85 new estate lots (residential units) that is in conformance with existing zoning standards. Given the Town's lack of commercial development and historic reliance on residential development, this type of development could leave the Town with a budget shortfall and the need for an annual property tax increase of approximately \$1,050 annually per \$1,000,000 of taxable home value.	34.35% 113
A new development with approximately 280 new residential units, a hotel (170 units), some commercial development, condominiums (120 units), and all units allowed for use as nightly home rentals. This would require a significant up-zone beyond the current zoning standards. Commercial development yields sales tax revenue and a hotel would also provide Transient Room Tax (TRT) revenue that would supplement the Town's budget and likely require a significantly smaller annual property tax increase, if any at all.	25.84% 85
I don't know enough about this proposed project.	20.97% 69
It depends (please explain):	18.84% 62
TOTAL	329

#	IT DEPENDS (PLEASE EXPLAIN):	DATE
1	No to development. The lack of planning on the part of the town is beyond ridiculous.	6/14/2022 10:36 PM

Hideout Resident Survey, June 2022

2	The commercial proposal seems too dense. Is it possible reduce the amount of residential, condos but still focus on the commercial (store, cafe, hotel)	6/14/2022 8:36 PM
3	We need commercial support and transportation solutions prior to taking on significant residential development.	6/14/2022 11:23 AM
4	How about a mix that would generate additional revenues but preserve the residential nature of the town?	6/13/2022 10:09 PM
5	It depends on how soon the commercial and revenue from taxes kick in or are guaranteed (established) by agreement with the developers. There's a lot to these issues and sometimes a simple yes or no does not do this question nor the town justice.	6/13/2022 7:50 PM
6	As noted in the last question comments, then I would like to see more commercial there and less homes. How about moving the town hall there too?	6/13/2022 7:39 PM
7	What the taxes savings wld be	6/13/2022 6:16 PM
8	See my comments above; can this plan be broken down from it's mass scale?	6/13/2022 2:42 PM
9	No nightly rentals	6/13/2022 1:03 PM
10	\$1,050 per \$1mil is huge tax increase and seems unwarranted. Better budgeting seems necessary	6/13/2022 12:59 PM
11	Again, I need financials and NOT a study paid for by a developer.	6/13/2022 12:45 PM
12	the boulders project is a gamble and won't kick in for ten years. Need to reduce size and offer more to Hideout.	6/13/2022 8:39 AM
13	I still propose that guaranteed commercial development is necessary to provide services commensurate with the title "city". If you cannot secure this now we won't be able to later. If we aren't providing services the city needs then why does a city exist? We must secure guaranteed commercial space at a FIXED rate, not some arbitrary "some of any amount". Unfortunately you have deliberately left off numbers while asking our opinion of a quantitative subject. Who made that decision?? It looks like we are trying to hid something or sway the vote.	6/13/2022 8:21 AM
14	Option 1 gives me financial information. Option 2 doesn't explain the same. What are the financial differences?	6/11/2022 9:03 AM
15	Why is any development of this property needed? There is already too much residential development and dwindling water resources.	6/11/2022 8:17 AM
16	See the last set of comments	6/9/2022 3:16 PM
17	The success of the commercial development in the Boulders has yet to be determined ,the density is excessive and will require more mass grading and denuding of the land. Unless the density can be reduced, the 85 estate lot development is supported.	6/9/2022 12:48 PM
18	Isn't there something between the two proposals - from 85 units to 280 is vast. I am not crazy about all units allowing nightly rentals. I'm from the Dallas area and homeowners are furious how their neighborhoods are turning into party zones with noise to early mornings and parking all over the streets.	6/8/2022 3:54 PM
19	Again, I need more info - I'm open to commercial contingent as stated above	6/8/2022 10:57 AM
20	I agree with the second choice without the residential nightly rentals.	6/7/2022 11:08 AM
21	It seems like the author/person responsible for submitting these questions has a bias and is trying to manipulate the responders. I do not feel the results will accurately represent the positions of the residents of Hideout. In order to gain a clear understanding of what the towns residents want, you must provide the current budget along with fiscal forecasts showing impacts of the above proposals. Also, why isn't there an option to combine the two concepts?	6/7/2022 8:51 AM
22	Boulders up zone is a massive project. Why not downsize the number of dwellings but keep the hotel for tax purposes?	6/7/2022 8:29 AM
23	See above remarks	6/6/2022 9:31 PM
24	If it looks aesthetically pleasing, develop commercially.	6/6/2022 6:53 PM

Hideout Resident Survey, June 2022

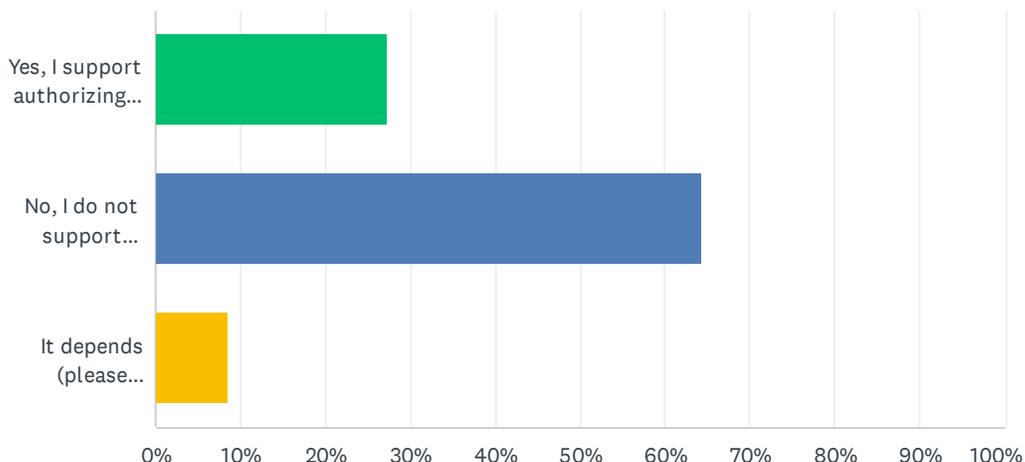
25	We question why you will have a shortfall in the budget if only 85 units are added?	6/6/2022 6:09 AM
26	Why are these the only two options? Why can't we have the development within the current zoning standards? If the developer wants this project, he/she should comply with our town's standards. Don't back down on our standards. Make this town great - don't just chase the money!	6/5/2022 10:27 PM
27	See above	6/5/2022 10:09 PM
28	I need assurance that the the density option does not increase taxes	6/5/2022 7:02 PM
29	Somewhere in between	6/5/2022 5:16 PM
30	I do not see how any residential development can help slow tax increase. We need other revenue sources.	6/5/2022 3:43 PM
31	As a lot owner, I pay property taxes and receive essentially no services. If the majority of Hideout is undeveloped lots and non-full time residents, is the reason higher property taxes needed is poor management? Whenever I have called the city offices with questions I have never had anyone answer the phone or received a call back.	6/5/2022 3:31 PM
32	Hideout needs some commercial development so I would prefer option 2 to having no commercial development plus an increase in the property tax base, but I am not a proponent of the development option as it currently planned (too many units!)	6/5/2022 2:56 PM
33	Will the Town of Hideout sue the unnecessary Master HOA run by Bob Martino to make it null and void?	6/5/2022 10:30 AM
34	Boulders development should be more focused on commercial amenities. Development seems fixated on residential and nightly rentals, not on the Town Center concept for residents.	6/5/2022 7:53 AM
35	Allow homeowner to nightly rental and charge increase taxes or a rental fee	6/4/2022 8:06 PM
36	same question	6/4/2022 5:07 PM
37	See Above...	6/4/2022 3:28 PM
38	The developer should be charged higher input fees, rather than squeezing the individual property owners. Already, the developers are passing thru infrastructure costs to the homeowner through the bonds they have structured. I do believe some commercial development is warranted and needed. Ideally, closest to 248/40 to benefit from that traffic count and this increased sales tax.	6/4/2022 3:09 PM
39	I don't understand what service demand is being created by new homes that would not be offset by the taxes from those homes. I am strongly against increasing taxes as the low tax and Hoa fee was a key reason for selecting to buy and build in hideout	6/4/2022 2:14 PM
40	Open to more residential no nightly rentals, no hotel and commercial and willing to pay more property tax	6/4/2022 2:00 PM
41	Dissolve town, be unincorporated like Deer Mountain	6/4/2022 1:50 PM
42	The current options seem highly skewed. I would support a hybrid between the first option (85 residential homes and higher taxes) and second option (hundreds of residential units, hotel, "some" commercial, condominiums, nightly rentals, etc. with a potential to stabilize taxes). The second options seems like an all in/highest density/give it all up option. We need to come up with something in-between these two options!!	6/4/2022 12:55 PM
43	Again. Eliminate the city. What service does the city provide ??	6/4/2022 12:44 PM
44	See above response	6/4/2022 12:38 PM
45	Wouldn't it be possible to limit the estates to 85 and to include a hotel?	6/4/2022 12:09 PM
46	Why can't we get some commercial development, keep current residential density, and keep tax rates flat	6/4/2022 12:02 PM
47	Can we add commercial development without added residential or commercial development that will residents such as grocery or needed services	6/4/2022 11:59 AM
48	Why do I feel like we are going to get the tax increase no matter what? I would like to better understand the shortfall before commenting.	6/4/2022 11:48 AM

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49	No nightly rentals but a hotel, low and high density.	6/4/2022 11:35 AM
50	I don't favor new development in this area	6/4/2022 11:20 AM
51	Something in between a & b?	6/4/2022 11:16 AM
52	Again, nightly rentals is NOT a good option for Hideout in my opinion. Some commerical development is ok.	6/4/2022 11:13 AM
53	No DEVELOPMENT until you can figure out the commercial tax revenue baseline for future growth. No More Density until an appropriate plan is put in place to generate tax revenue. Period!	6/4/2022 11:05 AM
54	Let's find a happy medium between your two options. Property taxes were increase a lot last year. Everything has increased. Water has increased last year and this year. Most utilities have increased. Property taxes are much higher than in neighboring towns. NO TO PROPERTY TAX INCREASE. NO TO ADDITIONAL LARGE DEVELOPMENTS of RESIDENTIAL HOMES. YES, to commercial and hotel development.	6/4/2022 11:01 AM
55	No nightly rentals!	6/4/2022 10:58 AM
56	Why don't you cut town spending?	6/4/2022 10:56 AM
57	These two options represent two extremes. Something that balances commercial with moderate density residential would be a better option.	6/4/2022 10:54 AM
58	Again - too little information and assumptions that are unproven. You have to fill the hotel and condos successfully in order to realize all the revenue anticipated. We are in the middle of a drought and over development at this time is dangerous and lacks sensitivity to our environment. I would rather pay higher taxes and look for more reasonable developments for future revenues	6/4/2022 10:52 AM
59	Does there no longer remain the option of annexation and commercial development, or is that possibility so far into the future that we can't consider it.	6/4/2022 10:48 AM
60	Why is raising taxes the only option. Charge higher impact fees on new construction instead. The developers are making all the money and leaving us with the bill.	6/4/2022 10:48 AM
61	The town should focus on eliminating bureaucratic waste. Keep things simple. It's a family community. Nightly rentals aren't the issues with that should stay in Park City not Hideout.	6/4/2022 10:43 AM
62	This is not a choice. This is poor planning. There is already over development. Over charging of water low quality of services for what should really only be an HOA. The answer is not more development or more taxes. The answer is end hideout as a town and allow it to be absorbed by the county	6/4/2022 10:43 AM

Q6 Should the Town Authorize Additional Nightly Rentals of Private Homes? Should the Town authorize nightly rentals in private homes throughout the Town (except where prohibited by deed or HOA restrictions) which could reduce annual property taxes?

Answered: 331 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes, I support authorizing nightly rentals.	27.19% 90
No, I do not support authorizing nightly rentals.	64.35% 213
It depends (please explain):	8.46% 28
TOTAL	331

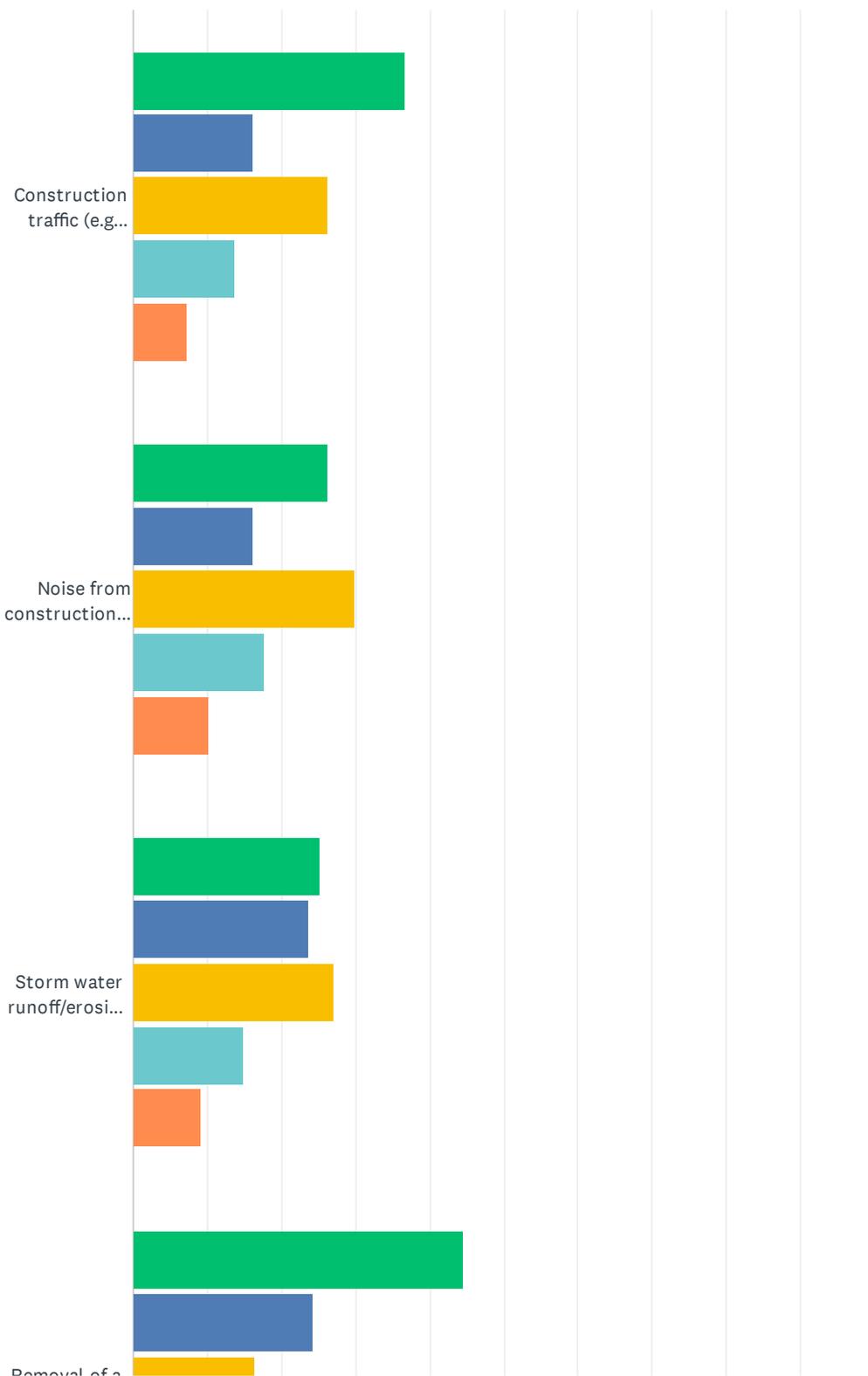
#	IT DEPENDS (PLEASE EXPLAIN):	DATE
1	If rentals are allowed, a minimum 7-14 night stay should be required.	6/14/2022 3:29 PM
2	Again, some renting could help, but it should be kept within bounds that preserve the overall quality of life here	6/13/2022 10:09 PM
3	Within reason	6/13/2022 7:51 PM
4	Pulleeze no!!! Hotel yes, but nightly rentals of homes opens up a can of worms the town doesn't need.	6/13/2022 7:39 PM
5	It would need to be retroactive to allow all homes currently limited to longer term rentals.	6/13/2022 12:46 PM
6	Yes I support, however not for the reason to reduce taxes! The revenue generated needs to be allocated to attracting commercial services and supporting those services. Furthermore, many, many cities allow and appropriately regulate nightly rentals. These cities have already done the hard work & proven which systems work well over the long term. There are many successful models to choose from. Nightly rents will help bring in commercial services the town needs.	6/13/2022 8:21 AM
7	I support nightly rentals as long as the town collects revenue such as Transient Room Taxes.	6/9/2022 12:48 PM
8	Depend it on each Community to make that decision	6/8/2022 2:54 PM
9	We would support the shortest term being a week, but nothing shorter than that.	6/7/2022 2:23 PM

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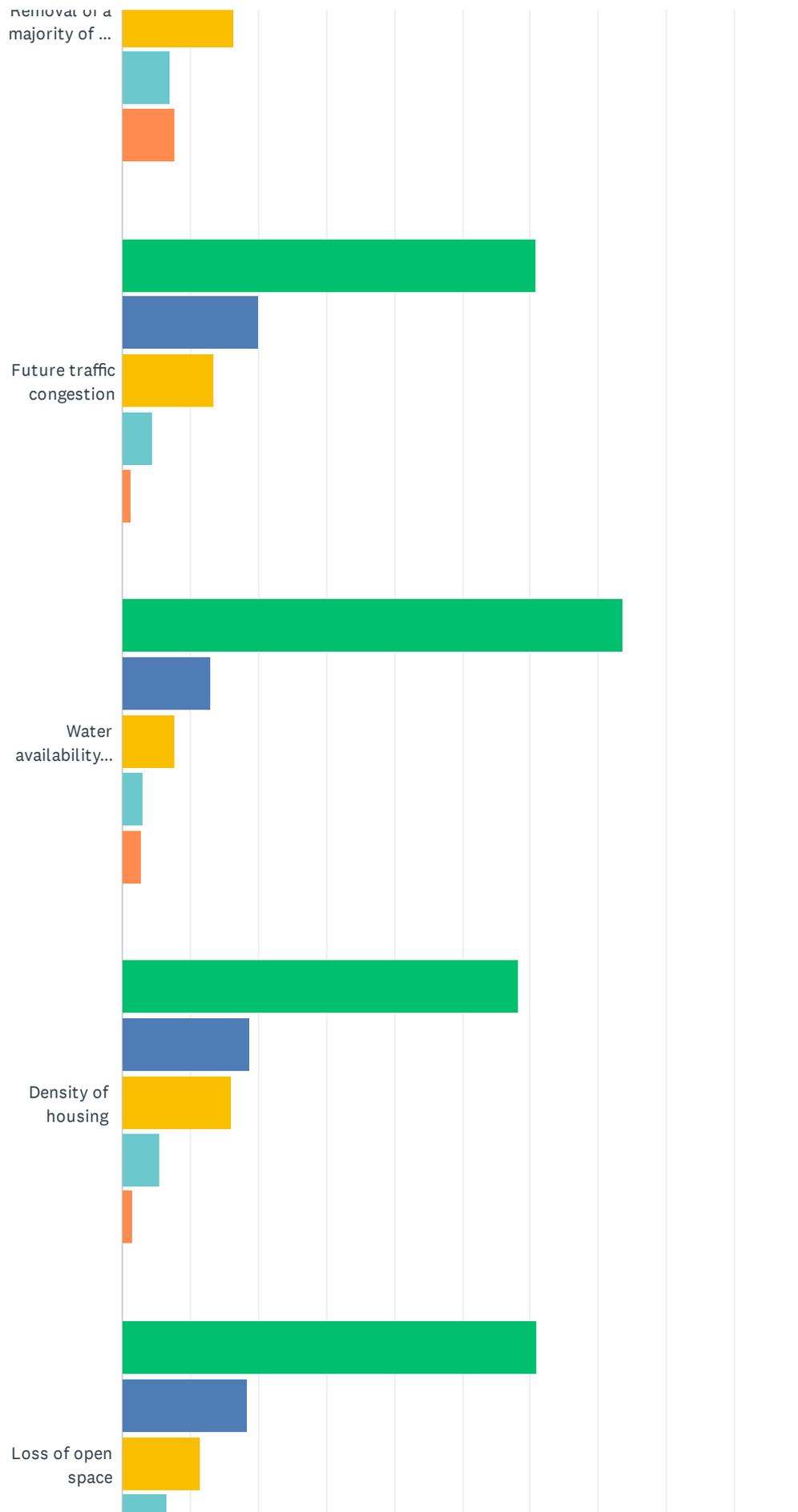
10	Not in what are perceived to be or are in full time residential neighborhoods.	6/6/2022 9:31 PM
11	Some restrictions are needed	6/6/2022 7:47 PM
12	If Rustler cannot do nightly rentals I am not in favor of others having this option.	6/5/2022 7:02 PM
13	If they are managed properly, then yes. Would require professional property management firms	6/5/2022 3:43 PM
14	Yes, but there should be an additional fee (\$10-20) per rental, paid to the City for any additional needs for city services.	6/5/2022 3:31 PM
15	I might support a nightly rental option if there was a 4+ day minimum or something to that effect	6/5/2022 2:56 PM
16	Don't understand the Town's role here vs. HOA	6/5/2022 7:53 AM
17	Although the term is nightly rentals, I would prefer a 2 night minimum. This should also not be allowed in all communities, only some.	6/5/2022 5:58 AM
18	I think certain product types (townhomes or condos) should be allowed to rent nightly	6/4/2022 10:48 PM
19	It's too early to support either or because our property has not been completely developed.	6/4/2022 8:50 PM
20	Minimum stay of 30 days	6/4/2022 4:12 PM
21	We support nightly rentals at the Boulders because it is more isolated and people would know what they were buying into from the start.	6/4/2022 3:11 PM
22	I do not support nightly rentals . There should be at least some minimum. My current property is limited to 30 day minimums.	6/4/2022 3:09 PM
23	How about monthly?	6/4/2022 11:44 AM
24	I would support rentals for a minimum of 7 nights	6/4/2022 11:27 AM
25	Rentals with minimum stay longer than one night would be preferred	6/4/2022 11:20 AM
26	Why not try it?	6/4/2022 10:52 AM
27	We would need quiet hours and age restrictions	6/4/2022 10:52 AM
28	These should be HOA decisions, not the town.	6/4/2022 10:48 AM

Q7 Development Concerns. What are your primary concerns regarding ongoing development in the Town? Please rank each of the following concerns from 1 = a high priority to 5 = not a concern:

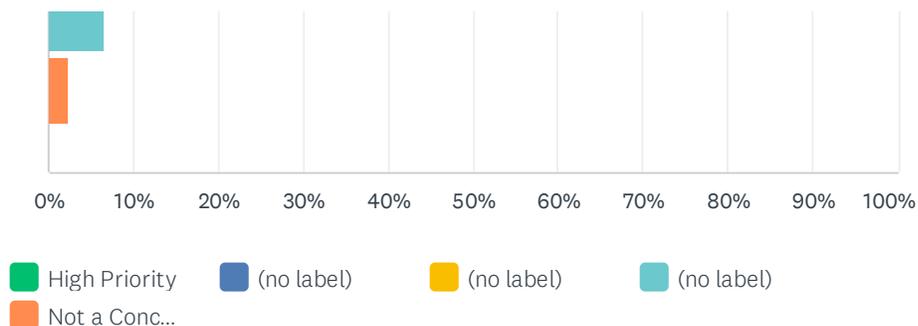
Answered: 331 Skipped: 2



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	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	NOT A CONCERN	TOTAL	WEIGHTED AVERAGE
Construction traffic (e.g., trucks, material transport, etc.)	36.59% 120	16.16% 53	26.22% 86	13.72% 45	7.32% 24	328	2.39
Noise from construction activities	26.14% 86	16.11% 53	29.79% 98	17.63% 58	10.33% 34	329	2.70
Storm water runoff/erosion from construction sites	25.23% 83	23.71% 78	27.05% 89	14.89% 49	9.12% 30	329	2.59
Removal of a majority of the natural vegetation	44.51% 146	24.39% 80	16.46% 54	7.01% 23	7.62% 25	328	2.09
Future traffic congestion	60.67% 199	20.12% 66	13.41% 44	4.57% 15	1.22% 4	328	1.66
Water availability for new development	73.56% 242	13.07% 43	7.60% 25	3.04% 10	2.74% 9	329	1.48
Density of housing	58.18% 192	18.79% 62	16.06% 53	5.45% 18	1.52% 5	330	1.73
Loss of open space	60.98% 200	18.29% 60	11.59% 38	6.71% 22	2.44% 8	328	1.71

#	OTHER (PLEASE SPECIFY)	DATE
1	Sorry, they all matter. Again, balance.	6/13/2022 10:09 PM
2	Roads are getting broken by the amount of dump trucks. But since they are necessary, couldn't the town estimate how many truckloads will be needed for excavating and charge \$10 per load as an impact fee to set aside for future repairs?	6/13/2022 7:39 PM
3	Exit lane needs to be added on west side of 248 at Ross Creek SP exit. Current lane configuration is extremely dangerous!!	6/13/2022 5:45 PM
4	I am not anti-development but have lived in the area for close to 20 years. Park City and the Basin did not look at the ramifications of all of the approved development dating back to the 90's. The current crisis could have been averted by more conservative planning.	6/13/2022 12:45 PM
5	We must secure water first.	6/13/2022 8:21 AM
6	I like open space, but it's not a reason to prevent private landowners from developing their property.	6/10/2022 10:06 AM
7	There is not enough water to support. We have natural treasures that are being destroyed including the water and the land. Enough!	6/9/2022 11:13 AM
8	Property value decrease	6/8/2022 10:57 AM
9	Hideout desperately needs to focus on commercial development. The high density housing, while a temporary solution to minimizing tax increases, ultimately will deplete the long-term	6/7/2022 2:20 PM

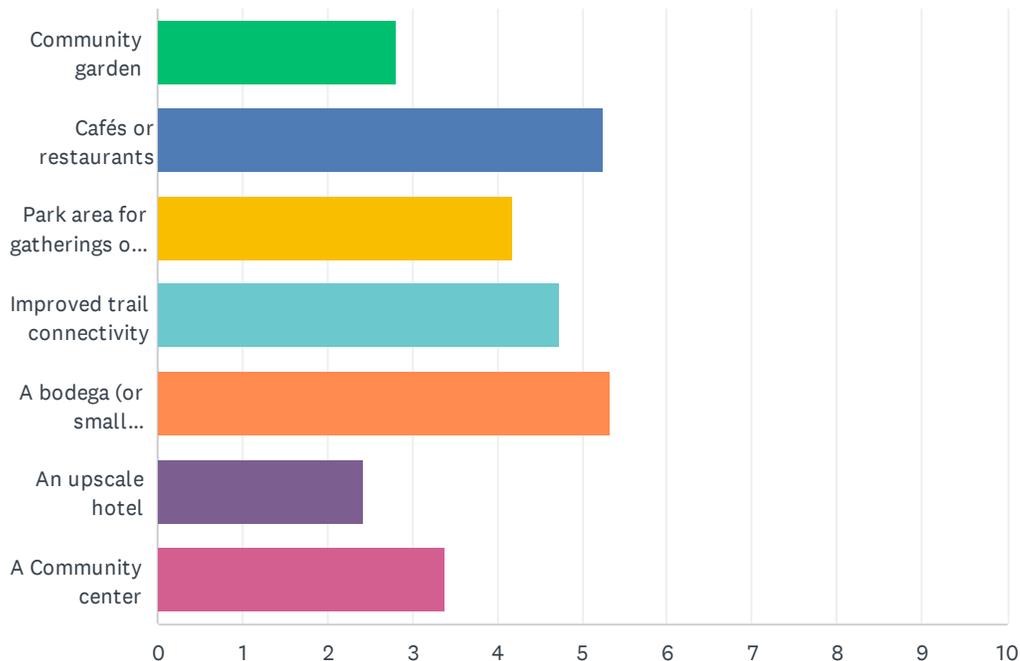
Hideout Resident Survey, June 2022

value and taxable value of housing in this area as owners will seek residence elsewhere. Another hotel is not needed, amenities for those who pay taxes are.

10	Density and the resultant congestion is my top concern	6/7/2022 10:24 AM
11	Lack of infrastructure (eg post office, fire station). Lack of local stand alone commercial services (grocery, gas station, coffee shop) to support a growing community.	6/6/2022 10:49 AM
12	We need some commercial to balance the residential development. A town center and the tax revenue from it would be good	6/6/2022 9:53 AM
13	Lack of big picture planning. We need the infrastructure. Water is a HUGE concern! We need amenities like grocery store and gas station.	6/5/2022 10:27 PM
14	Again, more information about the budget needs and shortfall needs to be provided. How much money was spent on annexation litigation?	6/5/2022 7:01 AM
15	Do not want to loose the magnificent view from my property that was the main reason to buy it at the first place.	6/4/2022 8:50 PM
16	Just all of the above is very concerning	6/4/2022 8:33 PM
17	Town is failed concept without annexation - DISSOLVE	6/4/2022 1:50 PM
18	Way to many townhome type developments is going to ruin the area.	6/4/2022 1:42 PM
19	I am 100% against the Boulders desire to increase density and their hotel!	6/4/2022 11:30 AM
20	Figure out what the Community Preservation Association is doing for the town. Work to changes the laws that allows CPA to exist in its current state.	6/4/2022 11:27 AM
21	You will ruin what we all appreciate about Hideout with continued rush to development. Stop and re-evaluate as current projects are behind and we don't need to approve any more developments now.	6/4/2022 11:13 AM
22	We need more recreational access and trail access. The development is out of control by GCD with the high density they are building. While Holmes Homes is building a better density, the quads from GCD is not increasing the value to our community.	6/4/2022 11:11 AM
23	No community. No town centre. Just homes everywhere.	6/4/2022 11:01 AM
24	When any areas develops, construction interrupts those who are already there. It's short term and those who bought/built earlier have to deal with it.	6/4/2022 10:58 AM
25	Nightly rentals are hot today. It's quite likely they are at their peak. Again it should be a family community.	6/4/2022 10:43 AM

Q8 Town Needs. Please rank your priorities for things you believe the Town most needs from highest #1 to lowest #7:

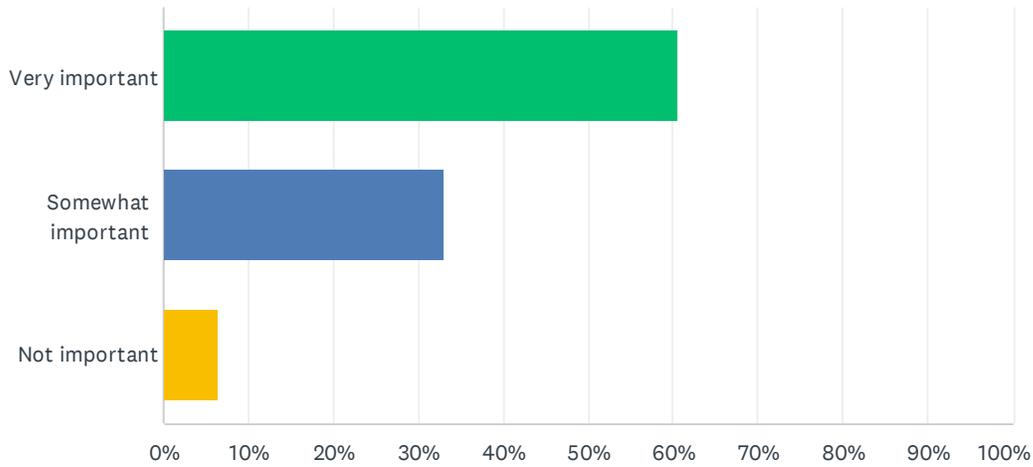
Answered: 332 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Community garden	4.85% 15	5.18% 16	9.39% 29	10.68% 33	16.83% 52	23.62% 73	29.45% 91	309	2.82
Cafés or restaurants	26.05% 81	31.51% 98	15.76% 49	7.72% 24	6.75% 21	10.61% 33	1.61% 5	311	5.24
Park area for gatherings or events	9.42% 29	12.66% 39	19.48% 60	22.08% 68	20.13% 62	12.99% 40	3.25% 10	308	4.17
Improved trail connectivity	18.13% 58	20.00% 64	18.13% 58	21.88% 70	10.31% 33	6.88% 22	4.69% 15	320	4.74
A bodega (or small convenience or grocery store)	32.82% 106	20.74% 67	18.89% 61	11.46% 37	8.36% 27	4.95% 16	2.79% 9	323	5.32
An upscale hotel	2.56% 8	3.85% 12	11.22% 35	9.62% 30	8.01% 25	18.59% 58	46.15% 144	312	2.43
A Community center	8.15% 26	7.21% 23	8.46% 27	15.36% 49	26.33% 84	21.32% 68	13.17% 42	319	3.39

Q9 Trail Connections. How important is it to develop some type of connections between the existing walking/hiking/biking trails of Wasatch and Summit Counties within the Town?

Answered: 333 Skipped: 0

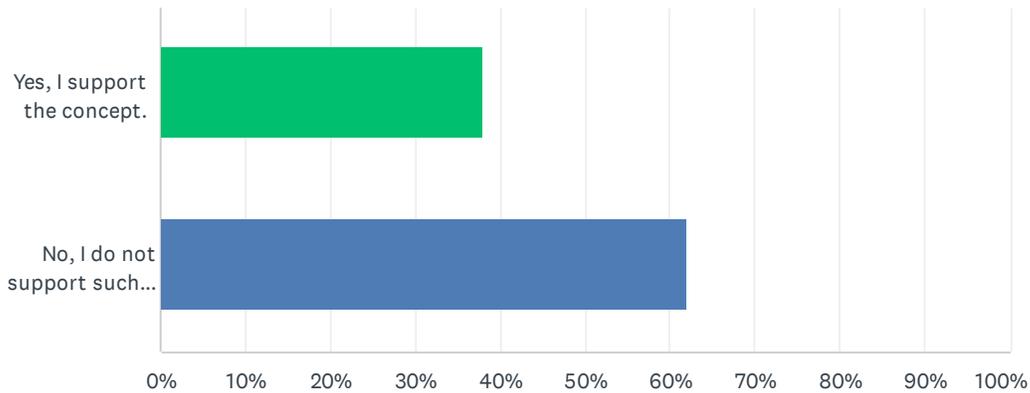


ANSWER CHOICES	RESPONSES	
Very important	60.66%	202
Somewhat important	33.03%	110
Not important	6.31%	21
TOTAL		333

Q10 Bond Issue. Would you support the town issuing a bond of approximately \$10 million to purchase property within the town used for public amenities such as a public park or central area to gather?

Repayment of such a bond would likely increase the average full-time resident's property tax by approximately \$950 per year for a home with a taxable value of \$1,000,000 (the tax would be higher for homes with a higher taxable value).

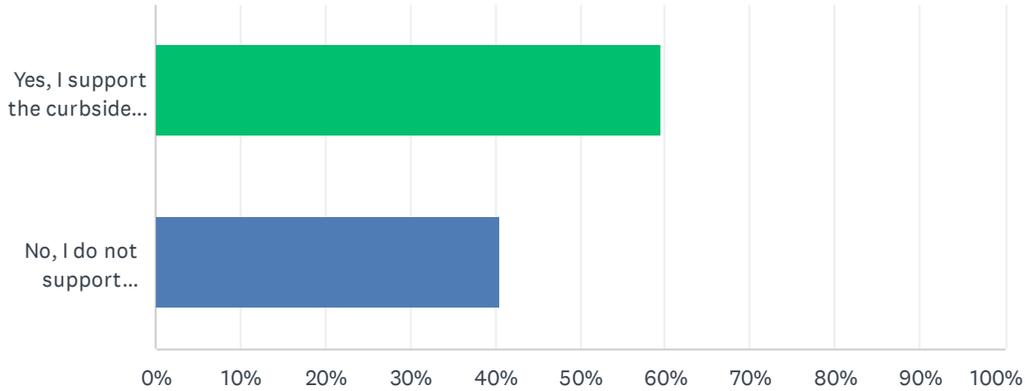
Answered: 330 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes, I support the concept.	37.88%	125
No, I do not support such a concept.	62.12%	205
TOTAL		330

Q11 Recycling. Should Hideout continue to have recycling remain optional or has it become important enough for Hideout to include it in our town services? Including curbside recycling as a service will raise utility rates to cover costs.

Answered: 331 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I support the curbside recycling.	59.52%	197
No, I do not support curbside recycling.	40.48%	134
TOTAL		331

Q12 Thank you for participating in the survey! Do you have any additional comments or input?

Answered: 116 Skipped: 217

#	RESPONSES	DATE
1	Extremely concerned about this rapid pace of development in the area and may choose to sell property as result.	6/14/2022 10:36 PM
2	What are the plans for improving HWY 248 to be able to accommodate the residential or commercial development traffic?	6/14/2022 3:29 PM
3	Other potential uses within the town that I support include; coffee shop, small gym or yoga studio, bicycle shop, outdoor recreation, hair and nail salon, day spa, cafe, ice cream shop, wedding or event venue.	6/14/2022 2:38 PM
4	Have you considered cutting costs and reducing services? If ongoing tax revenues from development don't cover the long-term costs of services (once you have squandered the initial development fees), why develop at all? Have you approached the state about condemning all undeveloped land and incorporating it into Jordanelle S.P. and then de-incorporating the "town" of Hideout, returning existing developments to the county? That might save tax money.	6/14/2022 10:43 AM
5	THE EXISTING DRC MUST BE CHANGED.....WE CANNOT CONTINUE BEING THE LAUGHING STOCK OF PARK CITY WITH ALL OF THE BAD DECISIONS THEY MAKE.	6/14/2022 4:55 AM
6	I think trail connections are not important, exactly, but are desirable. There should be an inexpensive way.	6/13/2022 10:09 PM
7	Two questions-1) Should the town look at buying the property next to the current town hall for more commercial development? 2) Should the town consider buying the golf course property and turning it into some parks, some residential, some commercial?	6/13/2022 7:39 PM
8	The highest priority should be a a grocery store, gas station, restaurants and other commercial services, not high density residential for nightly rental.	6/13/2022 6:40 PM
9	Keep up the great work! Nightly rentals turn neighborhoods into party city...keep them out!	6/13/2022 5:48 PM
10	I believe commercial should be prioritized over residential. Question 3 implies that the choice is between residential or commercial but all later questions include high density residential vs. low density residential. We need grocery, restaurant, gas station and other service options.	6/13/2022 5:34 PM
11	Thanks to all who are working on this survey!	6/13/2022 3:44 PM
12	Start issuing building permits for golden eagle	6/13/2022 2:12 PM
13	This construction is outrageous and seems dangerous.	6/13/2022 1:32 PM
14	I own a home and also an undeveloped lot. Thank you.	6/13/2022 1:26 PM
15	I would like to see the town consider other shuttle stops for PC and The Canyons on the west side of 248 given all the growth in Shoreline and abutting neighborhoods. Exploring this near the Ross Creek Trail head lot would seem to be ideal if feasible.	6/13/2022 12:55 PM
16	In Soaring Hawk, I pay the county an annual \$2,500 for water in addition to property tax. That amount for just a lot is 3x my tax bill in Summit County. Hideout/Soaring hawk is unaffordable without even building a house. Give me a break!	6/13/2022 12:54 PM
17	Hideout is not the only community facing these challenges. We moved here from a town founded in 1629. Benchmarking with towns that have already faced our issues would be an excellent place to start.	6/13/2022 12:45 PM
18	encourage Hideout to switch to Summit Cty. Make easier for annex of Richardson flats, public transportation, surrounded by Summit now. Consider Monthly Rentals. Focus on More Commercial vs Residential. Eliminate Qtly. Mafia/Outlaws golf course payoff Charges. Don't	6/13/2022 8:39 AM

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use a Bond for Outlaws/"Conservation charge" issue! We do recycling on our own. If folks want to pay to have picked-up that's fine, but Don't want to pay for them. Where exactly does picked up recycling go anyway (how much is recycled)? Hideout needs to look out for our owners best interest and not some savvy developer that makes empty Promises and try's to strong arm our community.

19	These surveys must also include landowners that are building. Just because they don't have a utilities bill doesn't mean we can exclude their voice or disallow them to vote. They are taxpayers!	6/13/2022 8:21 AM
20	There is supposed to be a grocery market coming in at the area where the stoplight exists for Jordanelle Parkway. While this doesn't provide revenue for the town of Hideout, it will be close enough for most residents to have easy access.	6/11/2022 8:17 AM
21	Too many homes here already on the plans. We need a grocery store and gas station.	6/10/2022 2:40 PM
22	Our support for the Boulders project is primarily because we know it's what the property owners want to do with their land, and we think the town should interfere with that as little as possible. HOAs exist to achieve specific ends through opt-in means, and I chose to live in one intentionally; the town should not displace that function. Second, as far as trails go, the biggest concern for us is that there just aren't enough of them—not that they aren't connected. E.g., there's really only one Jordanelle-adjacent trail. If there were more I'd certainly want there to be easy access to it from Hideout Canyon, but the most important thing is increasing trail density.	6/10/2022 10:06 AM
23	Regarding recycling, Park City has a great recycling facility less than 10 minutes from Hideout.	6/9/2022 12:48 PM
24	No nightly rentals. No large scale residential or commercial development. No town hall. Let's appreciate the beauty we have and not destroy what makes Hideout a beautiful place to live. Protect the reservoir and other water. Stand up to the developers!	6/9/2022 11:13 AM
25	There are so many part time residents so paying for full time recycling isn't beneficial to us. We are already taxed at higher rates being part time.	6/8/2022 3:54 PM
26	We need safer road exits to drive in and out of Hidout, at least an exit lane at Ross Creek exit. Also better landscaping from HOA's to enhance our views, enjoyability and help preserve our home values.	6/8/2022 3:35 PM
27	1. Maintain the golf course, including the pond. 2. Market it as it's one of the most beautiful courses in the country. 3. Build a cafe (w/good quality food) for golfers, residents and public. 4. Move the dog park to a safer area away from the busy round-a-bout	6/8/2022 10:57 AM
28	Very concerned with how ambitious the Boulders project is and how it would affect the resources of the town. Would support this on a much smaller scale - perhaps the estate lots and a small boutique hotel with/restaurant and bodega but not to the extreme level they are proposing. I am also concerned that they will promise amenities to the town to get us to approve the development then change plans which we do see with other developers. I feel the town needs more time to research before voting to change zoning to accommodate the Boulder's plan. I am not averse to paying more taxes in order to have some say/control in how the down develops.	6/8/2022 10:45 AM
29	Thank you for getting input from owners.	6/8/2022 8:46 AM
30	Thank you for sending out this survey. I am NOT in favor of a hotel, villas, casitas, townhomes, nightly rental nor short term rental at the proposed site for Boulder. This was not imagined nor talked about when we purchased our beautiful property. This proposed project has become quite upsetting to us. It has made us rethink/question our plans to build a beautiful home. It takes a lot of work to We do not want it to become commercial property. It's not a good location for it and it will become a very high traffic area. I am in favor of estate homes with their own separate entrance. And two private, well manicured, private entrances to Gold Eagle.it is very important that first responders quickly reach homes up the mountain in case of medical, fire or any other type of emergency. I'm not an expert by any means but I'm hoping that we continue our plans to build our mountain dream home in Golden Eagle.	6/7/2022 11:12 PM
31	It would be ideal for recycling and garbage to take place on days that part-timers are usually in Hideout so they can take out the trash properly - like Friday, Saturday, or Sunday. An idea for recycling is every other week, with credits back for lack of use. Part-timers may use this service so rarely that it wouldn't be prudent to charge them the same as full-time residents.	6/7/2022 7:30 PM

Hideout Resident Survey, June 2022

32	I've watched many of the meetings concerning Boulders. IMO this project is not good for Hideout. The conditional/proposed revenue does not offset the higher density and higher intensity of nightly rentals, we specifically liked the fact that the property was zoned residential and no nightly rentals were allowed when we purchased our golden eagle lot. If this development proceeds, we may change plans and not build our house in Golden eagle. If others do the same, any potential positive tax impact of boulders may be negated by loss in tax revenue in other areas like golden eagle.	6/7/2022 6:16 PM
33	Thanks for sending this	6/7/2022 3:27 PM
34	Let's maintain the beauty of Hideout and not ruin it by too much density and building.	6/7/2022 2:51 PM
35	No Hotels! Please!	6/7/2022 2:23 PM
36	Please start to plan around creating a town with amenities like grocery, charging stations, restaurants, parks, etc, similar to Park City. The high-density housing, while needed to some degree is getting out of control. Many of those purchasing high-density in Hideout are doing so in order to commute to work in Park City. The risk of not creating a town appropriately and too much high density housing, will risk lowering property values and safety long-term in the community.	6/7/2022 2:20 PM
37	Thank you for conducting a survey and finding out what the community member would like. I believe this survey did not address a supermarket. With the population growth, we need something bigger than a "bodega", (we are not an urban area) or a convenience store which does not tend to carry the types of products we would need on a daily basis. We also need a gas station, which can have a convenience store, but that can be in addition to a super market.	6/7/2022 11:08 AM
38	Regarding the bond issue, you provided no information about where the property is located, who owns it and if the owning party is part of the decision-making body i.e. they have a vested interest to influence the sale of the property during a period of time when real estate values are currently high and the costs to develop said real estate is also significantly high (lowering profit margins).	6/7/2022 8:51 AM
39	We are looking forward to being permanent community members come fall.	6/7/2022 8:29 AM
40	We need services!	6/6/2022 9:31 PM
41	Yes, additional revenue and cash flow will come to the City if you better managed developments and better worked with developers. There are lots of revenue and cash flow available by granting permits to home owners with application on hold and granting certificate of occupancy to homes built. By the City denying these when there is no communicated and precise reason why, you are losing revenue and cash flow unnecessarily. Then proposing to increase taxes to fix the problem created by the City. This approach does not make sense. We do not support raise of taxes or new Bonds, especially when the City is not managing their existing developments as expected and losing revenue and cash flow unnecessarily. We want to see corrective actions within City to address these blatant financial and management issues before trying to brainstorm new ideas that would in fact further impact residents.	6/6/2022 1:38 PM
42	We are huge supporters of recycling, but Park City currently takes all of our recycling and we would prefer to continue to use that, rather than pay for having curbside service that won't necessarily take everything and then we have to go to Park City anyway to recycle the rest. The town should impose some restrictions on the actual construction of the various developments. Drive by any of them and you will see debris and trash all over the place. You will see rocks and dirt in the middle of the street. You already know about the noise and hazards from the endless number of trucks. Crack down on it please. We all know we want more commercial development, but we think the town should focus more on smaller standalone services, rather than jamming everything into a monstrosity like the Boulders or the potential pipe dream of Richardson Flats.	6/6/2022 10:49 AM
43	Thank you for the work you do to build an excellent town and community. It is appreciated.	6/6/2022 9:34 AM
44	I am very concerned about the residential expansion and the high density it will cause.	6/6/2022 6:35 AM
45	What is the town doing to control expenses?	6/6/2022 6:09 AM
46	Retail services is a must to support a livable community. It brings in much needed and reliable tax revenue. Without necessary retail services, tax income will continue to go elsewhere? Without local services, this creates additional traffic when we are forced to drive neighboring	6/5/2022 10:48 PM

Hideout Resident Survey, June 2022

cities. We do not support raising property taxes. Especially in an over inflated real estate market that could easily turn down. Balancing a city budget off of property taxes has been proven to fail when real estate fluctuates. We are very supported recycling however, curbside recycling is expensive and not needed if there are easy to locate community recycle drop-off's.

47	Have we considered becoming part of Summit County so that our community children could attend schools closer to Hideout?	6/5/2022 10:27 PM
48	I would love to see the town purchase the land that the Boulder project is currently planning for.	6/5/2022 10:09 PM
49	This survey is very oriented towards the needs of full time residents and revenue generation. I would like more balance towards part time and retired residents that bought in to a small off grid town to minimize taxes and costs and maximize quality of life.	6/5/2022 7:02 PM
50	Please don't engage in any Town Services that you don't have current revenue to pay for. With rapid growth in home sales, there is an increase in town revenue from those sales. A municipal government should exist to provide better value to its residents, not to drive up residents taxes.	6/5/2022 5:37 PM
51	In lieu of curbside recycling, consider a central recycling center, accessible by a key card for HIDEOUT residents and property owners	6/5/2022 3:31 PM
52	Providing connectivity to Deer Valley and Park City for biking/walking is critical for the community.	6/5/2022 2:01 PM
53	If the town can not figure out how to add a substantial commercial presence to spread the costs of running the town then we should disband the town and become unincorporated. We are getting most of our services from the county but with a mark-up going to the town.	6/5/2022 1:16 PM
54	Why does the "town" or hideout exist? Dissolve the town and become an unincorporated area of Wasatch county. Raising taxes for the residents to support a town that provides zero amenities is unacceptable. It's a death spiral. A model with a tax base relying on no commercial tax revenue is a recipe for failure. Why is dissolution of the town not being considered?	6/5/2022 12:23 PM
55	I would recommend a similar survey to define the HOA Design Guidelines. The current guidelines should reflect the existing construction, not some arbitrary vision of non-elected individuals. Additionally, I under the friction between the golden eagle developer and the city is resulting in a hold on building permits and possible permits for occupation. This will result in a change in city government.	6/5/2022 11:15 AM
56	Please, please, please address the unnecessary Master HOA run by Bob Martino. I feel I am funding his own personal development interests and nothing that benefits our common good in Hideout. I would gladly pay higher property taxes if I could end paying my Master HOA dues as I know the Town will use those added tax dollars for the greater good. Please also consider turning that dog track of a golf course into a park with walking trails!	6/5/2022 10:30 AM
57	The huge "welcome to hideout" tax we paid at closing should be sufficient to pay for most of the above.	6/5/2022 9:41 AM
58	believe that the water fee is not fair or equitable to part time residents	6/5/2022 8:59 AM
59	Nothing in the two options provided described a Town Center concept. Need a larger supermarket, not a convenience store. Need a gas/EV charging station, liquor store, coffee shop, restaurant/takeout. The Boulders proposal is straight down the middle short-term rentals income play tha5 de-prioritizes amenities and quality of life for residents.	6/5/2022 7:53 AM
60	Again, please provide meaningful data about budget, costs, and projected shortfalls. In the absence of this information, it is difficult to answer these questions. Undoubtedly, all of these projects have the potential to drive costs higher without much benefit. How much was/is being spent on litigation activities by the Town? The majority of residents may not support those activities.	6/5/2022 7:01 AM
61	PUBLIC TRANSPORTATION MUST BE IMPROVED TO PARK CITY TO AVOID FUTURE CONGESTION! A gas station would be nice, and more than a convenience store. Increase impact fees for new development, to raise more revenue for the town, instead of raising taxes or a bond. Part time resident's already get charged unfairly for unused water and trash facility when none is being used! Please don't add recycling as another inequitable expense!	6/5/2022 5:58 AM

Hideout Resident Survey, June 2022

62	Over development and crowding makes everything less attractive. Park City used to be a nice getaway. Now it's a tourist trap with traffic, waiting lines, higher prices, and unattractive congestion everywhere you look.	6/5/2022 5:20 AM
63	Stop building, visit Orange County, CA to understand why. Thank you	6/4/2022 7:01 PM
64	Would Hideout be able to hold developers responsible for finishing the work they have promised to do? The entrance to the Shoreline twinhomes is an eyesore (chain linked fence around mechanical equipment and dirt pad behind the mailboxes. This cannot possibly be acceptable to the town of Hideout. It would also be very nice to receive regular communication from the town of Hideout regarding the various issues. We get notices about problems but it would be great to get updates about projects that our HOA dues pay for.	6/4/2022 6:51 PM
65	A Gas station/ convenience store would be awesome	6/4/2022 4:12 PM
66	Water rights mean nothing if there's no water left. Look at the current level of the Jordanelle Reservoir. If it turns into a mud hole, all our property values suffer. Massive expansion of residential will rapidly overwhelm the ability of the JSSD to provide water, requiring further tapping of the reservoir. You guys dropped the ball letting L.H. Miller buy Richardson Flats out from underneath you. Come up with another commercial plan.	6/4/2022 3:28 PM
67	No nightly rentals except for an upscale hotel.	6/4/2022 3:26 PM
68	Should not buy property from Mustang Developemt, Bob Martino or it's affiliates. As a property owner who has done business with the firm, my experience was unpleasant.	6/4/2022 3:09 PM
69	Basic services like grocery pharmacy and gas should be the priority which would generate needed revenues. Additionally some tunnel or bridge connecting the new developments east of 248 to the trails and developments west or next to the jordonelle. Traffic is far too high speed to safely cross on foot or bike.	6/4/2022 2:14 PM
70	Low Density and no vacationers are the reason we chose Hideout vs PC. Don't want to see that go away. Deer Valley and PC are already ruined for the locals because of that. Keeping it a quaint as possible should be a priority.	6/4/2022 2:10 PM
71	Please NO hotel. Please NO hotel. No nightly rentals. Let's keep this a quaint community with responsible commercial development that improves convenience and access to staple needs. Most towns would love to be in this situation - starting from zero - we will only have one chance. How we lay the foundation will create precedent, context and tempo that will define who we are in the years to come and effect every decision moving forward.	6/4/2022 2:00 PM
72	I think the town concept was interesting but now has failed with the denied annexation. Town should be dissolved and have services direct from Wasatch County as they have in Deer Mountain.	6/4/2022 1:50 PM
73	If you want a higher tax base get rid of the DRC' attitude that is making pull out or avoid the area entirely because of it.	6/4/2022 1:42 PM
74	A grocery store and private school / daycare should be the highest priorities. Happy to assist in any further discussion, and would love to be involved. Catherine Woltering 740-504-7723 catherinewoltering@gmail.com 11945 N. Shoreline Dr.	6/4/2022 1:40 PM
75	I would strongly support a tax assessment to bury the power lines that affect property values due to blocked views, etc.	6/4/2022 1:08 PM
76	Quit building so much With all the construction traffic through our neighborhood who's gonna pay for the roads that need to be redone because of the heavy trucks probably the taxpayers they will get off Scott free	6/4/2022 1:03 PM
77	Why isn't the town approving permits for Golden Eagle Hideout. This is creating a huge problem for land owners.	6/4/2022 1:03 PM
78	#6: I live in Deer Waters and, if nightly rentals are allowed, this would mean that Phase I and Phase II cannot have nightly rentals but Phase III, Phase IV and Lakeview may be able to have nightly rentals. This is not acceptable as all Deer Waters will have a shared HOA and it is not fair to residents in Phase I and Phase II (no nightly rentals) that they have to bear the potential incremental costs of Phase III through Phase V (Lakeview) as nightly renters/transient people are not as respectful of common areas as residents would be. I know this is a developer choice to not segregate HOA's between the various phases; however, the	6/4/2022 12:55 PM

Hideout Resident Survey, June 2022

decision by the council/planning committee impacts the developers ability to have nightly rentals (which I feel devalues a resident's home and reduces the community feel). Question #3 and #4 - reiterate my opinion. The current options seem highly skewed. I would support a hybrid between the first option (85 residential homes and higher taxes) and second option (hundreds of residential units, hotel, "some" commercial, condominiums, nightly rentals, etc. with a potential to stabilize taxes). The second options seems like an all in/highest density/give it all up option. We need to come up with something in-between these two options!! #7 - water is a very high concern. The Jordanelle (key attraction to live in Hideout) is very low and we need to ensure we have the water for future development. If we do not have water, all our homes are at risk. If the Jordanelle dries up our homes significantly devalue.

79	Please think about removing our status as a city. We have no fire department. We don't need city police. The county can manage the billing. The snow removal does great work. We can all pitch in to pay for that.	6/4/2022 12:44 PM
80	In my opinion, Hideout has become unsightly with all of the condo units peppered everywhere. Traffic is terrible, water usage is of great concern, and increased taxes are of great concern for all, but especially people who are retired and on fixed incomes. Hideout is becoming another Park City, expensive, possibly bond laden, and in no need of unnecessary amenities. Kamas is just down the road, if persons do not want to go into Park City.	6/4/2022 12:38 PM
81	Thank you for asking for our feedback on these important issues.	6/4/2022 12:30 PM
82	Please outlaw all watering/irrigation for ornamental vegetation	6/4/2022 12:18 PM
83	Please provide an update on the property that has been annexed into Hideout from Summit County.	6/4/2022 12:15 PM
84	larger lots and lead to less congestion and an aesthetically pleasing appearance with higher property values/taxes which are all benefits to us homeowners. I do not want our community to be a lot of stacked housing units.	6/4/2022 12:11 PM
85	Would like a grocery store. A gas station.	6/4/2022 12:02 PM
86	I highly think that Hideout needs more supportive services for the community. A way this revenue could be gotten is through services. And allowing nightly rentals for all the town, not just certain developments, would help grow additional revenue since there are plenty of second home homeowners. Renting these otherwise empty homes helps bring in visitor revenues.	6/4/2022 11:53 AM
87	It seems like we should address the development that is currently approved and make sure it can be provided for before approving additional development on the West side of 248. The Boulders area development area would be a nice way to contain commercial development if needed. Personally, we are fine with driving to Kamas and that area will be growing with new development as well. Let's keep it there.	6/4/2022 11:48 AM
88	Thank you for proactively reaching out to home owners with this survey.	6/4/2022 11:41 AM
89	Thanks!	6/4/2022 11:38 AM
90	Against the Boulders development of a hotel, etc.	6/4/2022 11:37 AM
91	Council and planning is doing a good job taking time to get town input. Would encourage town to take time with development of remaining land within the town. Town is already hamstrung with original MDA and really should not make the same mistake with future development. Town should be in control, not the developer. Raise taxes to keep open space. Will never be a big commercial spot. So should focus on maintaining responsible development with focus on maintaining natural beauty and use of resources.	6/4/2022 11:34 AM
92	The density in Hideout is already at the limit of what we consider acceptable. Any increase in density would cause us to consider relocating. We are willing to pay more taxes to maintain or lower the density.	6/4/2022 11:33 AM
93	Myself and all of my neighbors are against the boulders development.	6/4/2022 11:30 AM
94	Some of the priorities that are asked about in this survey seem to be responsibilities of the Community Preservation Association. For example- where is the golf club house that could house a cafe. Why is the golf course not open for a full season, why is the golf course not maintained properly. Why is Mustang allowed to have a "dump" looking area in town limits. These are all tax revenue.	6/4/2022 11:27 AM

Hideout Resident Survey, June 2022

95	Stop any and all development both residential and commercial. I've been living in Hideout for just under 3 years. The amount of building is outrageous. I moved here for the beauty it offered. That's been taken away from me in such a short time and it's getting worse with each passing day.	6/4/2022 11:23 AM
96	Without a detailed description of Hideouts financial history, I haven't been provided enough information to provide a valid survey response. The options you present appear overly limited.	6/4/2022 11:20 AM
97	Please verify that recycling is not a hoax before contracting for recycling service. If they are really recycling material then that's great.	6/4/2022 11:20 AM
98	The priority choices were interesting and appeared mutually exclusive. However a luxury hotel would have a restaurant or cafe, a fitness center, or other amenities that might be opened up to town people.	6/4/2022 11:19 AM
99	I appreciate all of the time and energy that you are putting in to make our hamlet better	6/4/2022 11:16 AM
100	Currently feel that the expansion of hidout is happening too quickly. There is not a need to expand projects. Why not wait and plan accordingly to see the true impact of the projects underway?	6/4/2022 11:13 AM
101	Make it easier to build so you can collect more taxes sooner. Its a no brainer!	6/4/2022 11:11 AM
102	If the \$10M bond is for Bob Martino's Golf Course, Wil this also reduce our common fees payments for the \$600K annual fee we all contribute to? If yes, I would support the \$10M Bond as this would be offset by the saving and the future public spaces, like a bike flow track, walking path and nature preserve where we could walk through it.	6/4/2022 11:11 AM
103	We need a grocery store such as Trader Joe's	6/4/2022 11:09 AM
104	Cost's of City Services will continue to increase in the future. The town needs to figure out a way (should have planned from beginning) to build commercial space to take the burden off the home owners!! It is NOT GOOD to place the tax burden primarily onto the home owners so the Developers can prosper at the cost of homeowners. A poorly run city that does NOT represent 'The people' but represents developers is a never going to prosper. The commercial tax base should be the entire goal NOT building 280 new houses!! What Plan does the city have to drive commercial business into hideout to generate tax revenue?? Why are you NOT talking about that? And I do not mean hotels.	6/4/2022 11:05 AM
105	It is very important that future communications about development projects and land use is clearly explained and that accurate visuals are produced. Transparency is absolutely key. All contacts with developers must be made in the open and subject to public records disclosures	6/4/2022 11:04 AM
106	Need to prioritize development to provide income and promote outdoor lifestyle.	6/4/2022 11:01 AM
107	I think we should do away with the HOA. It should be turned over to the homeowners neighborhood to decide what we want to plant or what we want to do in our community	6/4/2022 11:00 AM
108	Recycling cost needs to be reasonable. Currently for those who have little recyclables it it not reasonable.	6/4/2022 10:58 AM
109	Stop the ridiculous sprawl and maintain open lands! Even if it means a higher tax burden, we all didn't buy in Hideoht to be in the middle of Park a city conngestion. Enough is enough!!	6/4/2022 10:56 AM
110	Hideout needs a grocery store and restaurants.	6/4/2022 10:55 AM
111	Hideout is charming- growing too big too fast can destroy the charm. Growth for growth sake is not wise. Just because developers tell you they need \$ - to make their projects work - never justifies undermining the towns core values and mission. Open space and protecting the natural beauty of the town should be a priority	6/4/2022 10:52 AM
112	How do you make sure residents actually do recycle? especially all of the cardboard.	6/4/2022 10:48 AM
113	Seems like a lot of effort to ruin what's currently nice.	6/4/2022 10:43 AM
114	Stop thinking hideout is a town. It's not. It's a developer led effort with little care of the natural beauty of the area.	6/4/2022 10:43 AM
115	Have the POS developer that treats homeowners like crap and runs the garbage DRC pay his taxes. He was delinquent on many of his years back... penalize him severely	6/4/2022 10:43 AM

From: Redacted
To: Redacted
Subject: Re: Reminder: We want your opinion
Date: Tuesday, June 14, 2022 10:34:29 AM

Hi

I have some questions that don't seem to be addressed in the survey

1) Why was a PDF map showing the possible commercial locations not included with the questionnaire? Why would any newer residents have any idea of what you are talking about?

2) If your residential development fees and tax revenues from prior construction don't cover the cost of ongoing road maintenance and other services provided by Hideout (which we find very hard to believe given the ratio of new buildings to new roads), why are you proceeding with any kind of new development at all? Seems as if it is a losing proposition?

3) Have you considered cutting services and expenses to bring costs in line with revenues? Why wasn't this a survey option?

4) You wisely tell people that choices have costs (less commercial development means higher taxes, according to your calculations at least, though we probably shouldn't trust your calculations since your projections of the costs of maintaining pre-existing development has been so inaccurate). However, you then ask people if they want more trails, open space, etc. Shouldn't you be asking people how much more they would be willing to pay in taxes to get these things? Five percent? Ten percent? Plus annual inflation, of course. Nothing is free.

Thanks and regards,

Redacted

On Jun 13, 2022, at 12:24 PM, Redacted
Redacted wrote:

via SurveyMonkey

Hideout Resident Survey, June
2022

We recently contacted you about a survey, but haven't received your responses. We'd really appreciate your participation.

The survey will close Tuesday, June 14, 2022 at 11:45 p.m.

Click the button below to start or continue the survey. It should only take about five (5) minutes to complete.

Thank you for your time. We value your input.

[Begin Survey](#)

Please do not forward this email as its survey link is unique to you.
[Privacy](#) | [Unsubscribe](#)

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File Attachments for Item:

1. Discuss and possibly make a recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone 1.81 acres of land within the Town of Hideout boundaries beginning at a rebar and aluminum cap alongside a 4X4 wooden post representing the most easterly corner of mineral survey 6968, Star No. 7 Lode, said point being $S00^{\circ}07'03''E$ 564.53 feet along the section line and $S89^{\circ}52'27''W$ 73.88 feet from the known location of a stone monument at the northeast corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence along the southerly line of said Star No. 7 Lode $S58^{\circ}35'59''W$ 451.79 feet to a point on the Golden Eagle Road right-of-way line, said point being the beginning of a non-tangent curve concave to the southeast having a radius of 429 feet, and to which a radial line bears $N89^{\circ}47'58''W$; thence along said right-of-way the following two courses: (1) 309.32 feet along said curve through a central angle of the $41^{\circ}18'43''$, with a chord bearing and distance of $N20^{\circ}51'23''E$ 302.66 feet; (2) $N41^{\circ}30'43''E$ 261.97 feet to the easterly line of said Star Lode No. 7; thence along said easterly line of Star No. 7 Lode $S23^{\circ}09'57''E$ 264.98 feet to the point of beginning. The basis of bearings is $S00^{\circ}07'03''E$ 2659.78 feet between the known location of a stone monument at the northeast corner of Section 21 and a found monument at the east $\frac{1}{4}$ corner of Section 21, Township 2 South, Range 5 East, Salt Lake Base and Meridian (the "Gyllenskog Property") from Mountain Residential (M) to Residential 3 (R3).



Staff Report for Re-Zoning (and Subdivision) for Gyllenskog Subdivision

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Jason Gyllenskog – Proposed Re-Zoning (and required Subdivision)

Date: June 10, 2022

Submittals: *Proposed Subdivision Plat for Gyllenskog Subdivision, dated February 25, 2022*

Background

Jason Gyllenskog, the Applicant, owns 1.81 acres of land on Golden Eagle Road, about 750' south of Golden Eagle Circle (which is the approximate location at which the lots begin for the Golden Eagle subdivision). The 1.81 acres have never been platted and are not a legal lot of record until a subdivision is approved and recorded by the Town.

The Applicant is proposing to up-zone the property from Mountain Residential (M) which allows one residential unit per acre to Residential 3, which allows three units per acre.

Note: The Applicant's original submittal, proposed Residential Medium Density (RMD), but the new Town Code does not have an RMD classification. The next tier of zoning density allowance is R3 and this is what was clarified and publicly noticed.

The Applicant will also need to submit a formal Subdivision Application in association with the Re-Zoning Application but the Applicant can't subdivide the 1.81 acres for more than one lot per the existing Zoning which has a minimum requirement of one unit per acre.

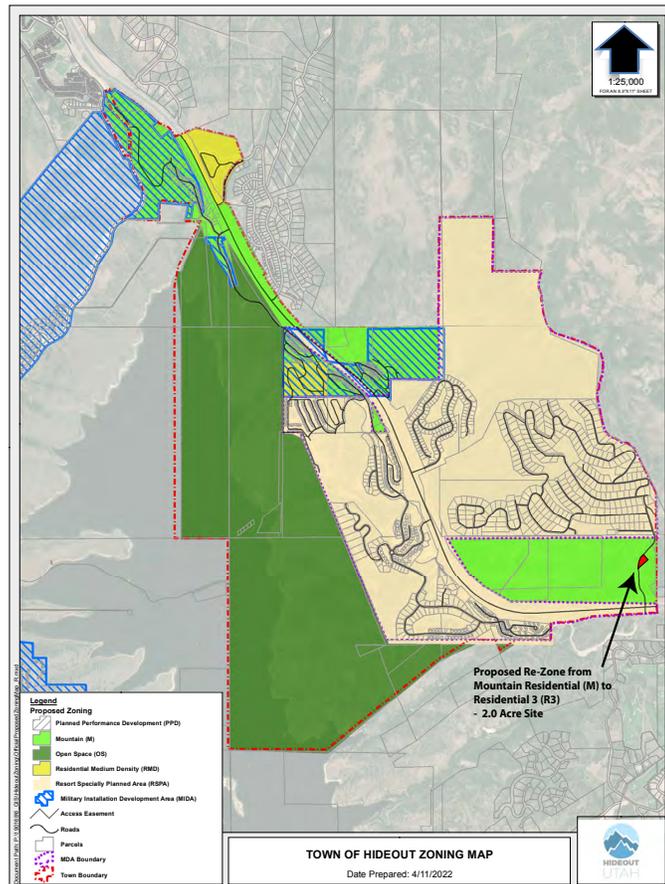
Overview of Current Site Conditions

Land Area: 1.81 acres

Zoning: Mountain Residential Zoning District (M)



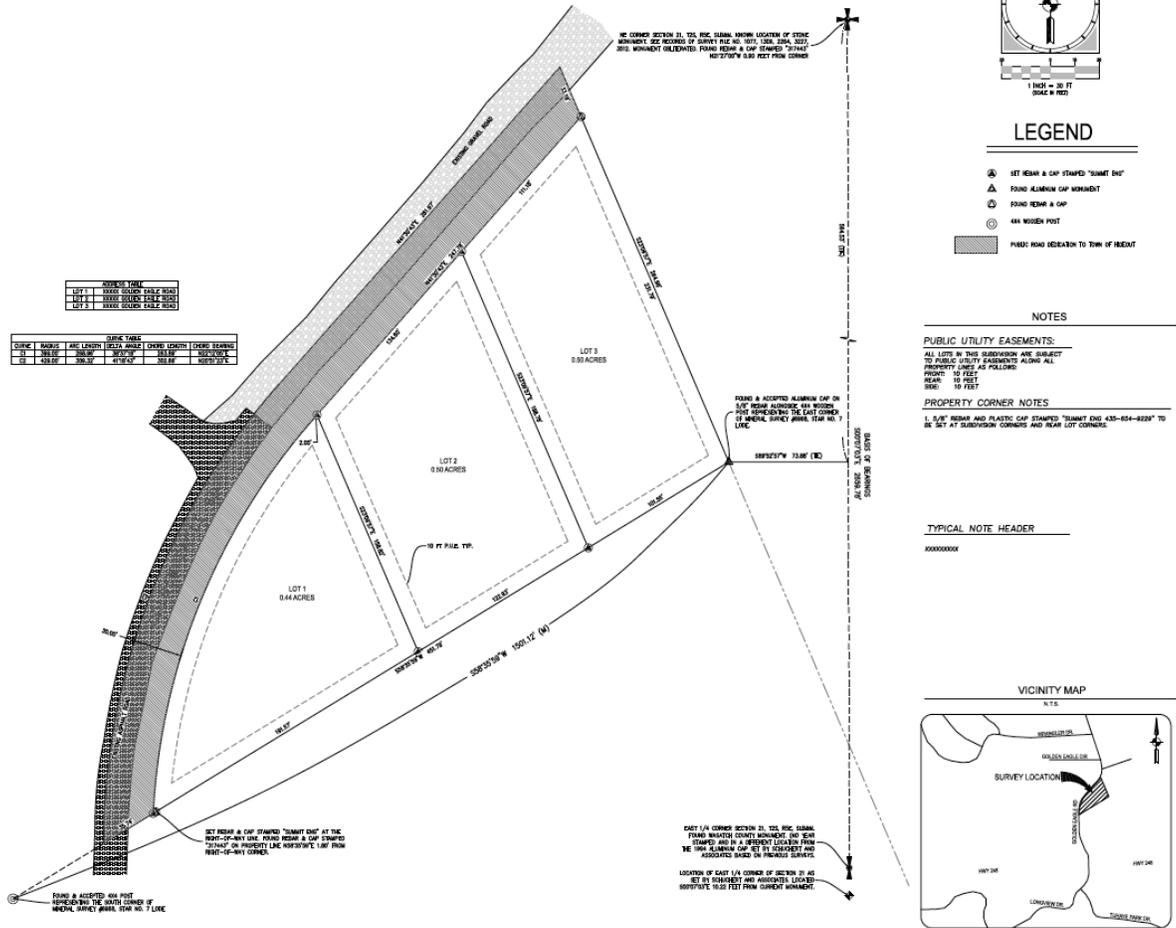
- MDA: This property is not located within the Hideout Canyon Master Planned Community
- MIDA: This property is located outside the MIDA boundary
- Allowed Uses: One (1) single-family dwelling unit per acre
- Proposed Uses: Three (3) single-family dwelling units
- Required Setbacks: Front: 30' from curb
Rear: 30'
Side: Not included in the prior Town Ordinance but 10' side yard
Public Utility Easements (PUE) are typical minimums in Town
- Max Height: 35' maximum above natural grade for all buildings
- Open Space Requirement: 20% of proposed subdivision





Proposed Subdivision Layout (w/Up-Zone to Residential 3 [R3] as Proposed)

GYLLENSKOG SUBDIVISION



2019 General Plan Review

The following pages include the foundational Vision for the General Plan as well as the overarching goals for future land uses within the Town. Based on the goals that are generally focused on strategies to preserve open space and manage development intensity, it is not recommended that the Planning Commission up-zone the land at this time. Given the proposed Boulders project located just west of this site, as well as some recent conceptual design work on the property (+/- 20 acres) that surrounds the Applicant's property, it is recommended that the Town prepare a Small Area Plan to proactively create a land use plan for this area that addresses the goals of the General Plan and current Town needs.

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:

1
preserve
outstanding
views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

2
cultivate
an inviting
neighborhood
atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

3
build a
connected
community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

2.2.1 Land Use Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Preserve viewsheds	Develop a definition for items such as "viewshed" and "ridgeline", and establish mechanisms to protect viewsheds within the Town	Mayor & Town Council	Planning Commission & Town Staff
	Preserve green space	Survey and inventory green space and sensitive lands	Mayor & Town Council	Planning Commission & Town Staff
	Preserve the unique topography	Review cities with unique mountain topography and consider similar zoning codes	Mayor & Town Council	Planning Commission & Town Staff
Goal #2	Manage the intensity of land use	Establish clear variations in levels of density that can be used to accommodate appropriate growth	Mayor & Town Council	Planning Commission & Town Staff
	Promote a mix of residential and commercial uses appropriate for the community	Consider potential areas of appropriate commercial growth while also maintaining controlled development	Mayor & Town Council	Planning Commission & Town Staff



Recommendation

Staff recommends the Planning Commission continue this application to a date uncertain and direct Staff to coordinate with the Applicant and nearby property owners to prepare a Small Area Plan that will provide planning and land use recommendations specific to this area of Town.

In addition, the Applicant must provide a title report for the property. Currently, the property is not a legal lot of record.

File Attachments for Item:

2. Discuss and possibly make a recommendation to Town Council regarding the final plat for KLAIM Phase 4 subdivision.



Staff Report for KLAIM Subdivision – Phase 3

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: KLAIM Phase 4 – Final Subdivision Review

Date: June 10, 2022

Submittals: Subdivision Plat for KLAIM Phase 4, dated May 17, 2022

Background

The KLAIM subdivision received Preliminary Plat Approval on December 14, 2017 for the full subdivision (all four or five phases; the exact phasing plan was not fully defined at the time). KLAIM, Phases 1, 2 and 3 have already received final subdivision approval from the Planning Commission and Town Council. The most recent approval, KLAIM Phase 3, was approved by the Town Council on January 27, 2022.

The Applicant is now proposing to complete the project in four phases, not five.

The proposed KLAIM Phase 4 will be the final subdivision submittal for the KLAIM project.

At the December 14, 2017 meeting (and at the prior week's meeting - December 7, 2017 Planning Commission meeting) a site plan was provided but there was never a Subdivision Plat which was in a form which could be recorded. As such, while the minutes of the December 14, 2017 meeting indicate *Final* (not Preliminary) Subdivision Approval, technically a complete plat must have been submitted. This approval process is required to ensure the Planning Commission and Town Council review a completed plat for all phases of the KLAIM subdivision. At this time, the Applicant effectively has Preliminary Subdivision approval for all phases, but each partial phase of the complete project has required Planning Commission and Town Council review for any Final Subdivision approvals.

The preliminary approval from 2017 included the site plan on the following page that identified a total of 88 lots to be completed at build-out.

Overall Site Plan (Preliminary Approval from 2017)



* The areas in red indicate the areas impacted by the proposed KLAIM Phase 4 Subdivisions

Project Details:

KLAIM Total Units: 88 attached units
 Total Project Area: 58.95 acres (42.73 acres preserved as open space/untouched land)

Current Proposal – Phase 4

The KLAIM Phase 4 subdivision is comprised of two parts (identified in red above on the map):

- A section that includes 14 lots that will be constructed on the far northeast section of the site; up slope. The proposed design and general attributes - heights, building materials, colors, dimensions, etc. will be the same as the prior phases.



- A second section that includes 8 lots that are located at the northwest portion of the project site – essentially extending Phase 2 a bit further west.

This Preliminary Subdivision project is generally vested per the Master Development Agreement (MDA) that was signed on June 27, 2019. The Zoning Code that was in place at that time was updated in November 2020. Section 3.2.7 of the MDA allows the Town to require the Applicant to adhere to new planning and zoning modifications that generally address design, setbacks, and similar item provided allocated density is not reduced. The Applicant has generally committed to coordinate future improvements in compliance with the Town's updated Zoning Code.

The new Town Code has updated Building and Development Standards (new Section 10 of the Town Code as of November 2020) that the subdivision must meet. The following are the areas of the Zoning Code that contain requirements Town Staff have determined as applicable planning/design sections for this project to ensure the health, safety, and welfare of the residents:

- 11.07.101 Zoning: Mountain (M) w/ a Planned Performance Development Overlay allowing deviation from setbacks.
- 10.08.06.C General Standards-Monotony Clause and 1008.08 Design Standards: Major Subdivisions (6 lots or more) shall not have greater than twenty (20%) of the structures with the same elevation and, in no case, shall any two (2) similar structures be located adjacent to each other or directly across the street. The differentiation of each structure shall be a combination of unique roof lines, garage step-backs, entry/porch location and canopy, fenestration, building materials, and colors.
 - The Applicant has coordinated with the Design Review Committee (DRC) - one Town Council member (R. Severini) and one Planning Commissioner (G. Tihansky) and the Town Planner - to review the submittals for Phase 3 that was approved in January 27, 2022. While lower Phase 3 will generally match Phase 1 and 2 and will appear as an extension of the existing buildings, DRC has coordinated with Chris Ensign and the architect to integrate differentiating materials, design, building lines, colors, alternating setbacks, etc. into subsequent phases to ensure general compliance with the intent of this section of the Town's Zoning Code.
 - To date, the primary revisions focus on slight color variations for the buildings and some roofline revisions (some slightly taller to provide relief). The same is approach is recommended for Phase 4.
 - Is the Planning Commission supportive of more subtle variation as proposed or do the Commissioners wish to see something more significant? If subtle variation is acceptable as proposed, the Applicant may need to pursue a variance from the requirements included in the monotony clause standards.



- 10.08.14 Roads and Road Requirements:
T-O Engineering reviewed the roads and confirmed the Applicant meets the Town's new road requirements (26'-0" of pavement width).
- 10.08.20 Drainage and Storm Water Facilities
T-O Engineering reviewed the proposed stormwater infrastructure and confirmed the Applicant meets the Town's new requirements.
- 10.08.34 Public Space Requirements:
More than 42 acres of the 58+ acre site is proposed to be preserved as undisturbed open space with only trails allowed to be installed. The following is required:



- A final Overall Project Site Plan must be submitted prior to Town Council review to understand the final layout of buildings:
 - This plan must include topo and stormwater retention/detention basins; the preliminary subdivision plan illustrating all phases should be updated to reflect revisions.
- A final landscape Plan for Phase 4 is required and should relate to the approved Landscape Plan for Phase 1 (by Seth Bockholt Design). This should also be provided to the Town Council for their review:
 - This plan must include the location of all retaining walls with top-of-wall and bottom-of-wall elevations, width dimensions, landscaping at top and bottom (and in terracing where allowed and applicable), etc.
- A final trail and recreational amenity plan must be submitted and approved by the POST Committee. All trails must be open to the public and this note should be included on all plats for KLAIM.

Is the Planning Commission comfortable with the following language included as part of the MDA, Addendum No. 1? Would the Applicant be amenable to minor changes to recommended by the Parks, Open Space and Trails (POST) Committee? Specifically, widths of trails may vary from the developed portion of the site to the more remote sections.

4. Use & Maintenance of Trails. Trails within the Property will be open to the public. Trails (other than those in the Dedicated Open Space) will be four foot (4') wide, natural surface trails. The trails will be constructed by, and at the expense of, Developer but the Town shall be solely responsible to maintain the trails that run through, in or upon the Property, if any, except any trails within the common areas shown on any plat for the Property which will be the obligation of the Association to maintain. Additionally, residents of the Property shall have the right to utilize any such trails, subject to any generally applicable restrictions related to the use of the same.

- The Applicant shall confirm whether a Conservation Easement is proposed to protect these 42 acres. At minimum, the Plat must indicate that no improvements (other than trails) will take place on these acres. This open space should be noted on the Plat for the final phase.
- 11.02.14 Construction Mitigation Plan Update:
 - There have been some concerns forwarded to Town Hall by residents concerning the scale and appearance of the immense 'dirt pile' located just north of the KLAIM subdivision. This is the site that is accepting the excavated soil/debris from the KLAIM site that is not proposed to be reused on site. Town staff also has concerns regarding the scale of the site, the erosion into the stream adjacent to the site and the appearance of terra-forming as viewed from SR 248.

- The Applicant shall provide details related to the final scale (size and dimensions), proposed vegetation, whether additional phases to KLAIM will also be allowed to deposit excavation debris there, etc.
- An updated SWPPP Plan should be submitted to the Town Engineer and Planner for review and approval. Proposed elevations indicating depth of fill should also be provided and no slope shall exceed 1:1. Currently the slopes appear to exceed 1:1.



Recommended Conditions of Approval

Planning Conditions:

1. CC&Rs must be recorded.
2. Secondary access must have four season access.
3. Submittal of an overall Site Plan
4. Submittal of a Final Landscape Plan
5. Submittal of a final design and engineering specifications (and materials) for the retaining walls
6. Inclusion of a plat note indicating when trails and recreational amenities will be completed.
7. Submittal of detailed trail dimensions, materials, associated landscaping, etc.
8. Delineate future visitor parking for the complete KLAIM project; layout must be approved by the Town Planner and Engineer.

Engineering Conditions:



1. T-O Report to provide details, if any.

Recommendation

Staff recommends the Planning Commission review the subdivision (attached) and forward a positive recommendation subject to the conditions outlined in this Staff Report for the KLAIM Phase 4 Subdivision to the Town Council.

Resolution 2022-R-XX

**AN RESOLUTION APPROVING THE KLAIM PHASE 4 SUBDIVISION
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as KLAIM Phase 4 Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of a final subdivision plat; and

WHEREAS, legal notice of the public hearing was published on the Town of Hideout's website on June 2, 2022 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on June 16, 2022 to receive input on the proposed subdivision plat; and

WHEREAS, the Planning Commission, on June 16th conducted a public hearing and forwarded a recommendation to the Town Council; and

WHEREAS, on June _____, 2022 the Town Council held a public hearing on the subdivision plat; and

WHEREAS, it is in the best interest of Hideout, Utah to approve the KLAIM Phase 4 Phase Subdivision plat in that this subdivision plat is intended to comply with the Hideout Municipal Code, the 2019 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

NOW, THEREFORE BE IT RESOLVED by the Town Council of Hideout, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The subdivision plats as shown in Exhibit A is approved subject to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Phase 4 plat, as currently presented, is the fourth of four total phases for the overall KLAIM subdivision that received Final Subdivision approval on December 14, 2017.
2. That approval should have been for Preliminary Subdivision approval since no formal subdivision was presented, only an overall site plan was presented and approved by the Town Council on December 14, 2017.
3. The Town Attorney, recommends this phase be reviewed and approved by the Planning Commission and Town Council for Final Subdivision approval.
4. The property is located within the Town of Hideout along SR248, the east side about midway through Town.
5. For all KLAIM phases, as proposed, the total plat area is approximately 58.95 acres. 42.73 acres will be preserved open space. 16.22 acres will be developed.
6. The total number of units permitted for all phases of KLAIM is 88 units (or attached lots).
7. For Phase 4, the total number of units (attached lots) is 22.
8. Zoning for the property is Mountain (M) – Residential.
9. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on June 27, 2019. The MDA has an allowance for up to 88 units.
10. All existing and required easements will be shown on the plat prior to recordation, including

utilities, storm drainage, access, trails, snow storage, etc.

11. No changes are proposed to the existing road alignment or uses associated with this plat.
12. Each Phase of KLAIM will have a separate Final Subdivision plat associated with it.

Conclusions of Law

1. The subdivision plats, as conditioned, comply with Hideout Municipal Code, Title 12 and the 2019 Master Development Agreement.
2. The subdivision plats, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat as conditioned.
4. Approval of the subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. If the Applicant requests an extension for the subdivision plats, the Hideout Municipal Code requires that these submittals “satisfy[ies] any new Town requirements pertaining to the public health, safety and welfare.”

Conditions of Approval

1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.
3. A financial guarantee, in a form and amount acceptable to the Town and in conformance with these conditions of approvals, for the value of any required public improvements, such as water, sewer, landscaping, fire hydrants, etc. shall be provided to the Town prior to building permit issuance for new construction. All public improvements shall be completed according to Town standards prior to release of this guarantee. An additional ten (10) percent of the public improvement value shall be held by the Town for the warranty period and until such improvements are accepted by the Town.
4. The Applicant shall provide a complete set of updated construction plans, and address all engineering and planning comments prior to approval.
5. The Applicant shall provide an updated plat, and address all comments from planning, engineering, and legal.
6. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction.
7. The recorded plat shall include, but is not limited to, the following plat notes:
 - a. These plats are subject to the conditions of approval in **Resolution 2022-R-XX.**
 - b. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements. All existing and required easements, based on review by the Town Engineer and JSSD will be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
 - c. All approved public trails, consistent with the Master Development Agreement and the Parks Open Space & Trails (POST) Plan, shall be shown on the plats or

include a note indicating that 'all trails are open to the public and all trails can be located on any common area or open space area or within the dedicated public utility easement per review and approval by the Town Planner and Town Engineer.'

- d. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots and not within public right of way.
 - e. A fire protection and emergency access plan shall be submitted and approved by the Wasatch County Fire District prior to the issuance of any building permits.
 - f. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
 - g. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
8. The Applicant agreed to meet the current Town Code requirements (26'-0" of asphalt plus curb and gutter) for road construction; and a paved bike lane shall be incorporated into all new streets per Town code.
 9. The Applicant will work with the Town Planner and Town Engineer to incorporate an appropriate amount of visitor parking throughout each Phase of the proposed subdivision.
 10. The construction plan set should be updated to include all retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
 - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
 - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.
 - c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
 11. Per the Planning Commission's recommendations, the Applicant shall ensure a variety of architectural designs for various future phases of the project to meet the Town's monotony clause (10.08.06). The Applicant shall also work with the Town Planner to ensure horizontal and vertical articulation (FFL grade variation) for future phases of the project.
 12. Snow storage areas must be delineated on the plats.
 13. The secondary road access must be completed prior to the final Certificate of Occupancy issuance for Phase 4 of KLAIM. This road must have four-season access.
 14. Trails: Proposed trails (and surface type) to be designed and submitted for approval by the Town Planner. This submittal shall include all outdoor recreational amenities. Trails and associated outdoor recreational amenities shall be completed as part of Phases 3 and 4.
 15. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors.
 16. A final Site Plan with the overall street network, trail network, location of structures, etc. must be submitted prior to recordation of the Phase 4 plat.
 17. A Landscape Plan shall be provided for all of phases prior to commencement of any construction (and prior to issuance of any Building Permits). This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Planner.
 18. The dedicated soil repository located to the north of the KLAIM subdivision shall meet the following conditions prior to issuance of any building permits for Phase 4 (unless noted otherwise below):
 - a. A SWPP Plan shall be submitted for Phase 4. This shall include protective measures for the creek located to the north of the repository site.

- b. A site plan illustrating the existing soil repository to date and the proposed, or final, size and location upon completion of the final phase of the KLAIM subdivision.
 - c. No slopes shall exceed a 1:1 grade.
 - d. No structures shall be located on or near the soil repository.
 - e. A cross section of the soil repository (east-west and north-south) with dimensions and slopes of existing and final proposed repository shall be submitted to the Town Planner and Town Engineer.
 - f. A final proposed landscape plan shall be submitted for review and approval by the Town Planner prior to issuance of any Certificate of Occupancy for Phase 4. This plan shall include all plantings and erosion control measures for the soil repository and shall ensure the site is planted with native vegetation to ensure it is integrated into the surrounding landscape – aesthetically it must blend in with the local landscape.
 - g. A soils analysis shall be submitted prior to issuance of any Certificate of Occupancy for Phase 4.
19. The Applicant shall submit a Construction Mitigation Plan (CMP) that will be approved by the Town Planner and Town Engineer.
20. A subdivision construction permit, improvement agreement, and all fees and bonds will be required prior to any construction.
21. The final plat (mylar) is subject to review may require additional notes and corrections.
22. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.
23. The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.
24. All exterior lighting within the KLAIM project, all phases, must be ‘dark skies’ compliant – meet the requirements of the International Dark Skies Association – and adhere to future Dark Skies Ordinance language as adopted by the Town of Hideout.

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon publication.

PASSED AND ADOPTED this ___ day of June, 2022

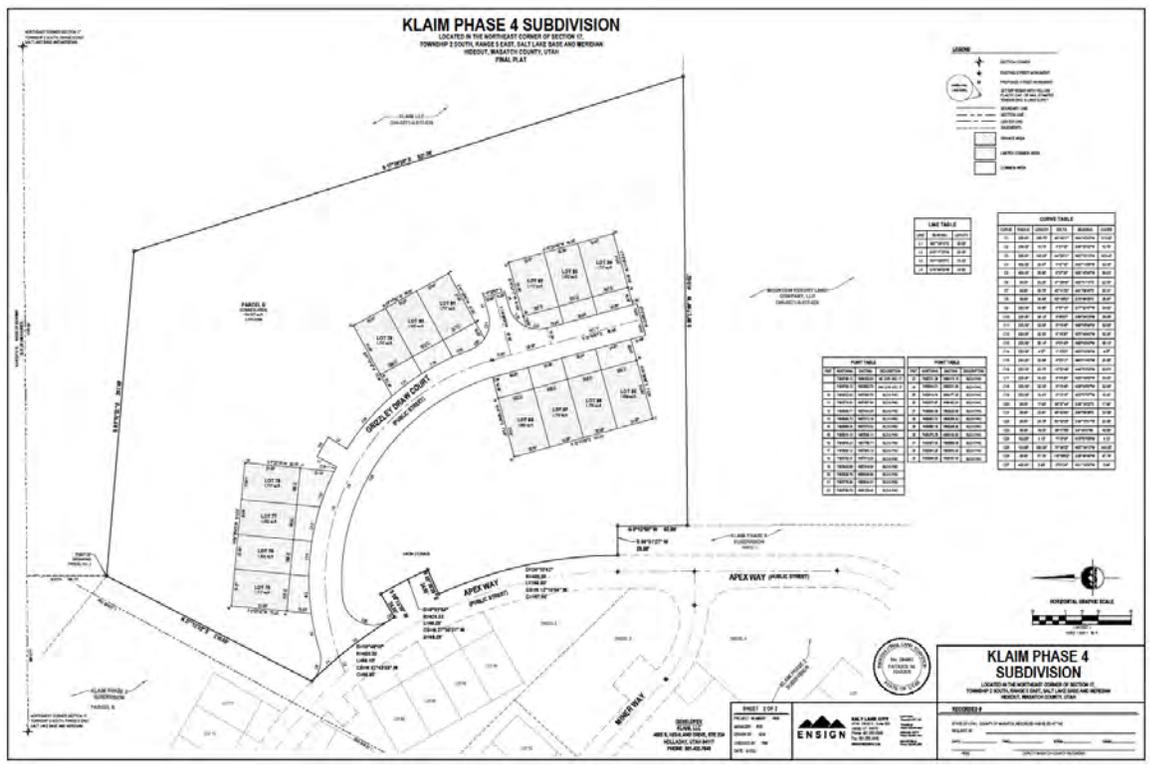
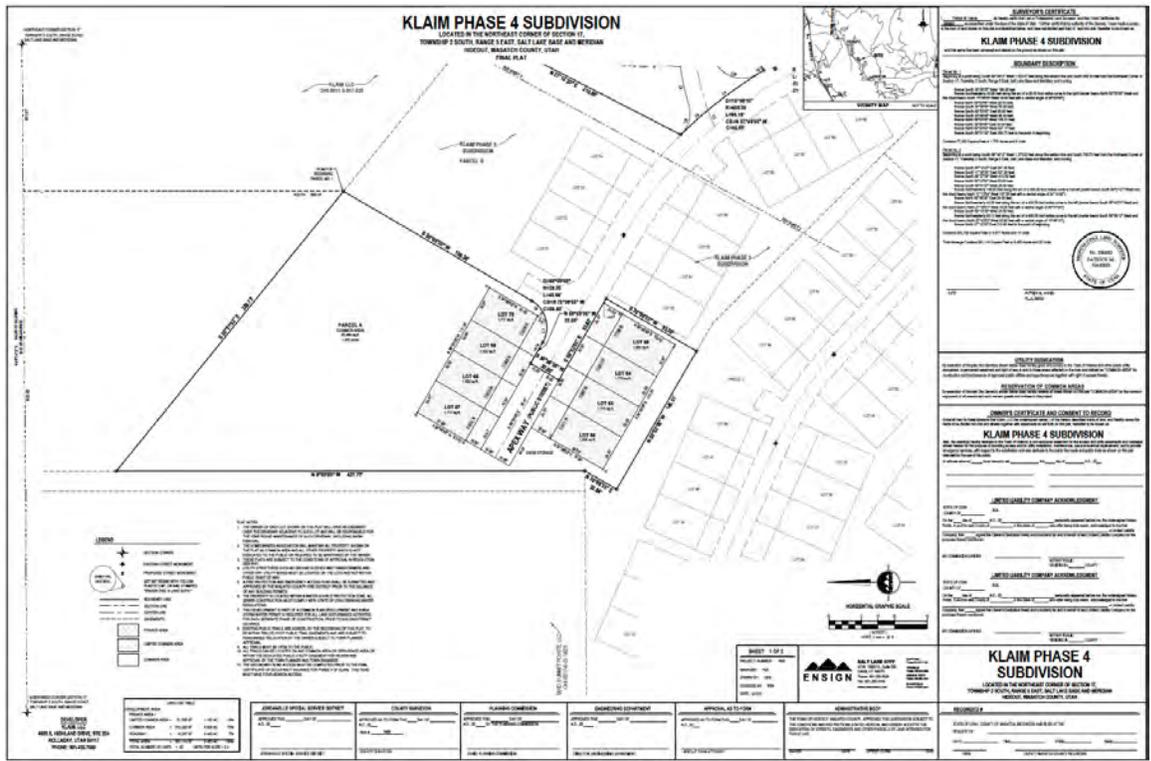
TOWN OF HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Town Clerk

Exhibit
Exhibit A – Proposed Subdivision Plat for KLAIM Phase 4



File Attachments for Item:

3. Continued discussion and possible recommendation to the Hideout Town Council regarding a review of amendments made to the Boulders MDA including text amendments to the Hideout Municipal Code under this MDA and a site-specific density increase of 530 ERU's –
CONTINUED FROM JUNE 3, 2022



Staff Report for Re-Zoning (and Subdivision) for Gyllenskog Subdivision

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Jason Gyllenskog – Proposed Re-Zoning (and required Subdivision)

Date: June 10, 2022

Submittals: *Proposed Subdivision Plat for Gyllenskog Subdivision, dated February 25, 2022*

Background

Jason Gyllenskog, the Applicant, owns 1.81 acres of land on Golden Eagle Road, about 750' south of Golden Eagle Circle (which is the approximate location at which the lots begin for the Golden Eagle subdivision). The 1.81 acres have never been platted and are not a legal lot of record until a subdivision is approved and recorded by the Town.

The Applicant is proposing to up-zone the property from Mountain Residential (M) which allows one residential unit per acre to Residential 3, which allows three units per acre.

Note: The Applicant's original submittal, proposed Residential Medium Density (RMD), but the new Town Code does not have an RMD classification. The next tier of zoning density allowance is R3 and this is what was clarified and publicly noticed.

The Applicant will also need to submit a formal Subdivision Application in association with the Re-Zoning Application but the Applicant can't subdivide the 1.81 acres for more than one lot per the existing Zoning which has a minimum requirement of one unit per acre.

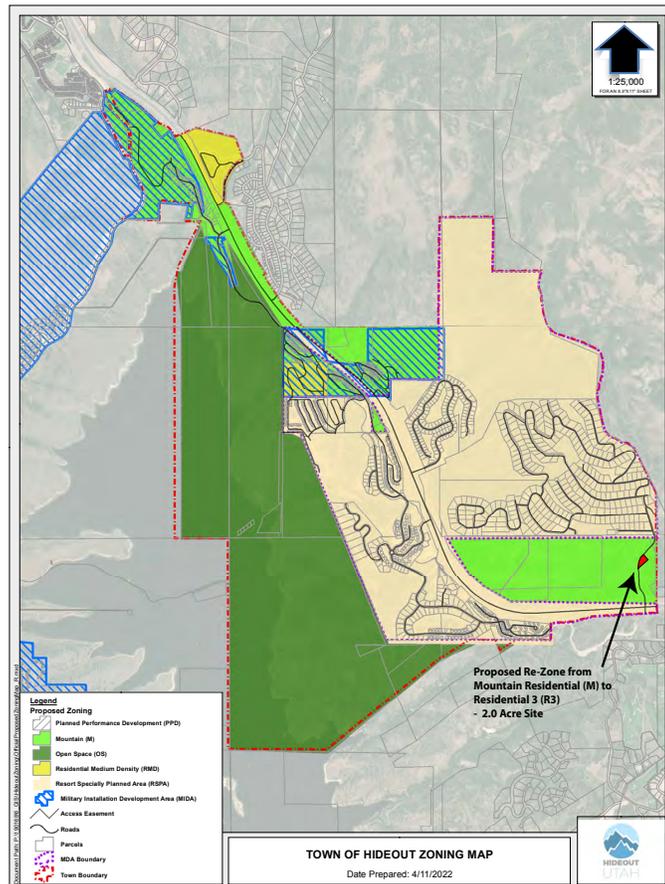
Overview of Current Site Conditions

Land Area: 1.81 acres

Zoning: Mountain Residential Zoning District (M)



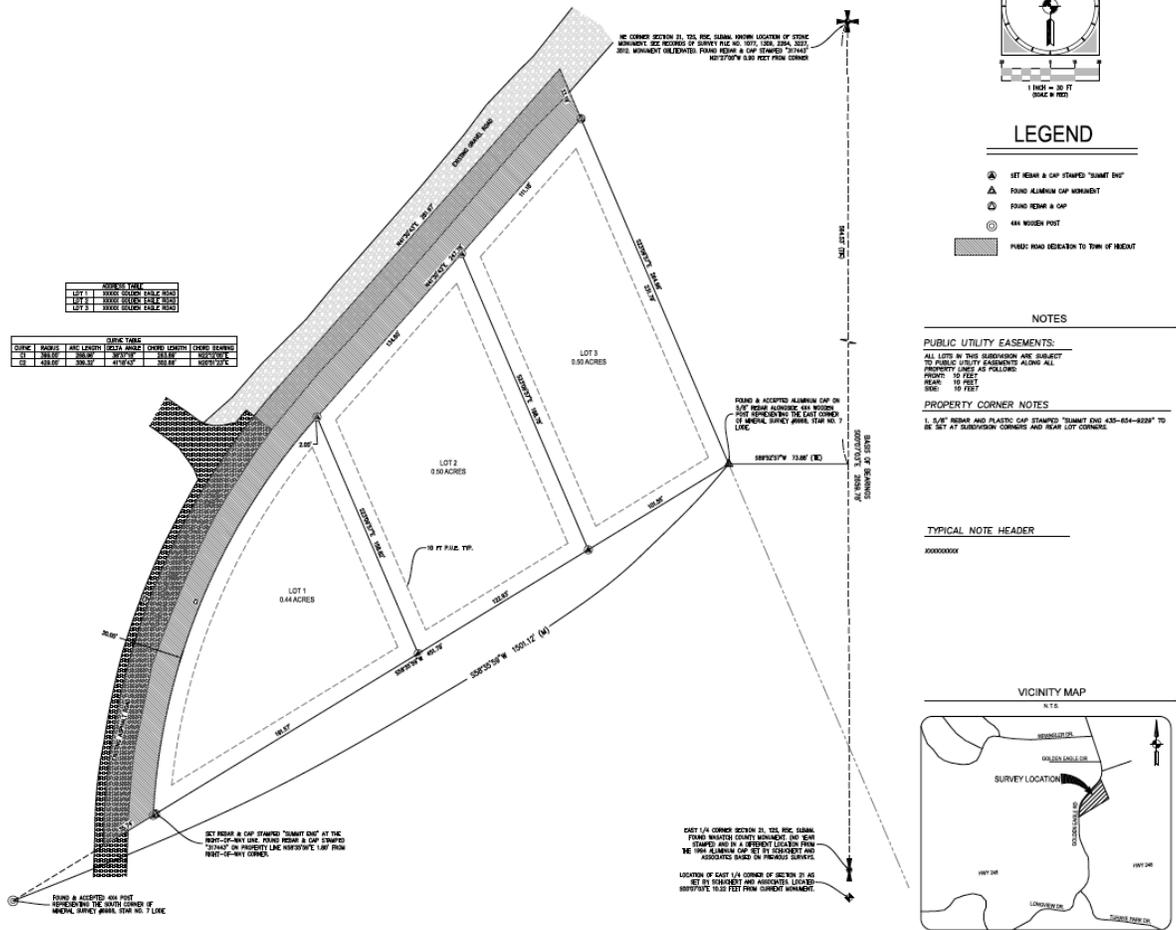
- MDA: This property is not located within the Hideout Canyon Master Planned Community
- MIDA: This property is located outside the MIDA boundary
- Allowed Uses: One (1) single-family dwelling unit per acre
- Proposed Uses: Three (3) single-family dwelling units
- Required Setbacks: Front: 30' from curb
Rear: 30'
Side: Not included in the prior Town Ordinance but 10' side yard
Public Utility Easements (PUE) are typical minimums in Town
- Max Height: 35' maximum above natural grade for all buildings
- Open Space Requirement: 20% of proposed subdivision





Proposed Subdivision Layout (w/Up-Zone to Residential 3 [R3] as Proposed)

GYLLENSKOG SUBDIVISION



2019 General Plan Review

The following pages include the foundational Vision for the General Plan as well as the overarching goals for future land uses within the Town. Based on the goals that are generally focused on strategies to preserve open space and manage development intensity, it is not recommended that the Planning Commission up-zone the land at this time. Given the proposed Boulders project located just west of this site, as well as some recent conceptual design work on the property (+/- 20 acres) that surrounds the Applicant’s property, it is recommended that the Town prepare a Small Area Plan to proactively create a land use plan for this area that addresses the goals of the General Plan and current Town needs.

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:

1
preserve
outstanding
views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

2
cultivate
an inviting
neighborhood
atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

3
build a
connected
community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

2.2.1 Land Use Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Preserve viewsheds	Develop a definition for items such as "viewshed" and "ridgeline", and establish mechanisms to protect viewsheds within the Town	Mayor & Town Council	Planning Commission & Town Staff
	Preserve green space	Survey and inventory green space and sensitive lands	Mayor & Town Council	Planning Commission & Town Staff
	Preserve the unique topography	Review cities with unique mountain topography and consider similar zoning codes	Mayor & Town Council	Planning Commission & Town Staff
Goal #2	Manage the intensity of land use	Establish clear variations in levels of density that can be used to accommodate appropriate growth	Mayor & Town Council	Planning Commission & Town Staff
	Promote a mix of residential and commercial uses appropriate for the community	Consider potential areas of appropriate commercial growth while also maintaining controlled development	Mayor & Town Council	Planning Commission & Town Staff



Recommendation

Staff recommends the Planning Commission continue this application to a date uncertain and direct Staff to coordinate with the Applicant and nearby property owners to prepare a Small Area Plan that will provide planning and land use recommendations specific to this area of Town.

In addition, the Applicant must provide a title report for the property. Currently, the property is not a legal lot of record.

***Economic Development Committee
Boulders Development
Town Impact Analysis***

**Planning Commission Meeting
June 16th, 2022**

Critical Issue

The Town needs to plan now for a future shift in revenue generation. Historically, the Town focused on residential growth with revenue predominantly from building permits and project fees. Going forward, the **Town needs to focus on commercial, retail and occupancy fees** as well as property and municipal tax revenue to ensure economic independence and tax stability.

Economic Development Committee (EDC) **Mission Statement**

Ensure Hideout is a business friendly place that welcomes thoughtful, responsible commercial development which enhances the Town's economic diversity and provides residents with desirable amenities.

The Town's committees support each other and provide input on proposed development to the Town Council. This input ensures all aspects of a project's impact to the town are considered prior to a decision being made.

- **EDC task** - look at projects from a financial / quantitative perspective.
- **Planning Commission task** - look at projects from a qualitative perspective.
- **Town Council task** - weigh all the qualitative, quantitative and residential impact to determine the disposition of proposed developments.

The EDC reviewed the **financial impact of the Boulders project** and concluded that the proposed development would bring significant financial benefit (**up to \$18.2MM**) and much needed amenities. The development will also stabilize future residential property taxes. The benefits of the Boulders Project outweigh the potential negative impact of higher density.

The following chart reflects projected **Boulders revenue of \$18.2MM versus 85 Residential Unit revenue of \$0.7MM** over a twenty year time period.

Net Benefit Summary				See appendix for details
YEARS	BOULDERS DEVELOPMENT	85 RESIDENTIAL UNITS	DIFFERENCE	
Year 1	\$135,423	\$23,270	\$112,153	
Year 5	\$928,347	\$43,357	\$884,990	
Year 10	\$955,016	\$38,893	\$956,122	
Year 15	\$1,070,311	\$33,823	\$1,036,488	
Year 20	\$1,155,353	\$28,064	\$1,127,288	
Total	\$18,240,532	\$718,164	\$17,522,368	

EDC believes ***we have the obligation to give the Planning Commission and Town Council our perspective on the Boulders Development.***

1. **Overall** - the survey did not fully explain the Boulders development plans nor the corresponding benefits to the Town and the residents.
 - **Financial benefits** – Boulders will provide a projected additional **\$17.5MM** in financial benefits over twenty years. In addition, the Town could capitalize on Boulders amenities and would work closely with Boulders to further increase revenue (music venue coordination, food courts, transportation, alcohol sales, parking fees, restaurant utilization, etc. – similar to Snow Park in Deer Valley). These funds could be used for trails, town square, community center (pool, fitness center), etc.
 - **Development plans** – the survey provided limited information regarding the amenities Boulders would provide. Survey respondents may not have understood that they would not be directly impacted by construction traffic, nightly rentals, increased density, etc. A visual of the proposed topography would have been helpful.
2. Future development (question #3) - **74% responded they wanted commercial vs. residential.** Boulders satisfies both and contributes greatly to commercial, retail, rentals & residential growth.
3. Boulders versus 85 residential homes (questions #4) – respondents may not have understood the correlation between question #3 (preference for commercial) and #4 (preference for residential) as they may not have fully understood the commercial benefits and proposed amenities of Boulders. **The question focused on density** - for additional clarity, the survey **could have focused on commercial/retail/residential opportunity.**
 - **Please keep in mind - alternative/future developers may want to increase density as well.**

EDC believes **we have the obligation to give the Planning Commission and Town Council our perspective on the Boulders Development.** (cont'd)

4. Financial impact (question #5) – the question focused on taxes and density versus economic independence which the Boulder’s project would bring to Hideout. **Nowhere did the survey disclose the 18.2MM for Boulders vs. \$0.7M for residential homes.**
 - If the hotel is not constructed, the benefits would still be approximately \$10MM - significantly greater than \$0.7MM and result in lower density (400 units versus 570 units).
5. Nightly Rentals (question #6) – most residents do not support nightly rentals in their immediate community, particularly if they bought knowing nightly rentals were prohibited. Nightly rentals reduce a community feel and introduce problems associated with a transient population. However, as it relates to Boulders, people buying in that area would know the area is transient and expectations would be set prior to purchase.
 - **What Boulders provides is a very different business model than the current residential communities.**
6. Resident priorities (questions #8) – **Boulders, as proposed, supports the highest priorities** noted in the survey - convenience store, cafes, restaurants & community area (amphitheater), fitness courts, etc.
7. Water availability (question #7) - residents need to understand **if Boulders doesn't use the water rights** acquired pre-drought restrictions, **the water rights could go to other projects.**

Note: EDC would like to see comments associated with survey response related to “it depends” answers.

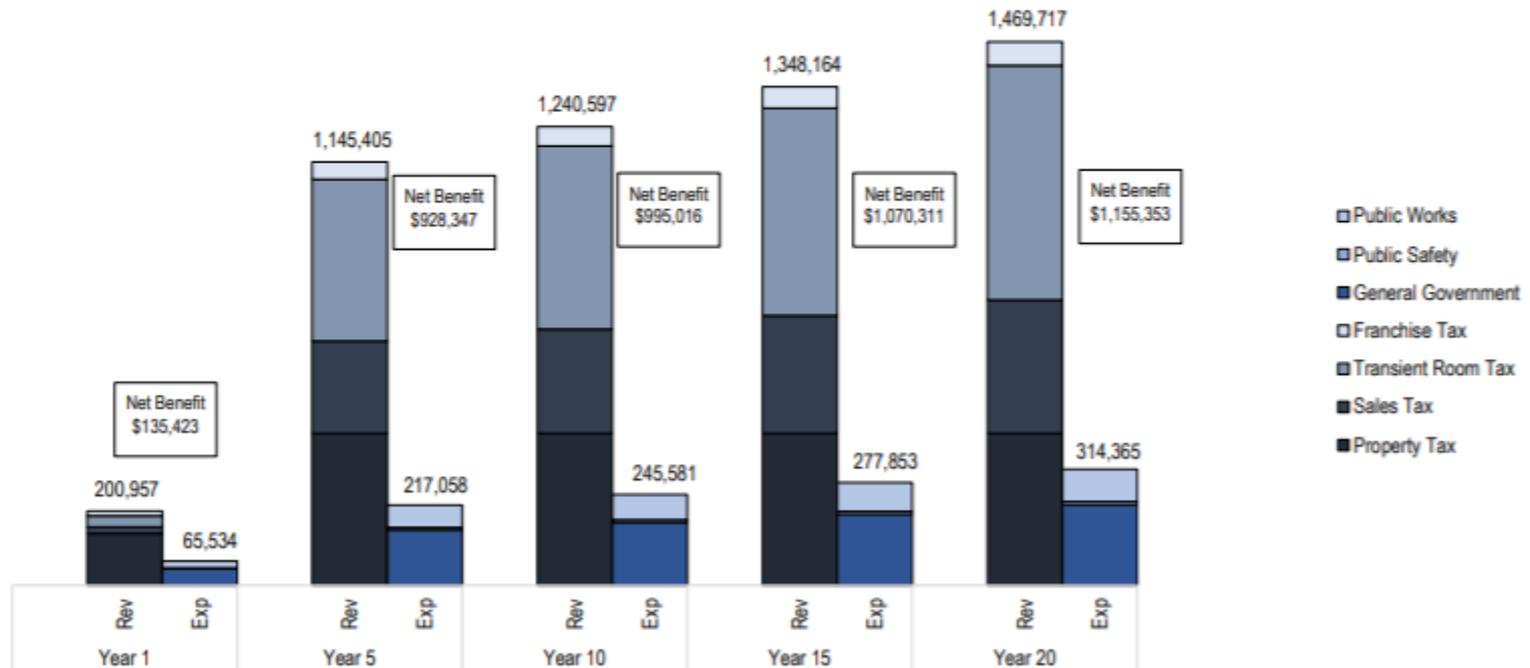
Boulders Development Pros and Cons

Pros	Cons	Comments
<p>Boulders provides significant, diversified economic benefit from multiple revenue streams. \$18.2MM (Boulders) <i>versus</i> \$0.7MM (85 Residential Units).</p>	<p>Increased density - 575 units versus 85 units. Only 400 units if no hotel (less density).</p>	<p>Actual density has less of an impact given large number of hotel and condo hotel units Proposed density is far removed from existing residences. Future developers may request higher density.</p>
<p>Project includes desired amenities such as recreational areas, sport courts, amphitheater, fitness center, restaurant and coffee shop. Potential Highway 248 underpass to Jordanelle.</p>	<p>There is a potential that the hotel may not materialize; however, the financial impact, without hotel, would still yield \$10MM +.</p>	<p>The Town required that only an approved hotel is used on the designated parcel. If a hotel operator acceptable to the Town is not found, the parcel may be used for other community amenity subject to approval of the Town. However, unleased retail space will revert to residential under the MDA. Mutual cooperation between Town & Boulders.</p>
<p>Financial benefit to the Town enables preservation as well as expansion of existing amenities. Best of both options – the Town increases residential as well as commercial/retail opportunities.</p>		<p>The additional revenue generated from the Boulders commercial/retail activity as well as subsequent town driven benefits would enable Hideout to improve and expand its existing residential amenities <i>including trails, parks, community/fitness center, town square, etc.</i></p>
<p>Location and topography of proposed Boulder development preserve the Town’s core character while offering a distinct nightly resort area.</p>	<p>Potential for increased traffic on Highway 248.</p>	<p>Views from the site are incredible, but don’t impinge on existing Town residents on other side of Highway 248. Segregates high density development from existing residential units.</p>
<p>Project comes with water rights that are otherwise scarce and hard to procure.</p>	<p>Build-out and full realization of benefits measured in years.</p>	<p>Any new project (or residential development) would have a similar timeline. In addition, there’s no assurance that a future developer may be able to support such a project or acquire rights.</p>

Appendix

HIDEOUT BOULDER'S DEVELOPMENT COST BENEFIT

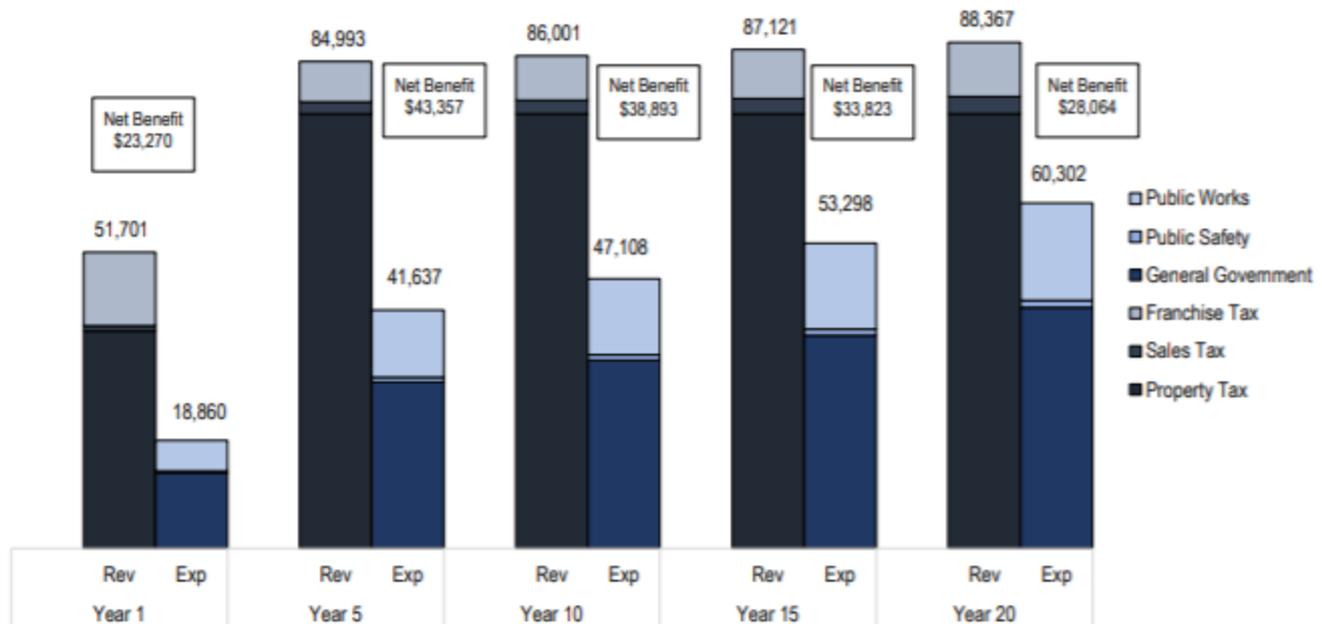
Boulders Development Cost Benefit



20 Year Net Benefit to Hideout - \$18,240,532

HIDEOUT FISCAL BENEFIT (85 UNITS, NO COMMERCIAL/DENSITY)

Boulders 85 Units Cost Benefit



20 Year Net Benefit to Hideout - \$718,164

EDC Member's Biographies

Craig Dupper

Craig is the Founder and Managing Partner of Park City-headquartered Elan Growth Partners. With more than 25 years of finance, direct investing and management experience, Craig leads all elements of the Elan investment process and sets the Firm's strategic direction. Prior to Elan, Craig spent 16 years at Solis Capital Partners and in New York at Goldman Sachs, where he managed more than \$8.5 billion in financings. Craig holds a MBA degree from Yale University and BA degree from UCLA.

Scott Davis

Prior to semi-retiring, Scott worked for Morgan Stanley and Fleet Bank Boston in their Bond and Investment Banking Departments. In addition, Scott did several start-up companies involved in the sports marketing and events fields. Scott is currently chairman of the Legion of Honor Foundation, a foundation with a mission of helping students that want to become teachers / educators' scholarships, community emergency support funds, and investing in potential business ventures . Scott holds a MBA from University of Southern California and a BA in economics from University of Colorado.

Katie Shepley

Prior to retiring, Katie worked in various executive management positions as CFO, VP Finance and Director for Enbridge (Oil and Gas), Siemens (Healthcare) and Accenture (Consulting and Outsourcing) respectively. With close to 40 years of experience, Katie has strong credentials in service center management, strategic leadership, financial management, treasury and information technology as well as mergers and acquisitions . Katie holds a MBA in Finance and Accounting from the University of Wisconsin and a BA in Finance and Economics from the University of Western Ontario.