HIDEOUT, UTAH PLANNING COMMISSION
REGULAR MEETING AND PUBLIC HEARINGS
April 17, 2025
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Regular Meeting and Public Hearings electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, April 17, 2025.

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

II. Roll Call

III. Approval of Meeting Minutes

1. March 4, 2025 Planning Commission Minutes DRAFT

IV. Public Hearings

1. Discussion and possible recommendation to the Hideout Town Council regarding a preliminary plat and Master Development Agreement for parcel 00-0020-8164 (The Wildhorse Development). This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.

2. Discussion and possible recommendation to the Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision.

3. Discussion and possible recommendation to the Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP). ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

4. Discussion and possible recommendation to the Hideout Town Council regarding a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals. ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

5. Consideration and possible recommendation to the Hideout Town Council for a proposed amendment to the Engineering Design Standards Manual. The proposed updates would include the following:

a. **Stormwater Drainage Policy Update**

"4. Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."

b. **Private Utility System Standards**

"Private systems shall be designed the same as public systems. Systems that serve private development shall be privately-owned-and-maintained."

c. **Construction Notes Section (New Section 1.5)**

Addition of standard construction requirements for job site responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

V. Meeting Adjournment

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

File Attachments for Item:

1. March 4, 2025 Planning Commission Minutes DRAFT

Minutes
Town of Hideout Planning Commission
Special Meeting and Public Hearings
March 4, 2025
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in a Special Meeting on March 4, 2025 at 6:00 PM electronically via Zoom and in person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Special Meeting and Public Hearings

I. Call to Order

Chair Tony Matyszczyk called the meeting to order at 6:02 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Chair Tony Matyszczyk
Commissioner Rachel Cooper
Commissioner Joel Pieper
Commissioner Glynnis Tihansky

Excused: Commissioner Donna Turner
Commissioner Peter Ginsberg (alternate)
Commissioner Chase Winder (alternate)

Staff Present: Alicia Fairbourne, Recorder for Hideout
Kathleen Hopkins, Deputy Recorder for Hideout

Staff Attending Remotely: Polly McLean, Town Attorney
Thomas Eddington, Town Planner
Gordon Miner, Town Engineer

Public in Person or Attending Remotely: William Woolf, Seaton Prince, Nate Brockbank, Jerry Crylen, Tom Longhi, Richard Otto, Diane Schoen, Paul Watson, Eric Davenport, Dale Watson, and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

1. February 18, 2025 Planning Commission Minutes DRAFT

There were no comments on the February 18, 2025 draft minutes.

DRAFT

Motion: Commissioner Tihansky moved to approve the February 18, 2025 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Abstaining from Voting: None. Absent from Voting: Commissioner Turner. The motion carried.

IV. Public Hearings

1. **Consideration and possible approval of a Conditional Use Permit (CUP), formerly known as a Planned Performance Development (PPD), for the Wildhorse Development to allow a Cluster Development with smaller lots in the Mountain Residential (MR) Zoning District.**

2. **Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0020-8164 (Wildhorse Development) from Mountain (M) Zone to Neighborhood Mixed Use (NMU). This proposed development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.**

3. **Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Wildhorse Development.**

Chair Matyszczyk announced that the discussion of the matters related to Wildhorse Development would be continued to the March 20 Planning Commission meeting. As these were noticed for public hearing, the floor was opened for public comment at 6:04 PM. There was no public comment and the public hearing was closed at 6:05 PM.

4. **Discussion and possible recommendation to Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP).**

5. **Discussion and possible recommendation to Town Council regarding a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals.**

Town Planner Thomas Eddington updated the Planning Commission on the status of the two items related to the Elkhorn Springs development. He noted Town Staff were working with the applicant on the MDA, but several items still needed to be addressed including the developer's obligations regarding community impact mitigation including a club house, trails and open space which were all required under current zoning, as well as other undertakings by the developer for amenities including land to be deeded to the Town.

Mr. Eddington led a discussion to solicit the Planning Commission's input on the potential request for the developer to develop the commercial acreage to be deeded to the Town, a new town sign on SR-248 and the contribution of an engineering study for the SR-248 Spine Trail project. It was noted the development was expected to be completed in up to eight phases over an eight- to nine-year period.

Chair Matyszczyk asked about the timing for the commercial development; Mr. Nate Brockbank, the Applicant, agreed to work on this with Town Staff. Mr. Brockbank stated his preference to own the commercial buildings if he were to build them; otherwise, he was comfortable donating the land to the Town to develop at its discretion. If we were to build the commercial development, he expected this would be part of Phase 2 or 3.

Town Attorney Polly McLean requested having a hard date for the completion of the commercial development rather than linking it with a specific phase. Commissioner Rachel Cooper asked about the timing for the construction of the clubhouse; Mr. Eddington stated he would work with Mr. Brockbank on all the phasing for these amenities.

Mr. Brockbank asked whether the entire road running from SR-248 to Golden Eagle would need to be completed in Phase 1. Ms. McLean responded this was a secondary access road for Golden Eagle which would need to remain passable throughout Elkhorn Springs construction, but it was at the developer's discretion as to the timing for its completion. Mr. Brockbank stated his preference to complete this road as the lots were developed rather than spending several million dollars on the road prior to being able to sell any lots.

Mr. Brockbank stated his current expectation was to build the trail system in the first phase of development. Commissioner Joel Pieper suggested the trail construction could wait for a later phase, after there were some residents to use them. Mr. Brockbank agreed to work with Town Staff on these priorities and would report back to the Planning Commission at the next meeting. Mr. Brockbank noted a disc golf course was also being considered for this open space.

Ms. McLean reminded the developer's team of the deadline to provide the remaining materials in order to be included in the March 20, 2025 Planning Commission meeting.

Commissioner Glynnis Tihansky asked for clarification on the request for nightly rentals for the entire development. Ms. McLean noted the rezoning request was a legislative matter which was at the discretion of the Planning Commission to be balanced with the benefits to the Town. Commissioner Tihansky noted an approval for nightly rentals could impact residents of Golden Eagle. Ms. McLean stated the Public Hearings on this matter were publicly noticed.

Ms. McLean added that for the next meeting there would be a full list of non-compliant items which would not meet the existing town code, including nightly rentals, which would require approval of variances.

Mr. Eddington added such variance requests would also probably include retaining wall heights, development on slopes greater than 30% and sensitive lands impacts where grade may change more than five feet.

Mr. Brockbank noted the development had a diversity of housing types and was less dense than the prior two proposed developments on this land. Commissioner Cooper asked if the potential approval for nightly rentals could be limited by housing type, perhaps to only allow in the stacked flats and townhomes, but not the single-family homes. Mr. Eddington responded that it could be addressed in the MDA. Mr. Brockbank stated the ability for nightly rentals would be helpful for commercial development.

There being no further questions from the Planning Commission, the public hearing was opened at 6:40 PM. There was no public comment, and the public hearing was closed at 6:41 PM.

The Planning Commissioners each affirmed they were comfortable continuing these matters related to the Elkhorn Springs development to the March 20, 2025 Planning Commission meeting.

DRAFT

V. Meeting Adjournment

There being no further business, Chair Matyszczyk asked for a motion to adjourn.

Motion: Commissioner Tihansky moved to adjourn the meeting. Commissioner Pieper made the second. Voting Yes: Commissioner Cooper, Chair Matyszczyk, Commissioner Pieper and Commissioner Tihansky. Voting No: None. Absent from Voting: Commissioner Turner. The motion carried.

The meeting adjourned at 6:40 PM.

_____

Kathleen Hopkins
Deputy Recorder for Hideout

DRAFT

File Attachments for Item:

1. Discussion and possible recommendation to the Hideout Town Council regarding a preliminary plat and Master Development Agreement for parcel 00-0020-8164 (The Wildhorse Development). This development is located on the northern side of SR-248, between the Woolf property and the Klaim Subdivision.

Wildhorse Development

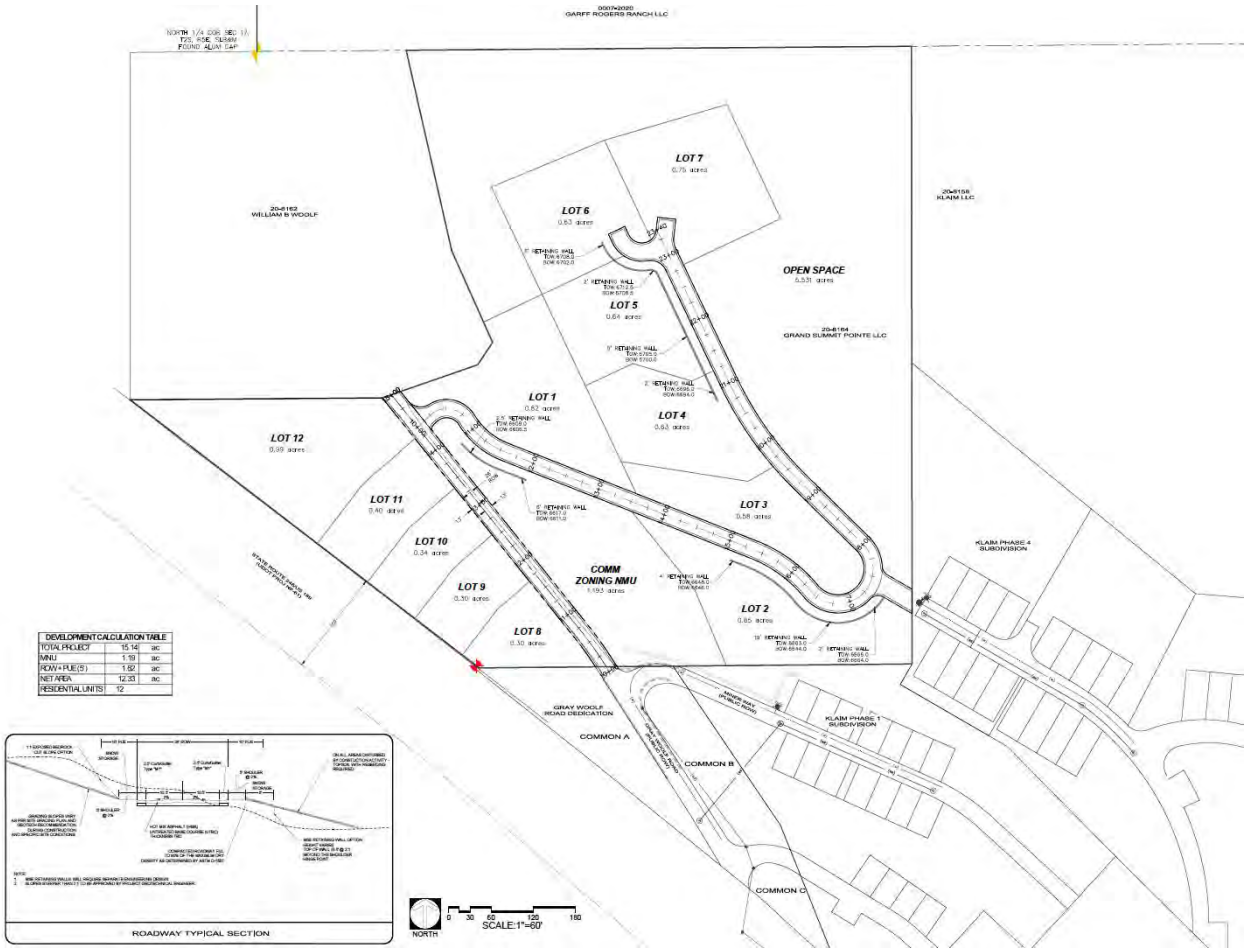
CUP/PPD for Cluster Development, Rezone and MDA

Staff Report/Presentation

April 17, 2025
Planning Commission Meeting

Cluster Development

- Section 12.6 of the Hideout Municipal Code allows, and encourages, a cluster concept
- In areas where land preservation and native vegetation is desired, this concept ensures the protection of the unbuilt land
- 7 Single-family Lots and 5 villa units
- 1 Neighborhood Commercial Lot
- Gated community – beyond Woolf Drive



Cluster Development – Section 12.06 of the HMC

It is the purpose of this ordinance to permit residential Cluster Development in order to:

1. Encourage creative and flexible site design that is sensitive to the land's natural features and adapts to the natural topography;

2. Protect environmentally sensitive areas of a Development site and preserve on a permanent basis Open Space and natural features;

3. Decrease or minimize nonpoint-source pollution impacts by reducing the number of impervious surfaces in site Development;

4. Promote cost savings in infrastructure installation and maintenance by such techniques as reducing the distance over which utilities, such as water and sewer lines, need to be extended or by reducing the width or length of Streets; and

5. Further the objectives of the General Plan

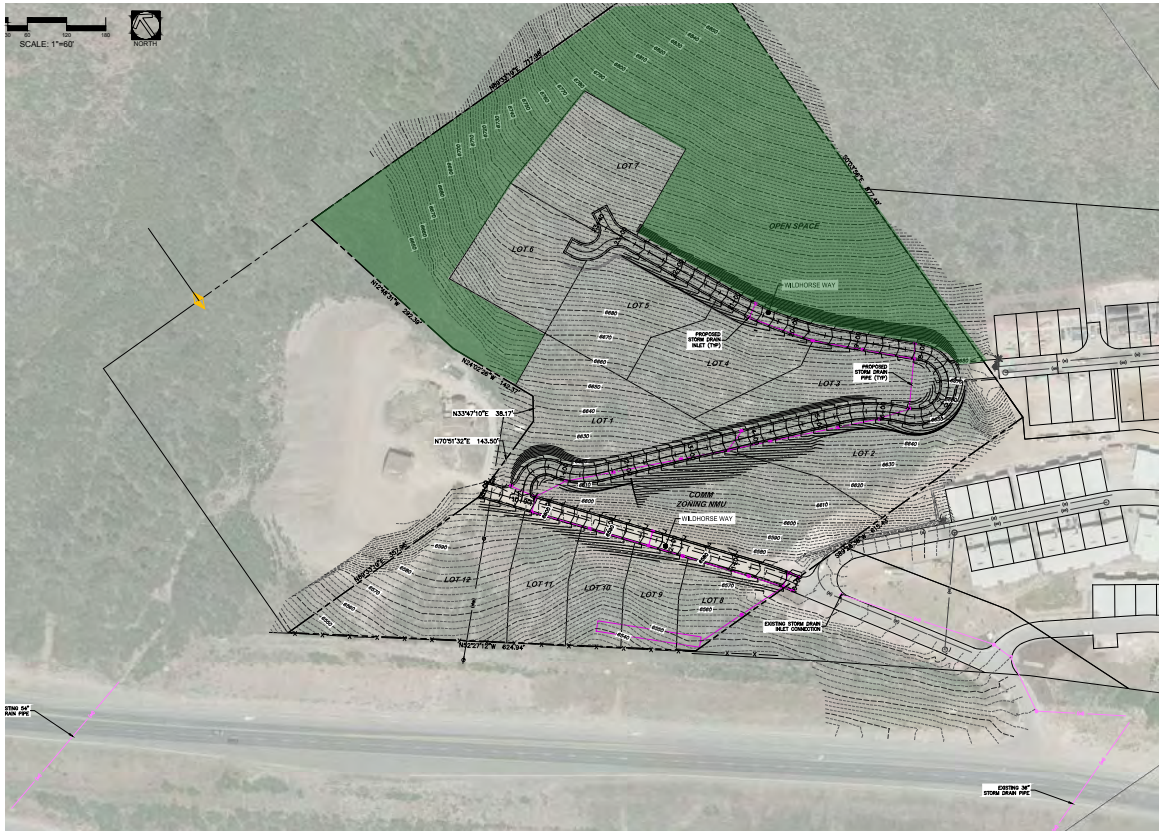
Cluster Development – Section 12.06 of the HMC

The following provisions shall apply to any residential Cluster Development, regardless of the general requirements of the applicable residential zoning district:

1. The minimum area of the Cluster Development shall be five (5) acres.
    - The site is +/-15 acres
2. No minimum width or depth of a Lot shall apply.
    - The proposed lots have a variety of lot widths proposed; most exceed +/-100'
    - A minimum side yard setback of ten (10) feet shall be provided between all principal Buildings and Structures.
3. A minimum separation of ten (10) feet shall be provided between all principal Buildings and Structures.
    - All buildings meet this requirement.
4. A minimum Yard or Open Space of at least twenty-five (25) feet in depth shall be provided, as measured from all Public Streets and from the side and rear lot lines of the entire Cluster Development.
    - The road is proposed to be a <u>private</u> road and this requirement for 25'-0" front setbacks is not applicable. The Applicant is proposing 20'-0". 25'-0" is required if the roads are to be public.

Cluster Development

- Section 12.6 of the Hideout Municipal Code allows, and encourages, a cluster concept
- In areas where land preservation and native vegetation is desired, this concept ensures the protection of the unbuilt land
- 7 Single-family Lots and 5 villa units
- 1 Neighborhood Commercial Lot
- Gated community – beyond Woolf Drive



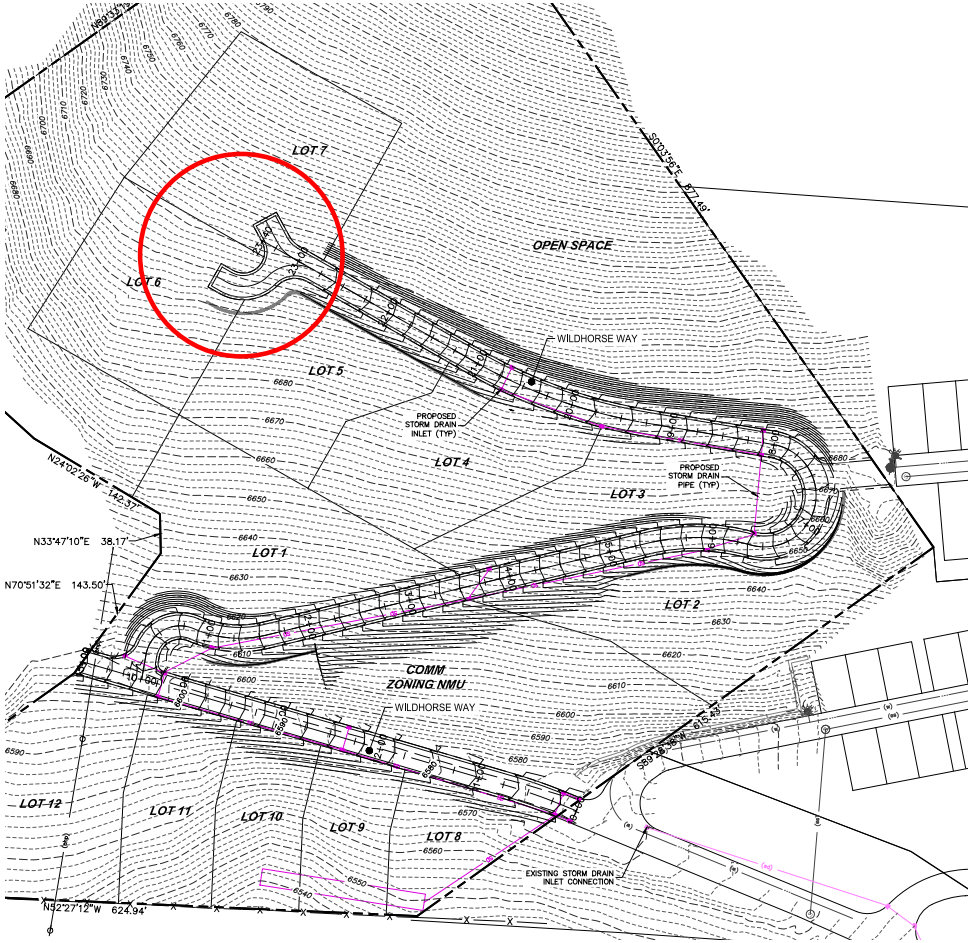
Cluster Development – Section 12.06 of the HMC

The following provisions shall apply to any residential Cluster Development, regardless of the general requirements of the applicable residential zoning district:

5. Each Lot shall have a minimum access of twelve (12) feet to a public or private Street. Such access may be shared with other Lots.
    - Driveways shall meet this requirement.
6. More than one principal Building or Structure may be placed on a Lot.
    - None proposed or permitted, NA.
7. An additional twenty percent (20%) beyond what is required per zoning district shall be conveyed as Open Space.
    - Each lot per the Mountain Residential zone must have 70% open space . In addition, Parcels A, C, D and E shall be totaled to determine what percent of open space is proposed outside of the developable lots.
    - Parcel B shall be relabeled since it is a buildable lot. Parcel D has been reduced in size and should be increased to protect the steep slopes.
8. Where the site contains Floodplains or wetlands, not less than fifty percent (50%) of such Floodplains or wetlands shall be included in calculating the Open Space.
    - NA

Change of End of Road Configuration

- Staff to confirm turn around capacity for fire equipment
- The Wasatch Fire Department must review and sign off on the turnaround



Cluster Development – Section 12.06 of the HMC

In addition to the preliminary plan and final plat application requirements outlined in Title 10, plans for residential Cluster Development shall include the following information:

1. The maximum number and type of Dwelling Units proposed;
    - 7 single family lots, 5 single unit villas, and 1 commercial building

2. The areas of the site on which the Dwelling Units are to be constructed or are currently located and their size (this may take the form of the footprint of the Dwelling Unit or a Building envelope showing the general area in which the Dwelling Unit is to be located);
    - See proposed concept plan and lot lines

3. The calculations for the permitted number of Dwelling Units, as determined by the Town Standards;
    - This calculation is the total site, less the NMU zoned parcel, less the area of the proposed roads = maximum number of residential units permitted.

DEVELOPMENT CALCULATION TABLE		
TOTAL PROJECT	15.14	ac
MNU	1.19	ac
ROW + PUE (5')	1.62	ac
NET AREA	12.33	ac
RESIDENTIAL UNITS	12	

4. The areas of the site on which other proposed principal and Accessory Uses may be located and their size;
    - See proposed concept plan and lot lines

5. The areas of the site designated for Open Space and their size;
    - See proposed concept plan and lot lines

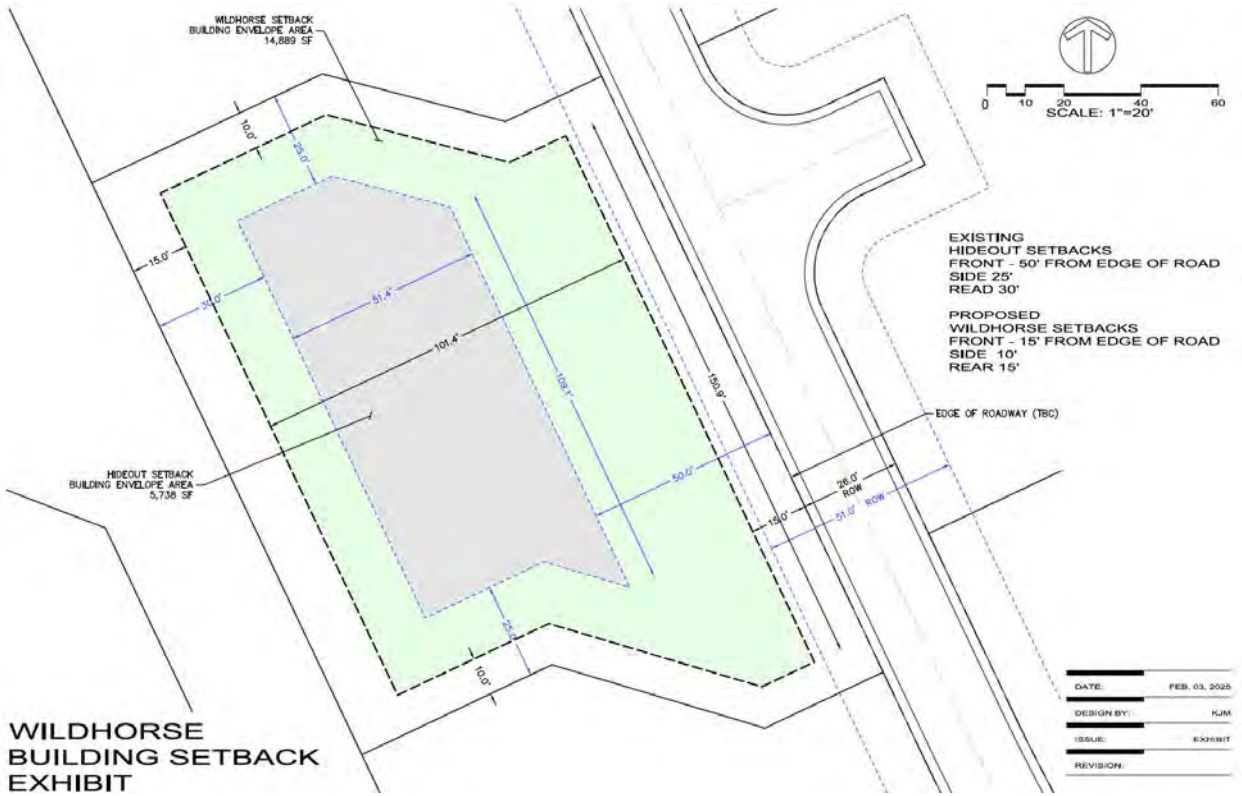
Cluster Development – Section 12.06 of the HMC

In addition to the preliminary plan and final plat application requirements outlined in Title 10, plans for residential Cluster Development shall include the following information:

6. The areas of the site designated for Open Space and their size;
    - See proposed concept plan and lot lines (to be updated)
7. The areas of the site designated for parking and loading and the size of individual spaces;
    - See proposed concept plan and lot lines; two parking spaces per home (minimum) and +/-40 parking spaces for the commercial development
8. The number and percentage of Dwelling Units, if any, that are proposed to be affordable;
    - None
9. The location of sidewalks, trails, and bike paths;
    - Additional detail necessary for review.
10. The number of acres that are proposed to be conveyed as Open Space; and
    - 5.531 acres to be dedicated for Open Space preservation.
11. Demonstrate conformance with the General Plan, this Title, the Subdivision Ordinance, and the Building Code.
    - See following slides

Setbacks and Limits of Disturbance to be Updated and Labeled

- Per PC on 2/23, the following setbacks were approved:
  - Front: 15’
  - Sides: 15’
  - Rear: 20’



Setbacks and Limits of Disturbance to be Updated and Labeled

- Absolute minimum of 25’-0” setbacks around adjacent property
- Is the PC comfortable with the minimum of 25’-0”?

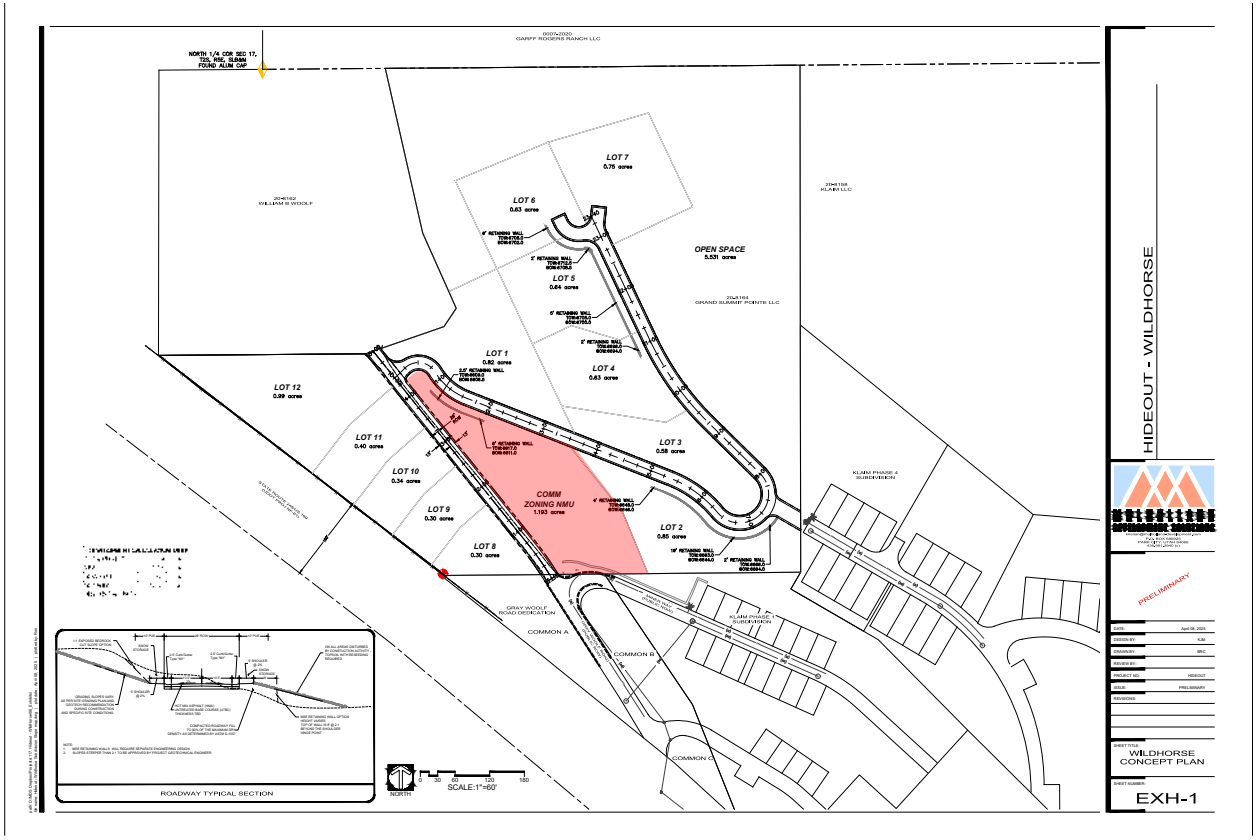


Proposed Rezone for the Commercial Lot

From Mountain residential to Neighborhood Mixed Use (NMU)

Overall Site Plan with Area Proposed for NMU Zoning Designation

- All requirements of the NMU zoning district apply.
- Restaurants and a grocery/provisioners are “Permitted” uses



2019 General Plan

- When the Planning Commission considers a concept plan or rezoning request, any recommendation must be in compliance with the General Plan.
- The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Planning Commission should review the proposed CUP and cluster proposal for rezoning and determine whether it complies with the General Plan.



5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.
2. Coordinate with local developers to enhance public gathering spaces and community connectivity.
3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

4.5.1 Hideout's housing goals are to:

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.
2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.
2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.
2. Improve the quantity and quality of trails in the area.
3. Increase the frequency of transit services to nearby cities.
4. Address user and wildlife safety concerns related to SR-248.

Master Development Agreement

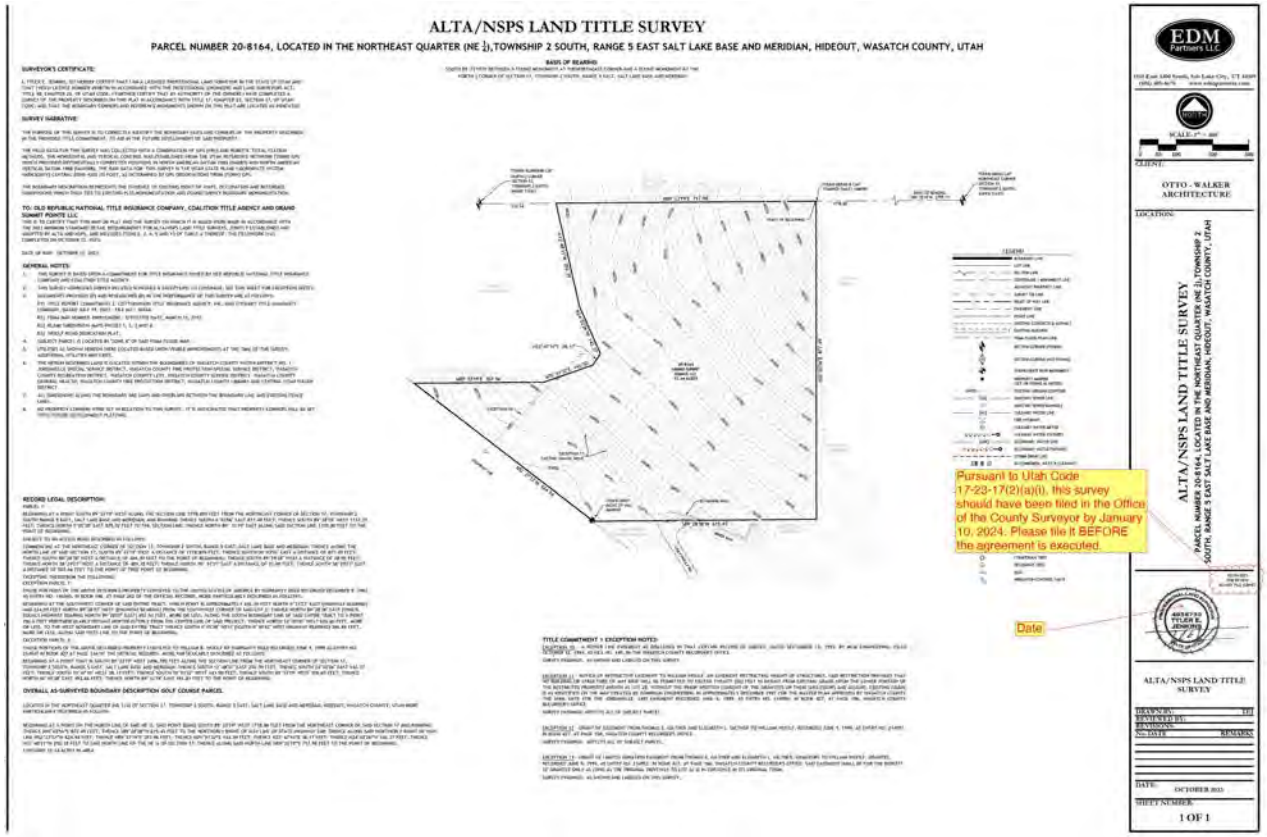
The technical document outlining the agreed upon details of the proposed rezoning request

Master Development Agreement

The draft MDA includes the following Exhibits (detailed in the following slides) for clarification to technical language:

Exhibit A: Legal Description
Exhibit B1: Deed Restriction on Property Adjacent to SR248
Exhibit B2: Agreement Regarding Retaining Wall Encroachment
Exhibit B3: Agreement with KLAIM Regarding Emergency Access Across HOA Property
Exhibit C: Master Concept Plan
Exhibit D: Slope Map with Maximum Building Envelopes on Slope Map & Areas to Remain Undisturbed
Exhibit E: Conceptual Drainage and Utility Plan
Exhibit F: Conceptual Commercial Site Plan and Building Design (and Retaining Walls)
Exhibit G: Phasing Schedule
Exhibit H: Copy of Planning Commission Recommendation for Concept Plan and Rezoning
Exhibit I: Copy of Town Council Resolution including the Findings of Fact, Conclusions of Law, and Conditions of Approval
Exhibit J: Design and Architecture Guidelines

Exhibit A



ALTA/NSPS LAND TITLE SURVEY

PARCEL NUMBER 20-8164, LOCATED IN THE NORTHEAST QUARTER (NE ¼),TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN, HIDEOUT, WASATCH COUNTY, UTAH

Pursuant to Utah Code 17-23-17(2)(a)(i), this survey should have been filed in the Office of the County Surveyor by January 10, 2024. Please file it BEFORE the agreement is executed.

Date

EDM Partners LLC

CLIENT: OTTO - WALKER ARCHITECTURE

LOCATION: ALTA/NSPS LAND TITLE SURVEY PARCEL NUMBER 20-8164, LOCATED IN THE NORTHEAST QUARTER (NE ¼),TOWNSHIP 2 SOUTH, RANGE 5 EAST SALT LAKE BASE AND MERIDIAN, HIDEOUT, WASATCH COUNTY, UTAH

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: TJH
REVISED LAST:
RE-ISSUED:
NO. NOTE: REMARK

DATE: OCTOBER 2023

SHEET NUMBER: 1 OF 1

Exhibit B1

When recorded return to:
High Country Title
P.O. Box 714
Park City, Utah 84060

00214950 Bk 00427 Pg 00156-00157
WASATCH CO RECORDER-ELIZABETH M PARCELL
1999 JUN 09 14:41 PM FEE $13.00 BY MWC
REQUEST: HIGH COUNTRY TITLE

NOTICE OF RESTRICTIVE EASEMENT

NOTICE IS HEREBY GIVEN that THOMAS E. GILTNER and ELIZABETH L. GILTNER as Grantors hereby create and grant to WILLIAM WOOLF as Grantee and his devisees, assignees, heirs and all successors in interest perpetually an EASEMENT an easement restricting height of structures over, across and covering a portion of real property known as Lot 2B situated in Summit County, Utah, more particularly described as:

> Commencing at the Northeast corner of Section 17, Township 2 South Range 5 East, Salt Lake Base and Meridian; thence along the North line of said Section 17, South 89°33'19" West a distance of 1778.805 feet; thence South 00°03'55" East a distance of 877.49 feet; thence South 89°28'38" West a distance of 444.35 feet to the point of the beginning; thence South 89°28'38" a distance of 180.01 feet more or less to the Easterly highway right of way line; thence following said Easterly right of way line North 51°58'58" West 618.46 feet; thence leaving said right of way line North 89°33'18" East 358.65 feet; thence North 70°51'31" East 4.0 feet; thence South 38°29'21" East 489.78 feet to the point of beginning.

Said Restriction shall be for the benefit of the following described property known as Lot 2A owned by the grantees located in Summit County, State of Utah and more particularly described as follows:

> Beginning at a point that is South 89°33'19" West 2496.785 feet along the section line from the Northeast corner of Section 17, Township 2 South Range 5 East, Salt Lake Base and Meridian; thence South 12°48'31" East 292.39 feet; thence South 24°02'26" East 142.37 feet; thence South 37°47'10" West 38.17 feet; thence South 70°51'12" West 143.50 feet; thence South 8933'19" West 358.65 feet; thence North 00°05'38" East 493.66 feet; thence North 89°33'19" East 391.81 feet to the point of beginning.

Said Restriction provides that no building or structure of any kind will be permitted to exceed twenty (20) feet in height from existing grade *upon the lower portion* of the restricted property known as Lot 2B, without the prior written consent of the grantees or their successors and assigns. Existing grade is as identified on the map created by Dominion Engineering in approximately December 1997 for the Master Plan approved by Wasatch County the same date for the Jordanelle.

IN WITNESS WHEREOF Grantors execute this 8 day of June, 1999.

THOMAS E. GILTNER

ELIZABETH L. GILTNER

STATE OF UTAH)
: ss
COUNTY OF SUMMIT)

On the ____ day of May, 1999 appeared before me Mike W. Gruber, known to me to be such, who being duly sworn did swear that he signed the ~~foregoing~~ Notice of Restrictive Easement by ~~Power of Attorney~~ for Grantors.

NOTARY PUBLIC
Residing at:

PAGE (•) INDEX ( ) ABSTRACT ( ) PLAT ( ) CHECK ( )

Exhibit B2

- Need an agreement between the Applicant, KLAIM, and the Town regarding the retaining wall encroachment.

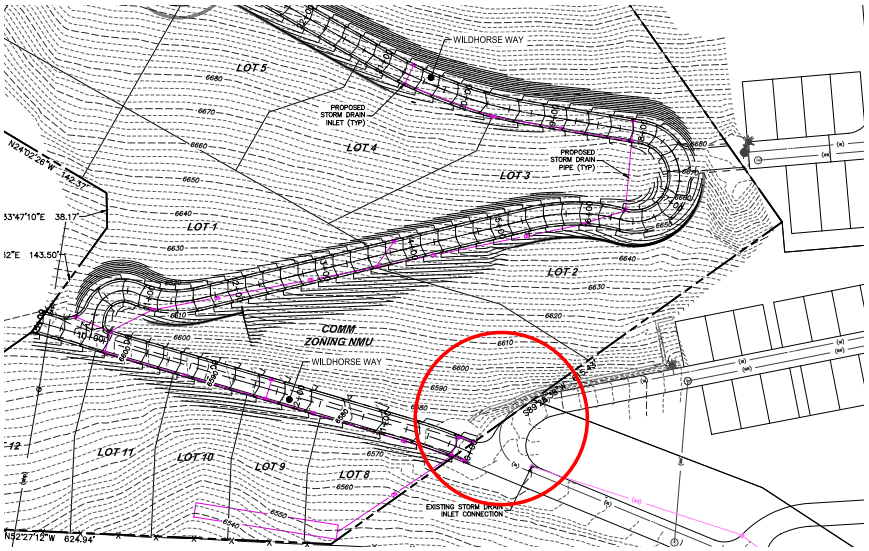


Exhibit B3

- Need an agreement from KLAIM regarding emergency access through, and across, the HOA property.



Exhibit C

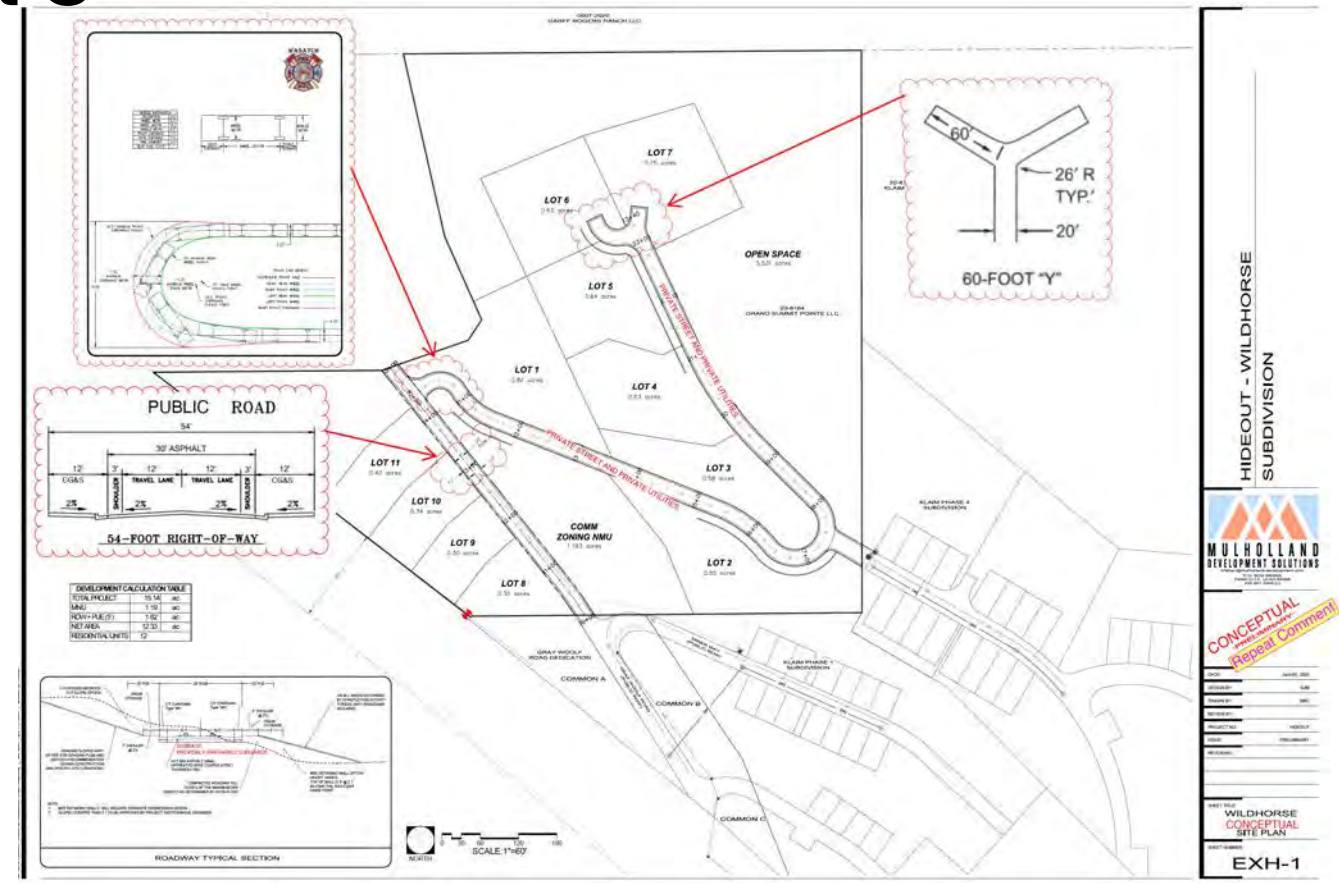

PUBLIC ROAD
54'
30' ASPHALT
54-FOOT RIGHT-OF-WAY
60'
26' R
TYP.'
20'
60-FOOT "Y"
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
OPEN SPACE
COMM
ZONING NMU
COMMON A
COMMON B
COMMON C
ROADWAY TYPICAL SECTION
SCALE 1"=60'
HIDEOUT - WILDHORSE
SUBDIVISION
MULHOLLAND
DEVELOPMENT SOLUTIONS
CONCEPTUAL
(Repeat Comment)
WILDHORSE
CONCEPTUAL
SITE PLAN
EXH-1

Exhibit D

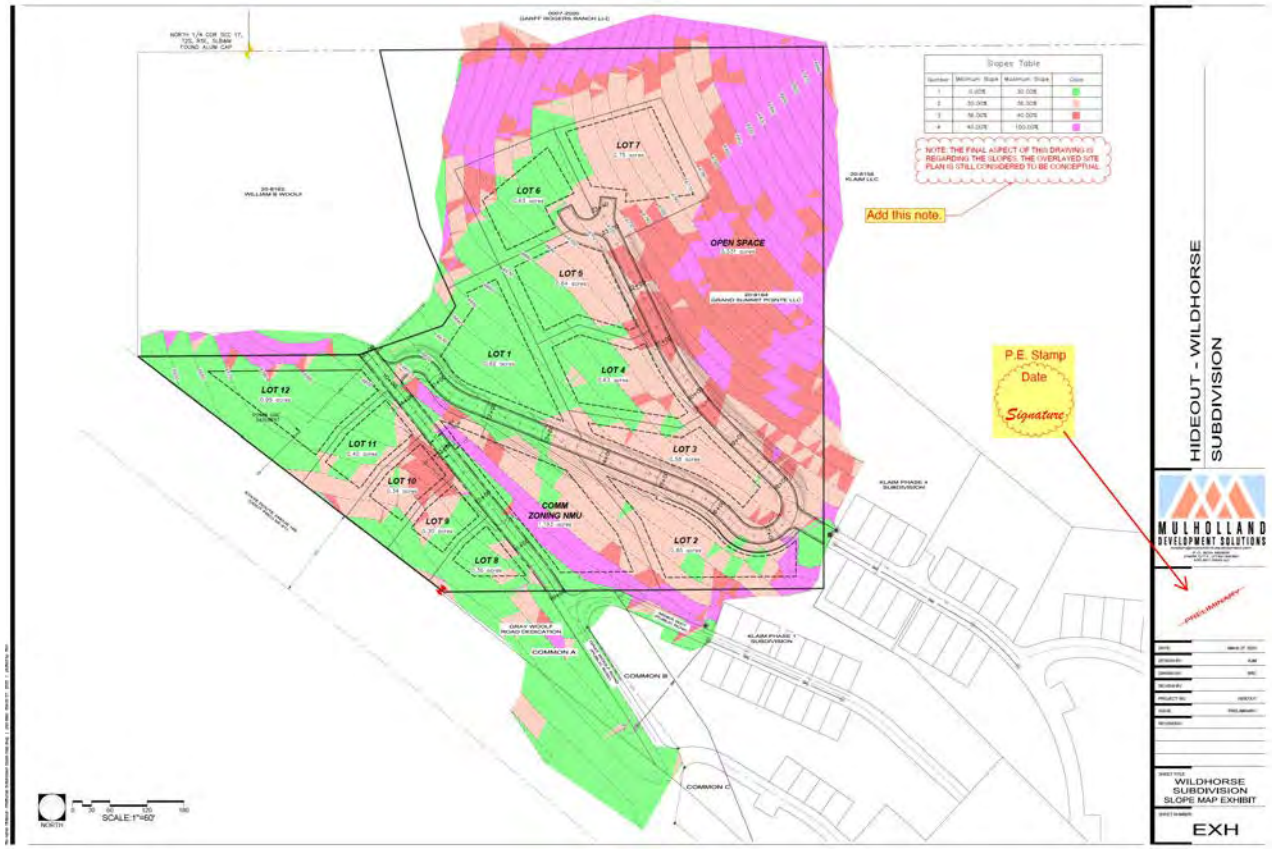

Slopes Table
NOTE: THE FINAL ASPECT OF THIS DRAWING IS REGARDING THE SLOPES. THE OVERLAYED SITE PLAN IS STILL CONSIDERED TO BE CONCEPTUAL
Add this note.
P.E. Stamp
Date
Signature
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
OPEN SPACE
COMM
ZONING NMU
COMMON A
COMMON B
COMMON C
GRAY WOLF ROAD DEDICATION
SCALE:1"=60'
HIDEOUT - WILDHORSE
SUBDIVISION
MULHOLLAND
DEVELOPMENT SOLUTIONS
WILDHORSE
SUBDIVISION
SLOPE MAP EXHIBIT
EXH

Exhibit E

The stormwater infrastructure proposed to be located along SR 248 should be designed to be screened from view along SR248 – including basin, cistern, accessway, etc.

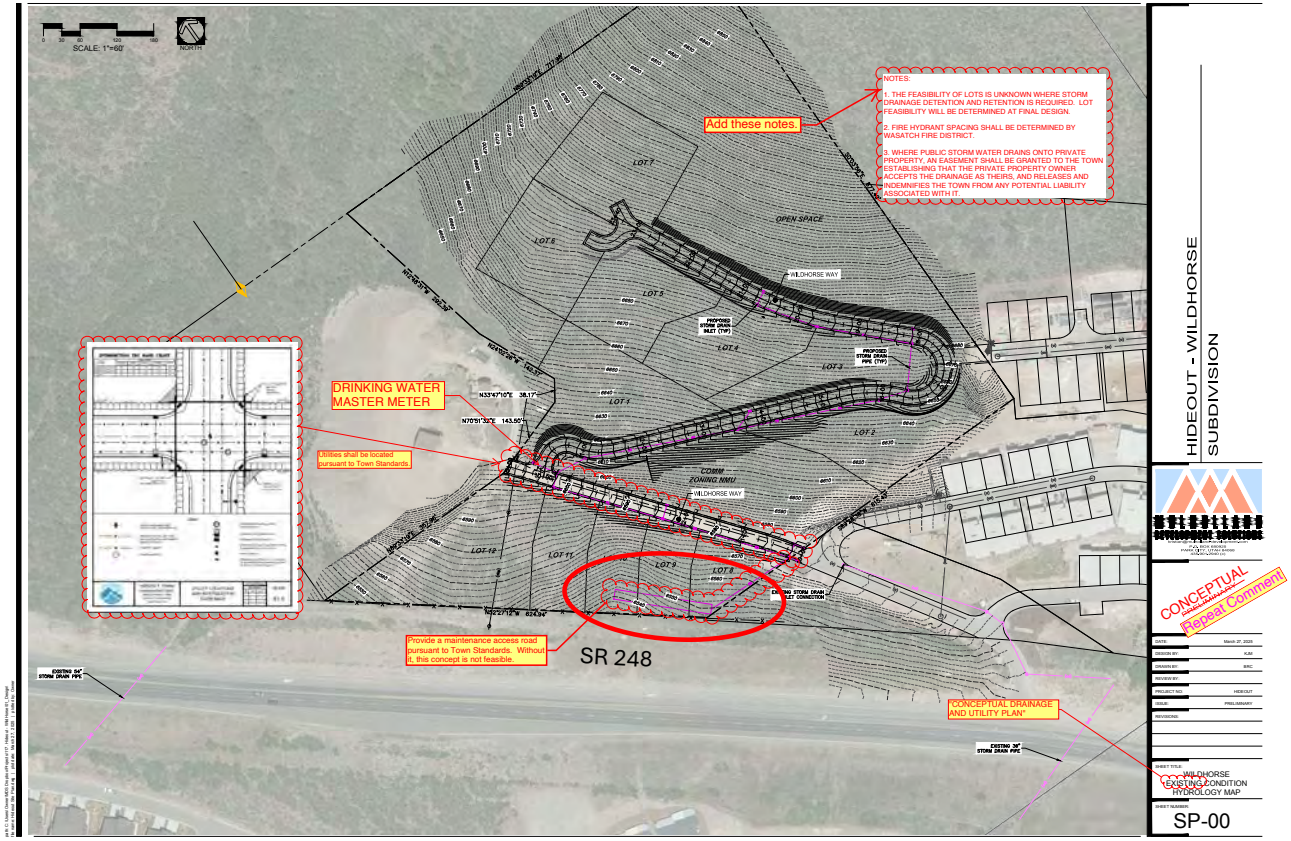


Exhibit F

- Exhibit F will include the full set of Commercial site plans, images, etc. presented to the PC on 2/18 meeting



Exhibit F (cont.)



Exhibit F (cont.)



Exhibit F (cont.)

WILDHORSE

Retaining Wall Construction



Wildhorse Commercial – Landscaped Exposed Natural Rock



Precedent Imagery





Exhibit F (cont)

Examples of acceptable shotcrete for the exposed bedrock cuts.





Exhibit G

Development Component	Commencement	Completion
Infrastructure	May 2025	December 2025
Wildhorse Commercial	July 2025	September 2026
Wildhorse Villas	March 2026	April 2027
Wildhorse SF Residences	January 2026	April 2027 or until built out but not beyond the timeline noted in this MDA

- Any deviations from this Phasing Schedule greater than six months, must be approved by the Town Council. The Commercial development must be complete prior to the issuance of any Certificates of Occupancy (CO) for any residential unit.

Exhibit H

Copy of Planning Commission Recommendation for Concept Plan and Rezoning – Conditions of Approval

Wildhorses Development

Concept Plan Review

Planning Commission Meeting (18 February 2025)

Conditions of Approval

Planning Conditions

1. Maximum Proposed Density: 8 SF lots

   Villas — Up to 5 lots
   + 1 Neighborhood Commercial Lot — +/-14,000 SF of commercial space (1.18 acres)

2. Condition #1 reflects the maximum density permitted per this Concept Plan review and approval, but the density may be decreased should some lots be determined unbuildable as more detailed site and geotechnical information is provided at the time of Subdivision review.

3. Parcels A, C, D, and E shall be deed restricted as non-disturbed open space on the plat.

4. Strict Limits of Disturbance (LOD) will be required on all lots and in the common and open space areas – these will be defined as areas where no slope change or vegetation disturbance or removal are allowed. These areas must be delineated on a site plan and must remain undisturbed throughout the construction process, and thereafter. No storage, temporarily or permanently, of topsoil or other may be in these areas.

5. All retaining walls must be reviewed and approved by the Town Planner to ensure compliance with the code in terms of materials, etc. with the understanding that some walls (identified on the site plan), as approved by the Planning Commission, may exceed the maximum height per the Hideout Municipal Code.

6. Any proposed stormwater infrastructure such as basins will be fully landscaped and screened.

7. The neighborhood mixed-use site shall be completed during the first one-third of the project's development.

8. Any excess soil that is cut from the site must be removed from the +/-15 acre development site.

9. The setbacks for the single-family lots shall be:
   a. Front: 15'
   b. Sides: 15'
   c. Rear: 20'

10. The proposed 20'-0" high retaining wall, approximately 150' long, must be screened with evergreen trees and approved by the Town Planner.

Engineering Conditions

11. This Concept Plan review was based on the limited ideas presented. This review is informal and non-binding. The feedback given here is for gross feasibility only. The Town Engineer reserves the right for full unfettered review of and comment on future submittals.

12. No Parking on one side of the street shall be designated on the plat.

13. Because the developer is choosing a private street in order to vary from the Town standard street width, the street and all utilities (storm drain, sewer, and drinking water) shall be master-metered and owned and maintained by the HOA.

14. All lots must be graded during construction of the project improvements such that all lots are buildable. The information presented is insufficient to comment on the impact to slopes steeper than 30 percent needed to make the proposed lots feasible.

15. There is insufficient information to comment on feasibility for drainage.

16. A discharge is proposed into the existing Klaim pond. The Klaim pond must be redesigned to receive the additional flow, and Klaim must grant permission to discharge into it.

17. Permits must be obtained from UDOT for discharges into their ROW.

18. Conceptually, the highest finished floor elevation is 6,828 for drinking water. Field verification by the Town of actual system performance is required.

Exhibit I

Copy of Town Council Resolution including the Findings of Fact, Conclusions of Law, and Conditions of Approval

FORTHCOMING

Exhibit J

- To be reviewed

Wildhorse Estates

Design Guidelines

3/5/2025

Master Development Agreement

*(see the full MDA attached after this page)

The MDA includes the following exceptions to the Town's Zoning Code:

- Reduced Minimum Setbacks for the single-family lots:
  - Front yard: 15'-0" (code requires 50'-0")
  - Rear yard: 20'-0" (code requires 30"-0")
  - Side yards (each): 15'-0" (code requires 25'-0")

- Reduced Minimum Setbacks for the residential villa (small single-family units) properties:
  - Front yard: 15'-0" (code requires 50'-0"))
  - Rear yard: 20'-0" (code requires 30"-0"))
  - Side yards (each): 10'-0" (code requires 25'-0")

- Retaining walls of up to a maximum of twelve (12) feet in height in the residential areas of the proposed development (code allows up to 10'-0").

- Retaining walls of up to twenty (20) feet in height in the commercial areas (NMU zoned) of the proposed development (code allows up to 10'-0").
  - *Top of Wall (TW) and Bottom of Wall (BW) to be included on plan exhibit*
  - *Location of all retaining walls needed – whether verti-block, natural stacked stone, or shotcrete for the exposed bedrock walls)*

Exhibit A
DRAFT - Master Development Agreement

(see the following pages)

DRAFT

DEVELOPMENT AGREEMENT
FOR
WILDHORSE PC MASTER PLANNED DEVELOPMENT
REFERENCED AS PARCEL NO. 00-0020-8164 IN THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

This Development Agreement (this "Agreement") is entered into as of this _____ day of _____, 202__, by and between Grand Summit Pointe, LLC, a Delaware limited liability company ("Developer"), as the owner and developer of certain real property located in Hideout, Wasatch County, Utah, on which Developer proposes the development of a project known as the Wildhorse PC, and the Town of Hideout, a Town and political subdivision of the State of Utah ("Hideout"), by and through its Town Council. Hideout and Developer are hereinafter collectively referred to as "Parties."

R E C I T A L S

A. Developer is the owner of a single parcel of certain real property located at _____, Hideout, Wasatch County, Utah, consisting of approximately 15.19 acres, and identified as Assessor's Parcel Number(s) 00-0020-8164 with a legal description which is attached hereto as Exhibit A, incorporated herein by this reference, and which real property is depicted on the concept plan attached hereto as Exhibit B and incorporated herein by reference (the "Property").

B. Hideout, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) and 10-9a-532, and (2) the Hideout Municipal Code (the "HMC"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property and in exercise of its legislative discretion has elected to enter into this Agreement.

C. Hideout allows for Development Agreements under HMC Section 11.08.04 and the parties agree that this Agreement satisfies those requirements. Additionally, Utah State Code 10-9a-532 regulates Development Agreements and the parties agree that this Agreement satisfies the requirements of that section.

D. The Property is located in the Mountain Residential Zone ("M Zone") and the Developer is seeking a rezone of a portion of the property to Neighborhood Mixed Use ("NMU") Zone.

E. The Developer and Hideout acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty and be useful to the Developer and to Hideout in ongoing and future dealings and relations among the Parties.

F. Developer and Hideout desire to enter voluntarily into this Agreement which sets forth the process and standards whereby Developer may develop the Project.

G. Hideout has determined that the proposed development contains features which advance the policies goals and objectives of the Hideout General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of Hideout, and will result in planning and economic benefits to Hideout and its citizens.

H. The additional density requested as part of the development will cause impacts to the Town of Hideout.

I. Developer has previously received approval of its "Master Concept Plan" as shown by Exhibit B. This Master Concept Plan gives guidance to the Applicant to assist in meeting the requirements and constraints for Subdivision development within the Town of Hideout. It does not vest any particular layout or density if the site does not support it.

J. Following a lawfully advertised public hearing, and a recommendation from the Planning Commission, Hideout, acting pursuant to its authority under Utah Code Ann., Section 10-9a-101, *et seq*., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement.

K. Developer shall have the vested right to develop a maximum of seven single-family lots and five villas on the Property in the layout demonstrated in Exhibits B and C plus approximately 15,000 (no less than 12,000 square feet and no more than 17,000 square feet) square feet of free-standing commercial development (the "**Project**"). The maximum density is based on the ability to comply with applicable standards, ordinances and regulations. No additional density will be permitted in the Project unless it is granted under an amendment to this Agreement. All such development shall comply with the HMC unless expressly stated otherwise herein. Final approval for the layout shall be determined by the Town Planner and Town Engineer, and this plan will be submitted for Preliminary and Final Subdivision review pursuant to the HMC.

L. Hideout has determined that, subject to the terms and conditions of this Agreement, the Project is compliant with all applicable provisions of the HMC as clarified or modified by this Agreement. Hideout has also found that the Project is consistent with the purpose and intent of all relevant provisions of the HMC and Utah Code.

M. This Agreement shall only be valid upon approval of such by the Hideout Council (the "Town Council"), pursuant to resolution R-Click or tap here to enter text., a copy of which is attached as Exhibit E;

N. The Developer acknowledge that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the Town Council, in its sole legislative discretion, approves a zone change for a portion of the Property currently zoned as Mountain (M) residential to a zone designated as Neighborhood Mixed Use (NMU). The HMC allows a maximum height of 45'-0" but given the residential context of the Wildhorse Development, the maximum height is reduced to 40'-0".

O. Under Ordinance 2025-O- XX, as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval within the Ordinance recommended by the Planning Commission on _____ and adopted by the Town Council, a copy

DRAFT

of which is attached hereto as Exhibit F and incorporated herein by this reference (collectively referred to herein as the "**Rezone Ordinance**").

NOW, THEREFORE, in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Hideout hereby agree as follows:

1. Project Conditions:

1.1. Incorporation of Recitals. The foregoing Recitals are, by this reference, incorporated into the body of this Agreement as if the same had been set forth in the body of this Agreement in their entirety.

1.2. Approval Documents. The (i) Findings of Fact, Conclusions of Law and Conditions of Approval dated _____ _____, 20__, attached hereto as Exhibit G, and (ii) Master Concept Plan Approval dated ___/___/20__, attached hereto as Exhibit B, together with related documents attached hereto, are hereby incorporated herein by reference (the "**Approval Documents**") and shall govern the development of the Project, subject to the provisions of the Development Agreement including the rights to construct the following subject to compliance with the HMC:

Property Type	**Unit Count (S.F./Units)**	**ERU Count**
Neighborhood Commercial (limited to the following uses: restaurant, bar, grocer, or market)	1,000 / 1	5.625 ERUs (.75 ERU per 2,000 SF) rounded up to 6 ERUs
Villas (detached)	3,000 SF ea. / 5	5 ERUs
Single-Family Lots	7 lots	7 ERUs
Total ERUs		12 Residential ERUs 6 Commercial ERUs

The density outlined above is a maximum density and not an entitled density allowance unless the site can support that density. The Town's development standards, including those contained in the HMC, and the Engineering Standard Specifications and Drawing Manual must be met. These requirements address the health, safety, and welfare standards required by the Town and adherence to these standards may cause a lower density if the site cannot meet those standards with the allotted density.

The development includes reduced lot sizes (below the HMC requirements of 1 acre) for single family lots in the Mountain (M) residential zone in accordance with the Cluster Development provisions of the HMC (see Exhibit ___ which strictly defines lot sizes, maximum building envelopes with areas of non-disturbed land/vegetation defined.

Development Applications for an Administrative Conditional Use Permit (as necessary) and a Hideout Building Department building permit are required prior to the commencement of any construction in connection with the Project and shall be processed and granted as set forth in this Agreement and the HMC, as amended from time to time.

DRAFT

1.3. Governing Standards. The Concept Plan, the Approval Documents and this Agreement establish the conceptual layout and design for the Project, and include the generally anticipated uses, anticipated density, intensity and general configuration for the Project all of which are subject to final subdivision submittal and review where Town Code provisions may alter the Concept Plan or reduce the density. The Project shall be developed by the Developer in accordance with the Concept Plan, the Approval Documents and this Agreement. All Developer submittals must comply generally with the Concept Plan, the Approval Documents and this Agreement. Non-material variations to the Concept Plan, as defined and approved by the Town Planner, such as exact building locations, exact locations of open space and parking may be varied by the Developer without official Town Council or Planning Commission approval. Such variations however shall in no way increase the maximum density, use and intensity of the development of the Project. Any change that increases the maximum density, use, and intensity of development is not precluded, however, it shall require prior approval of the Planning Commission and the Town Council.

Hideout acknowledges that as part of this development agreement it is granting certain exceptions to the HMC, including:

- Construction of seven single-family residential units (Lots 1 through 7), five smaller single-family villas (Lots 8 through 12) and a commercial building as well as a related residential access roadway (see Exhibit ___).on slopes up to 36% slope (exceeding the HMC allowance of 30%)
- Reduced Minimum Setbacks for the single-family lots:
    - Front yard: 15'-0" (Code requires 50'-0")
    - Rear yard: 20'-0" (Code requires 30'-0")
    - Side yards (each): 15'-0" (Code requires 25'-0")
- Reduced Minimum Setbacks for the residential villa properties in the ?? zone:
    - Front yard: 15'-0" (Code requires 50'-0")
    - Rear yard: 20'-0" (Code requires 30'-0")
    - Side yards (each): 10'-0" (Code requires 25'-0")
- Retaining walls of up to a maximum of twelve (12) feet in height in the residential areas of the proposed development (see Exhibit ___): (Code allows up to 10'-0")
- Retaining walls of up to twenty (20) feet in height in the commercial areas (NMU zoned) of the proposed development (see Exhibit ___): (Code allows up to 10'-0")

The above list is the complete list of exceptions. No other exceptions from the HMC are permitted without an amendment to this Agreement. This list controls over depictions in an Exhibit.

1.4. Utilities. Developer shall be responsible, at Developer's sole cost and expense, to obtain and/or install all connections and other utility infrastructure necessary for the Project. Nothing in this Section or any other provision of this Agreement shall be interpreted as prohibiting Developer from establishing a Public Infrastructure District ("PID") in accordance with applicable Utah Code and Town of Hideout ordinances and policies if and when such PID is approved by the Town Council. All utilities located under or adjacent to private roads are the responsibility of the homeowners or HOA. This includes installation, master metering, maintenance, etc.

DRAFT

1.5. Master Concept Plan. The Master Concept Plan (**Exhibit B**) is hereby incorporated by reference.

1.6. Architectural Guidelines. All development in the Project will be consistent with the Architectural Guidelines included as Exhibit G, as permitted by Utah State Code Section 10-9a-534(3)(d), and incorporated herein by reference.

1.7. Public Trails. To the extent applicable, as the phases of the project are completed, Developer shall construct a public trail system throughout the Project's commercial area providing pedestrian and bike connectivity in substantial conformance with the trails depicted in each phase of the development. which meet trail specifications in the Design Guidelines Developer shall ensure perpetual maintenance of all such trails shall remain the sole and exclusive responsibility of one or more homeowners' associations to which the maintenance responsibility will be allocated under duly recorded CC&Rs. Easements for public use of the trails if applicable shall be provided at time of subdivision approval for the phase of the development being approved.

1.8. Subdivision Requirements. Each of the following shall be entered into and approved by Hideout prior to the recordation of a Subdivision Plat: (a) a construction mitigation plan; (b) a utility plan; (c) a storm water plan; (d) a grading plan; (e) a landscape plan and any additional materials required in accordance with the Town Code. The construction mitigation plan shall identify any areas to be used as construction staging areas. Developer shall ensure no disruption to the natural vegetated state of the land indicated to remain undisturbed on Exhibit __E_. Any disturbance in the Town-permitted construction staging areas shall be fully restored to existing conditions once use of the construction staging area is complete.

1.9. Preservation of Native Vegetation and Slopes. The major portions of the Project shall remain undisturbed, meaning there will be no change to the contours of the land, nor will any native vegetation be removed or disturbed consistent with Exhibit E. All construction and grading shall be subject to review by the Town Engineer and Town Planner for massing, screening, slope stabilization, erosion mitigation, and vegetation protection as may be required and revisions to the layout may be required. No single lot shall have more than 66% of the building envelope disturbed in any manner. This will be strictly enforced at time of individual building permit application.

In light of the constraints of the property, Developer shall be allowed to construct retaining walls up to twelve (12) feet in height in the M zone as identified on the concept plan included as Exhibit ___ and as reflected in paragraph 1.3 above..

1.10. Limits of Disturbance. Building envelopes depicting the limitations of disturbance of land shall be defined at time of subdivision approval for each phase, leaving undisturbed land between building envelopes. No disturbance to natural vegetation shall extend beyond any Limits of Disturbance (LOD) fence line. The LOD plan must be approved by the Town Planner and Town Engineer.

1.11. Additional Specific Developer Obligations. As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

DRAFT

1.11.1.Developer's Mitigation-of-Impact Contribution. In addition to the many other public contributions identified within this Agreement, and for the purpose of mitigating any impacts of the Project on Hideout, Developer shall construct trails on the site and trails that connect to nearby residential development as approved by the Town Planner and Town Engineer.

1.11.2. The developer agrees to construct the commercial building as outlined in Exhibit ____ and in accordance with the Phasing Schedule included in Exhibit ___.

1.12. Timeliness. Development applications shall be approved by the Hideout Municipal Code in accordance with Utah Code.

1.13. Town's Denial of a Development Application. If Hideout denies any Development Application, Hideout shall provide a written determination advising the Applicant of the reasons for denial, including the specific reasons why Hideout believes that the Development application is not consistent with this Agreement, applicable law, the HMC, or Hideout's vested rights laws.

1.14. Meet and Confer Regarding Development Application Denials. Hideout and Applicant shall meet within fifteen (15) business days of any denial to resolve the issues specified in the denial of a Development Application.

1.15. Denials Based on Denials from Non-Town Agencies. If Hideout's denial of a Development Application is based on the denial of the Development Application by a non-Hideout agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

1.16. Mediation of Development Application Denials.

1.16.1. Issues Subject to Mediation. Issues resulting from Hideout's denial of a Development Application shall be mediated by a third-party mediator in accordance with this Section.

1.16.2. Mediation Process. If Hideout and Applicant are unable to resolve a disagreement subject to mediation, the parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator, free of conflicts, with subject matter knowledge of the issue in dispute. If the parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. All such mediators shall be free of conflicts. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the parties regarding the mediation issue and thereafter promptly attempt to mediate the issue between the parties. If the parties are unable to reach agreement, the mediator(s) shall notify the parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

DRAFT

1.16.3. No Monetary Damages. If there is any litigation related to denials of applications or interpretation of this Agreement, no monetary damages shall be claimed against the Hideout, its staff or elected officials. All claims shall be limited to specific performance.

1.17. Compliance with Other Laws. Developer shall be responsible for compliance with all local, state, and federal regulations including but not limited to those regarding the soils and environmental conditions on the Property. Furthermore, Developer shall be responsible for receiving any required Army Corp of Engineer Permits related to any riparian zone if it is required by applicable federal law.

2. Approval and Reserved Legislative Powers.

2.1. Development Approval. Subject to the provisions of this Agreement, Developer is hereby granted the right to develop and construct the Project in accordance with the general uses, densities, massing, intensities, and general configuration of development approved in this Agreement, in accordance with, and subject to, the terms and conditions of the Approval Documents, and subject to compliance with the other applicable ordinances and regulations of Hideout. Hideout shall have the right to inspect all work during normal business hours and developer shall facilitate and fully cooperate with all such inspections, including but not limited to providing documents containing drawings, plans, surveys, specifications and the results of all 3rd party inspections/evaluations.

2.2. Roads. Roads in the Project shall be constructed to Town and County standards, however, it is anticipated at this time that the roads other than Woolf Road shall be private. The maintenance of these roads and any utilities located under or adjacent to them shall be the responsibility of the homeowner or the HOA. The extension of the existing Gray Woolf Road shall be renamed Wildhorse Drive, subject to review and approval by the County, in conjunction with the commercial development and improvement of that roadway will be dedicated to the Town subject to compliance with all engineering standards and as approved by the Town Engineer.

2.3. Reserved Legislative Powers. Developer acknowledges that Hideout is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to Hideout all of its police power that cannot be so limited. Notwithstanding the power of Hideout to enact legislation under the police powers vested in Hideout, such exercise of power through legislation shall only be applied to modify land use and zoning regulations which are applicable to the Project in conflict with the terms of this Agreement based upon policies, facts, and circumstances meeting the important, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement under the above specific limitations and applicable to the Project shall be of general application to all development activity in Hideout; and, unless Hideout declares an emergency, Developer shall be entitled to the required notice and opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine. Nothing in this section shall limit the future legislative amendment of more specific ordinances or codes for which the Developer does not yet have a vested right, and except

DRAFT

as otherwise provided in this agreement, no such rights will vest until such time as a completed application is approved by Hideout in conformance with the then applicable code(s), including but not limited to building and energy, lighting, sign, and subdivision codes.

2.4. **No Undisclosed Rights**. Developer acknowledges that this Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The Parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including the Town's approval of Ordinance _____, the Parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the "**Act**"), the Hideout Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the Parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that the Town of Hideout has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

2.5. **Application Under Town's Future Laws**. Without waiving any density rights granted by this Agreement, when the Developer submits a Development Application for some or all of the Project such application shall be reviewed under the Town's Future Laws in effect at the time of the Development Application.

3. General Terms and Conditions.

3.1. Term of Agreement.

3.1.1. Unless earlier terminated as provided for herein, the term of this Agreement shall expire on December 31, 2030. If Developer has not been declared to be currently in Default as of December 31, 2030 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2032.

3.1.2. This Agreement shall also terminate automatically at Project Buildout which shall be defined as the date on which a final inspection is completed for the last Project improvement, residential home or other structure to be constructed pursuant to the Approvals, Subsequent Approvals and this Agreement.

3.1.3. Failure of Developer to obtain a permit from the building department and commence work on the Project in connection with said permit within thirty-six (36) months after the date of recordation of this Agreement shall constitute a default as contemplated by this paragraph. Notwithstanding the foregoing, however, the maintenance obligations of the Association shall survive termination of this Agreement and continue in perpetuity.

3.2. **Binding Effect; Agreement to Run with the Land**. This Agreement shall be recorded against the Property and shall be deemed to run with the land, provided it remains effective, and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

DRAFT

3.3. Vested Rights Granted by Approval of this Agreement. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project as described in this Agreement, the Town's Laws, the zoning of the Property, and the Final Plan except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2018). The Town's laws at the time of approval (and as amended when so referenced herein) shall apply.

3.4. Provision of Police and Emergency Services. Except as otherwise provided in the Development Agreement, the Town of Hideout shall provide police and other emergency services to the Project that it provides from time-to-time to other residents and properties within the Town. The Town will not provide drinking water, sewer, or storm drain services to the private street and residences thereon.

3.5. Water. At the time Developer submits an application for a subdivision plat for any phase of the development, the Developer shall provide satisfactory evidence confirming that it has sufficient dedicated or reserved water with Jordanelle Special Service District ("JSSD") to service the existing and proposed development phase as reflected on the plat to be recorded. As a condition of approval of the plat, Developer shall, at the time of the recordation of the plat, provide a will-serve letter from JSSD and execute all necessary documents to transfer any water reservation agreement to the Town.

3.6. Public Infrastructure. Developer, at Developer's cost and expense, shall have the right and the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to the Town's Laws. Public and private roadways, including utilities, and responsibility for, and maintenance of the same (including snow removal, etc.) shall be the responsibility of the private landowners and/or HOA. Such construction must meet all applicable standards and requirements and must be approved by the Town's engineer, or his designee. Developer shall provide proof of adequacy of utilities for each phase of the Project prior to the recording of a plat for that phase. Consistent with Section 1.4 of this Agreement, it is anticipated that Developer shall apply for a PID to facilitate the construction of the infrastructure contemplated by this section. Approval of such PID is not approved as part of this Agreement and must go through the process required for PIDs.

3.7. Assignment. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of Hideout as provided herein.

a. Notice. Developer shall give Notice to Hideout of any proposed assignment and provide such information regarding the proposed assignee that Hideout may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Hideout with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible

DRAFT

for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

c. Grounds for Denying Assignment. Hideout may withhold its consent if Hideout is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

3.8. No Joint Venture, Partnership or Third-Party Rights. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the parties hereto. Nor does it create any rights or benefits to third parties. The Parties acknowledge that this Agreement refers to a private development and that Hideout has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless Hideout has accepted the dedication of such improvements

3.9. Integration. This Agreement and the Approval Documents collectively contain the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

3.10. Severability. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

3.11. Minor Administrative Modification. Minor administrative modifications to the Concept Plan shall be allowed by the Town's Planner or his/her designee. Any substantive modifications to the concept plan such as changes in access, including but not limited to number of structures, building locations, building size, setback, or density shall be reviewed and recommended for action by the Planning Commission with final approval of the Town Council for consistency with the Master Concept Plan included in Exhibit B.

3.12. Further Documentation. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement are necessary. Compliance with the Town's Engineering Standards and Specifications is required and no exceptions are permitted without an amendment to this document. The Concept Plan does not vest the Developer except as specifically stated in this Agreement.

DRAFT

3.13. No Waiver. Failure to enforce any rights under this Agreement or applicable laws shall not be deemed to constitute a waiver of such right.

3.14. Default.

3.14.1. Notice. If Developer or the Town fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice in writing to the other party. If the Town believes that the Default has been committed by a sub-developer, then the Town shall also provide a courtesy copy of the Notice to Developer.

3.14.2. Contents of the Notice of Default. The Notice of Default shall:

3.14.2.1. Specific Claim. Specify the claimed event of Default;

3.14.2.2. Applicable Provisions. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Agreement (including exhibits) under which the claimed Default has occurred;

3.14.2.3. Materiality. Identify why the Default is claimed to be material; and

3.14.2.4. Cure. If applicable, the Party shall propose a method and time for curing the Default which shall be of no less than sixty (60) days' duration.

3.14.3. Meet and Confer; Mediation. Upon the issuance of a Notice of Default the parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Section 1.16.

3.14.4. Remedies. If the parties are not able to resolve the Default by "Meet and Confer" or by Mediation, then the parties may have the following remedies:

3.14.4.1. Law and Equity. All rights and remedies available at law and in equity, including injunctive relief , specific performance, and termination, but not including damages or attorney's fees.

3.14.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

3.14.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for development of the Project in the case of a default by the Developer, or, in the case of a default by a sub-developer, development of those Parcels owned by the sub-developer until the Default has been cured.

3.14.4.4. The rights and remedies set forth herein shall be cumulative.

3.15. **Applicable Law**. This Agreement is entered into in Wasatch County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

3.16. **Venue**. Any action to enforce this Agreement shall be brought only in the Third District Court for the State of Utah, Salt Lake City.

3.17. **Non Liability of City Officials and Employees.** No officer, representative, consultant, contractor, attorney, agent or employee of Hideout shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by Hideout, or for any amount which may become due to the Developer, or its successors or assignees, or for any obligation arising under the terms of this Agreement.

3.18. **Agreement**. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

3.19. **Mutual Drafting**. Each Party has participated in negotiating and drafting this Agreement therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

3.20. **Authority**. The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of Hideout, the signature of the Mayor of Hideout is affixed to this Agreement lawfully binding Hideout pursuant to Resolution No. _____ (Exhibit E) adopted by Hideout on _____, 20__

3.21. **Indemnification**.

3.21.1. Agreement. Indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, planning fees, expenses, liabilities or other losses incurred by, or asserted against, or levied against Hideout which are related to, or arise from the entry into this Agreement.

3.21.2. Third-Party Impact Fee Claims. Indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, expenses, liabilities or other losses incurred by, or asserted against or levied against Hideout which are related to, or arise from claims by any third-party that the Project is subject to impact fees currently imposed by Hideout.

3.22. **Notices**. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing and delivered to the Mayor with a copy to the Town Attorney. In addition, a copy must be provided by certified mail and regular mail to the following address:

To Developer:
Hoggan Lee Hutchinson

To the Town:
The Town of Hideout

DRAFT

Attn: Justin Keys
1225 Deer Valley Drive Suite 201
Park City, Utah 84060

Attn: Town Clerk
10860 North Hideout Trail
Hideout, Utah 84036

4. Phasing; Access.

4.1. Project Phasing. The Project shall be constructed in phases in accordance with the Phasing Schedule (see Exhibit ____) and in accordance with the HMC. Developer may proceed by constructing the Project all at one time or by phase within this approved project Phasing Plan. Any major modifications or elaborations to the approved Phasing Plan must be approved by the Town Council prior to the commencement of construction of the applicable phase. If such proposed major modifications or elaborations are substantial as determined by the Town's Building Department designee or the Town Planner, such modifications or elaborations will come before the Town Council for approval.

4.2. Construction of Access. Developer may commence grading access to the Project as approved by the Town Engineer according to Town standards, and pursuant to permit requirements of the HMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to Town standards and accepted by the Town.

4.3. Forms of Ownership Anticipated for Project. The Project will consist of several commercial buildings and related improvements, along with residential units consisting of single family residences and nightly rental cabin or villa units. Those villa or cabin units shall comply with HMC provisions regulating nightly rentals, including in obtaining business licenses and paying transient room tax as applicable. Such nightly rentals shall be regulated through the approach homeowner's association and shall be governed by appropriate restrictive covenants recorded against the same.

5. List of Exhibits.

Exhibit A: Legal Description
Exhibit B: Deed Restriction on Property Adjacent to SR248
Exhibit C: Master Concept Plan
Exhibit D: Slope Map with Maximum Building Envelopes on Slope Map & Areas to Remain Undisturbed

Exhibit E: Conceptual Drainage and Utility Plan
Exhibit F: Conceptual Commercial Site Plan and Building Design
Exhibit G: Phasing Schedule
Exhibit H: Copy of Planning Commission Recommendation for Concept Plan and Rezoning
Exhibit I: Copy of Town Council Resolution including the Findings of Fact, Conclusions of Law, and Conditions of Approval
Exhibit J: Design and Architecture Guidelines

DRAFT

IN WITNESS WHEREOF, this Agreement has been executed by the Developer by persons duly authorized to execute the same and by the Town of Hideout, acting by and through its Town Council as of the ___ day of _____, 20__.

TOWN OF HIDEOUT

By: _____
Philip Rubin, Mayor

ATTEST:

By: _____
Alicia Fairbourne, Town Recorder

APPROVED AS TO FORM:

_____
Polly McLean, Town Attorney

DRAFT

DEVELOPER:
XXXX

a Utah limited liability company

By:_____

Name: _____

Title: _____

STATE OF UTAH)
: ss
COUNTY OF _____)

On this ____ day of _____, 2025, personally appeared before me _____, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that s/he is a member/manager of XXXX, LLC, a Utah limited liability company_____

Notary Public

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION

INCLUDE THE ALTA SURVEY

Parcel 1:
Beginning at a point South 89'33'19" West along the section line 1778.805 feet from the Northeast corner of Section 17,Township 2 South Range 5 East, Salt Lake Base and Meridian; and running thence South 0'03'56" East 877.49 feel; thence South 89'28'38" West 1112.25 feet; thence North 0"05'38" East 879.02 feet to the Section line, thence North 89" 33'19" East along said Section line 1109.80 feet to the point of beginning.
Subject to an access road described as follows:
Commencing at the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence along the North line of said Section 17, South 89"33'19" West a distance of 1778.805 feet, thence South 00'03'55" East a distance of 877 .49 feet; thence South 89'28'38" West a distance of 406.30 feet to the point of beginning; thence South 89"29'38" West a distance of 38.05 feet; thence North 38'29'21" West a distance of 489.78 feet; thence North 70" 51'31" East a distance of 31 .80 feet; thence South 38'29'21" East a distance of 502.66 feet to the point of true point of beginning.

Excepting therefrom the following.
Exception Parcel 1:
Those portions of the above described property conveyed to the United States of America by Warranty Deed recorded December 8, '1987 as Entry No. 144365, in Book 196, at Page262 of the official records, more particularly described as follows.
Beginning at the Southwest corner of said entire tract, which point is approximately 432.20 feet North 0"31'23" East (highway bearing) and 224.05 feet North 89'28'37" West (highway bearing) from the Southwest corner of said Lot 2; thence North 89'28'38" East (which equals highway bearing North 89"28'07" East) 492.51feet, more or less, along the South boundary line of said entire tract to a point 150.0 feet perpendicularly distant Northeasterly from the center line of said project; thence North 52"00'00" West 620.60 feet, more or less, to the West boundary line of said entire tract thence South 0"05'38" West (South 0"30'42'West highway bearing) 386.66 feet, more or less, along said West line to the point of beginning.

Exception Parcel2.
Those portions of the above described property conveyed to William B. Woolf by Warranty Deed recorded June 9, 1999 as Entry No.214947 in Book 427 al Page 134 of the official records, more particularly described as follows:
Beginning at a point that is South 89"33'19" West 2496.785 feet along the Section line from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence South 12"48'31" East 292.39feel: thence South 24'02'26" East 142.37 feet; thence South 33"47'10" West 38.'17 feet; thence South 70'51'32" West 143.50 feet; thence South 89"33'19" West 358.65 feet; thence North 00"05'38" East 493.66 feet; thence North 89"33'19" East 391.81 feet to the point of beginning.

DRAFT

(Tax Serial No. 0Hl-0017 and Parcel No. 00-0020-8164)

DRAFT

EXHIBIT "B"

DEED RESTRICTION ON PROPERTY

AND, the Town needs to be assured the KLAIM retaining wall addressed, right?) We need a letter or documentation to that effect. This is the wall that was built over the property line – over the Town-owned property line on the Developer's site.

DRAFT

EXHIBIT "C"

MASTER CONCEPT PLAN

TO INCLUDE THE NEWLY LOCATED VILLAS AS WELL

DRAFT

EXHIBIT "D"

CONCEPT PLAN WITH BUILDING ENVELOPES ON SLOPE MAP & AREAS TO REMAIN UNDISTURBED

DRAFT

EXHIBIT "E"

COMMERCIAL BUILDING AND CONCEPT PLAN DOCUMENTS

DRAFT

EXHIBIT "F"
PHASING SCHEDULE

Development Component	Commencement	Completion
Infrastructure	May 2025	December 2025
Wildhorse Commercial	July 2025	September 2026
Wildhorse Villas	March 2026	April 2027
Wildhorse SF Residences	January 2026	April 2027 or until built out but not beyond the timeline noted in this MDA

* Any deviations from this Phasing Schedule greater than six months, must be approved by the Town Council. The Commercial development must be complete prior to the issuance of any Certificates of Occupancy (CO) for any residential unit.

DRAFT

EXHIBIT "G"

COPY OF PLANNING COMMISSION RECOMMENDATION FOR REZONING

DRAFT

EXHIBIT "H"

COPY OF TOWN COUNCIL RESOLUTION INCLUDING THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL

Gordon's Conditions to be included in the Resolution in Addition to the Conditions Imposed by the Planning Commission at time of Concept Plan

-This Concept Plan review was based on the limited ideas presented. This review is informal and non-binding. The feedback given here is for gross feasibility only. The Town Engineer reserves the right for full unfettered review of future submittals.

-No Parking on one side of the street shall be designated on the plat.

-Because the developer is choosing a private street in order to vary from the Town standard street width, the street and all utilities (storm drain, sewer, and drinking water) shall be master-metered and owned and maintained by the HOA.

-All lots must be graded during construction of the project improvements such that they are buildable. The information presented is insufficient to comment on the impact to slopes steeper than 30 percent needed to make the the proposed lots feasible.

- There is insufficient information to comment on feasibility for drainage.

- A discharge is proposed into the existing Klaim pond. The Klaim pond must be redesigned to receive the additional flow, and Klaim must grant permission to discharge into it.

- Permits must be obtained from UDOT for discharges into their ROW.

- Conceptually, the highest finished floor elevation is 6,828 for drinking water. Field verification by the Town of actual system performance is required.

EXHIBIT "I"
DESIGN AND ARCHITECTURE GUIDELINES

TE REVIEWING IN A SEPARATE DOCUMENT

DRAFT

From: Laura Downey
To: Alicia Fairbourne
Subject: Caution: External2/18 Planning Meeting Comment
Date: Tuesday, February 18, 2025 12:21:53 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I am not able to attend the planning committee meeting but would like to express my support of the proposed commercial development of a bar/restaurant.

I do believe the development of commercial space should be a collaborative effort with UDOT to redesign the currently flawed turnoff from 248 towards the state park. Right now the we have 2 hazardous intersections immediately as you turn off 248 (the actual road and the unexplained parking area).

Thank you
Laura Downey
11517 N Perspective Dr
Hideout, UT 84036

Sent from my iPhone

From: ANTHONY MATYSZCZYK
To: Alicia Fairbourne
Subject: Caution: ExternalFwd: Villas and Cottages Examples - Wildhorse
Date: Tuesday, February 18, 2025 3:55:58 PM

Sent from my iPhone

Begin forwarded message:

From: Scott Karr [redacted]
Date: February 17, 2025 at 11:01:06 AM MST
To: [redacted]
Subject: Villas and Cottages Examples - Wildhorse

Mr Chairman,

The purpose of this note is to inform you of my support for the proposed Wildhorse Development to be built just north of the Klaim townhouse project along Hwy 248. The Town of Hideout and nearby residential subdivisions along this stretch of 248 will greatly benefit from the commercial retail space and uses this project will bring to the area. There is definitely a need.

Thank you,

Scott Karr
Realtor

Berkshire Hathaway HomeServices Utah Properties
2200 Park Avenue Bldg. B, Park City, UT 84060
Ph: [redacted]

Cell: [redacted]

null

[redacted] may be protected by legal privilege. If you are not the intende isclosure, copying, distribution or use of this e-mail or any at d this e-mail in error, please notify us immedi lete this copy from your system. Thank you for your cooperation.

IMPORTANT NOTICE: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: ANTHONY MATYSZCZYK
To: Alicia Fairbourne
Subject: Caution: ExternalFwd: Villas and Cottages Examples - Wildhorse
Date: Tuesday, February 18, 2025 3:55:41 PM

Sent from my iPhone

Begin forwarded message:

From: Ellie Karr [redacted]
Date: February 17, 2025 at 11:23:23 AM MST
To: [redacted]
Subject: Villas and Cottages Examples - Wildhorse

ANTHONY MATYSZCZYK
Town of Hideout Planning Commission Chairman
[redacted]

Mr. Chairman

The purpose of this note is to inform you of my support for the proposed Wildhorse Development to be built just north of the Klaim
townhouse project along Hwy 248. The Town of Hideout and nearby residential subdivisions along this stretch of 248 will greatly benefit
from the commercial retail space and uses this project will bring to the area. There is definitely a need.

Thank you,

Ellie Karr
Realtor
Berkshire Hathaway HomeServices Utah Properties
Ph: [redacted]
Email: [redacted]

This e-mail and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this e-mail or any attachment is prohibited. If you have received this e-mail in error, please notify us immediately by returning it to the sender and delete this copy from your system. Thank you for your cooperation.

From: David Martin
To: Alicia Fairbourne
Subject: Caution: ExternalHideout planning meeting
Date: Thursday, February 13, 2025 4:14:31 PM

Hi, if possible, i would like to attend this meeting via Zoom. I’m a neighbor at Klaim

On February 20, 2025 at 6pm, I expect the Hideout Planning Comission to consider whether to approve a project on the East side of RT-248 near the Klaim subdivision. This project includes a **restaraunt**,Â commercial space for personal services and 9 homesites. If you think we need a restaurant in Hideout and space for personal services, please attend the Planning Commission meeting in person (at Town Hall) or virtually via Zoom and voice your support.

From: Judy Hinckfoot
To: Alicia Fairbourne
Subject: Caution: ExternalHideout proposal
Date: Tuesday, February 18, 2025 12:11:17 PM

> You don't often get email from [redacted] Learn why this is important

We would like to vote in favor of the Wildhorse project.

Judy & Walter Hinckfoot
11125 N Shoreline Dr
[redacted]

From: Kirk Benson
To: Alicia Fairbourne
Subject: Caution: ExternalPlanning Commission - Feedback on development projects near Klaim
Date: Friday, February 14, 2025 11:47:21 AM

You don't often get email from [redacted] Learn why this is important

Hi Alicia -

I likely won't be able to make make the Planning Commission meeting on Feb 20th and someone in my neighborhood said I could send comments ahead of time around the potential development near Klaim.

As a quick intro - my wife and I are full time residents (working / traveling a bunch for work) in Klaim as of Jan 2023.

Not sure if helpful, but have included my quick thoughts below! Happy to chat ahead / after the meeting.

Kirk

Overall
- Supportive for development of amenities and restaurant. We need amenities as community. Frankly there are going to happen (and are at Sky Ridge, Mayflower, etc) so need to get moving.

Tactical worries
- Being clear on who benefits. I think Hideout should get a fair (not large) part of revenue/profit. Development seems to be the Wild West right now and the developers seem to be the ones that benefit the most.
- Using Klaim's entry (I personally don't think it is big enough for more traffic so need a plan to handle traffic / not make it annoying for Klaim residents)
- Keep the bar/restaurant element nice/fun, but as simple as…..because finding labor and a good chef is gonna be hard. Black Rock started out great but really struggled with quality. I just wouldn't want this new cool place to go the same way as Black Rock (quality and consistency is just down and it is no longer a destination IMO when it was at the start).

Strategically
- A bit of a rabbit hole, but as this could be the first development this triggers a whole set of "what is Hideout's strategy around development"
- IMO - just think could build a framework around what we want hideout to look like in 2030 or 2035 (def gonna be different!)
- i.e. Hideout is gonna get bigger no matter what, not everyone is going to be happy, but the goal is to grow together, have fun, and lead on what this side of the Jordanelle becomes.

Sent from my iPad

From: Lisa McLeod
To: Alicia Fairbourne
Subject: Caution: ExternalProject on RT 248 near Klaim subdivision
Date: Thursday, February 13, 2025 7:36:11 PM

> You don't often get email from [redacted] Learn why this is important

Hi,

We are in favor of a project that would include a restaurant and commercial space in this location. The community very much needs these type of amenities closer to the residents of Hideout.

Thank you for your consideration.

Lisa and Steve McLeod

376 E. Overlook Loop

From: Ken Donworth
To: Alicia Fairbourne
Subject: Caution: ExternalUpcoming meeting
Date: Thursday, February 13, 2025 4:39:30 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

We just purchased 11745 North Apex Way in the subdivision Klaim in September.

I think it would be a great addition to the neighborhood to have a restaurant obviously egress on the main road will be concerning , so I think that needs to be looked at closely

Please send me the link to logon and we would love to get on a meeting. We love being part of the hideout Neighbourhood. It's a great location and we love Klaim.

Thank you, appreciate send me the link when you can

Ken

Thanks
Ken Donworth
[redacted]

From: [redacted]
To: Alicia Fairbourne
Subject: Caution: ExternalWildhorse support
Date: Tuesday, February 18, 2025 12:54:52 PM

Speaking in my individual capacity, I wish to express my very strong support for the Wildhorse project. According to repeated Town surveys, the #1 desired amenity is a restaraunt. Wildhorse brings this first of a kind amenity to Hideout. Moreover, the additional commercial space, while not yet committed to any use, brings the potential to satisfy the #2 most wanted item, a bodega/small convenience store.

I hope that the Planning Commission will look favorably upon this project and grant the necessary exceptions to the Town code.

Jonathan S. Gunn

From: Alicia Fairbourne
To: Alicia Fairbourne
Subject: RE: Caution: ExternalRe: Wildhorse
Date: Tuesday, April 15, 2025 9:38:09 AM

On Tuesday, February 18, 2025 at 12:12:41 p.m. MST, Kathleen E Shepley <[redacted] wrote:

I 100% support the development of Wildhorse with restaurant/bar, commercial and estate homes. I cannot imagine any planning commission member not supporting this development from a land use perspective. Hideout desperately needs restaurant/bar and commercial opportunities.

Regards,
Katie Shepley
[redacted]

File Attachments for Item:

2. Discussion and possible recommendation to the Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision.

INTEGRATED planning & design

Staff Review #2 for Shoreline Phase 4 Subdivision

To: Chairman Tony Matyszczyk
Hideout Planning Commission

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

Re: Shoreline Phase 4

Date: For the April 17, 2025 Planning Commission Meeting

Submittals: *The Applicant submitted an Application for Subdivision on July 16, 2024 and included a proposed subdivision plan for Phase 4, civil plans, etc.*

This staff report is a duplicate of the August 15, 2024 report with very minor updates since no new submittal materials were submitted for review.

Background

The Planning Commission reviewed the Shoreline Phase 4 Subdivision Application on August 15, 2024. During that meeting, the Commission held a public hearing, posed questions to the Applicant, and invited public comment and questions directed to the Applicant. The meeting minutes are included as Exhibit B.

Following the August meeting, the Applicant met with the Town Engineer to address several outstanding issues identified in the plan set. The Applicant and their attorney also held a joint meeting with the Town Attorney and Town Engineer to further discuss the identified engineering concerns.

Despite these discussions, the Applicant has elected to proceed with the Application and accompanying plan set as originally submitted in July/August 2024. Citing provisions in the Master Development Agreement (MDA) for the Hideout Canyon Master Planned Community (dated March 11, 2010), specifically Section 7.4.2, the Applicant submitted an email to the Town Clerk on April 2, 2025, formally requesting that the project be placed on the April 17, 2025 Planning Commission agenda.

> *7.4. Planning Commission Review of Development Applications.*
>
> *7.4.1. Two Hearings. Unless Applicant consents to a different schedule, all aspects of a Development Application subject to review by the Planning Commission shall be*

considered by the Planning Commission at nor more than two public hearings.

7.4.2. Hearing Schedule. Unless Applicant consents to a different schedule, the first public hearing shall be scheduled no later than the next regularly scheduled public hearing for which any legally required notice may be given after the Development Application is deemed complete or submitted over any objection to alleged incompleteness. Any second public hearing shall be scheduled no later than the next regularly scheduled public hearing for which any legally required notice may be given after the Applicant requests it be scheduled. The Planning Commission may not refuse to consider the Development Application on the basis of any alleged incompleteness and may not table or otherwise extend its consideration of the Development Application beyond the second allowed hearing without the consent of the Applicant.

Project Overview

The Shoreline development project is a multi-phased development project that may have up to 700 units at build out pursuant to the Master Development Agreement (MDA) for this project, dated March 11, 2010. The entire site is zone Resort Specially Planned Area (RSPA). The Applicant received Preliminary Subdivision approval at the Town Council meeting on December 8, 2016.

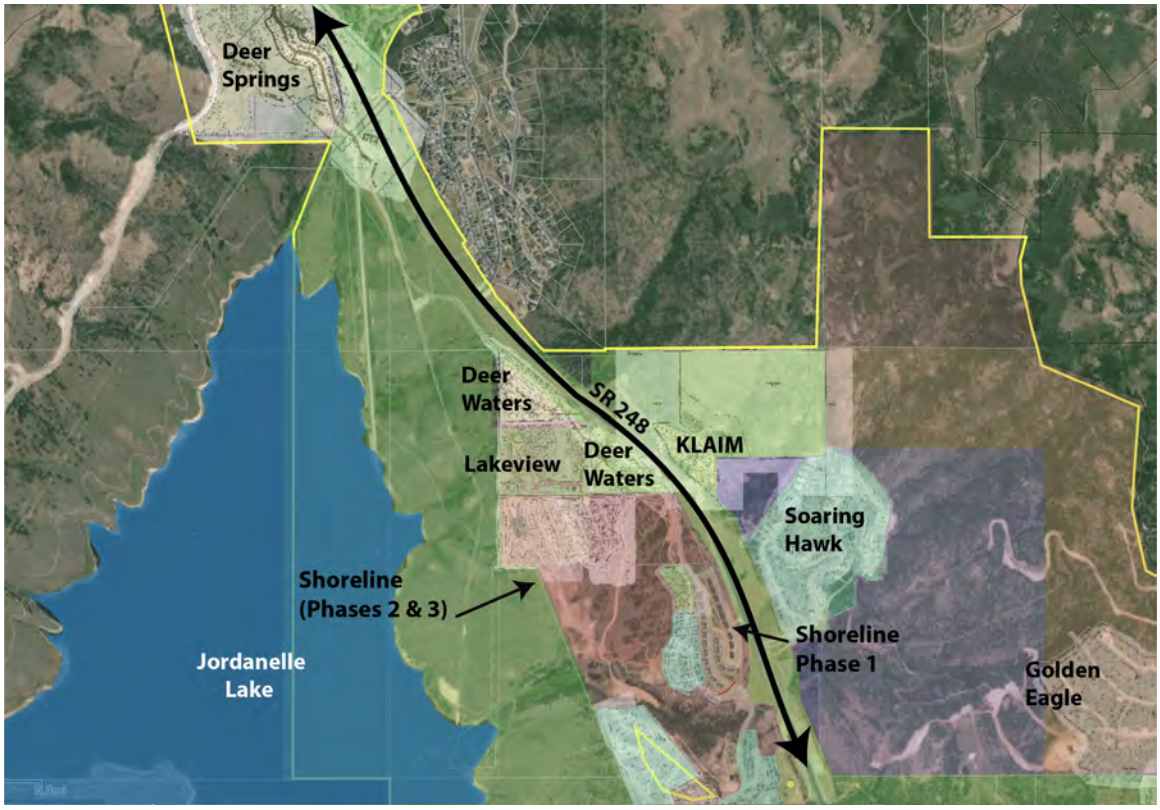
The following phases (and final subdivision approvals) have been approved by the Planning Commission and Town Council:

- Phase 1 – 48 units (all duplex structures; townhouse layout)
- Phase 2 – 47 units (all duplex structures and one three-unit structure; townhouse layout)
- Phase 3 – 102 units (all fourplex structures; townhouse layout)

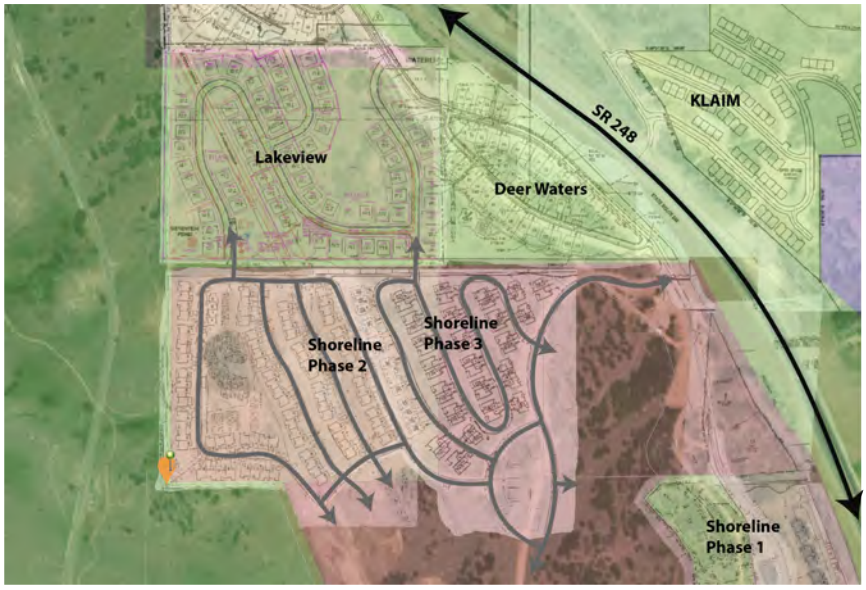
A total of 197 units have been approved by the Planning Commission to date.

The proposal before the Planning Commission is for Final Subdivision for Phase 4 and includes a total of 239 residential units and a community recreation center. The Planning Commission shall review the proposed subdivision plan for compliance with the 2010 MDA, applicable Town Code requirements, and ensure it is in line with the Preliminary Subdivision plan approved on December 8, 2016.

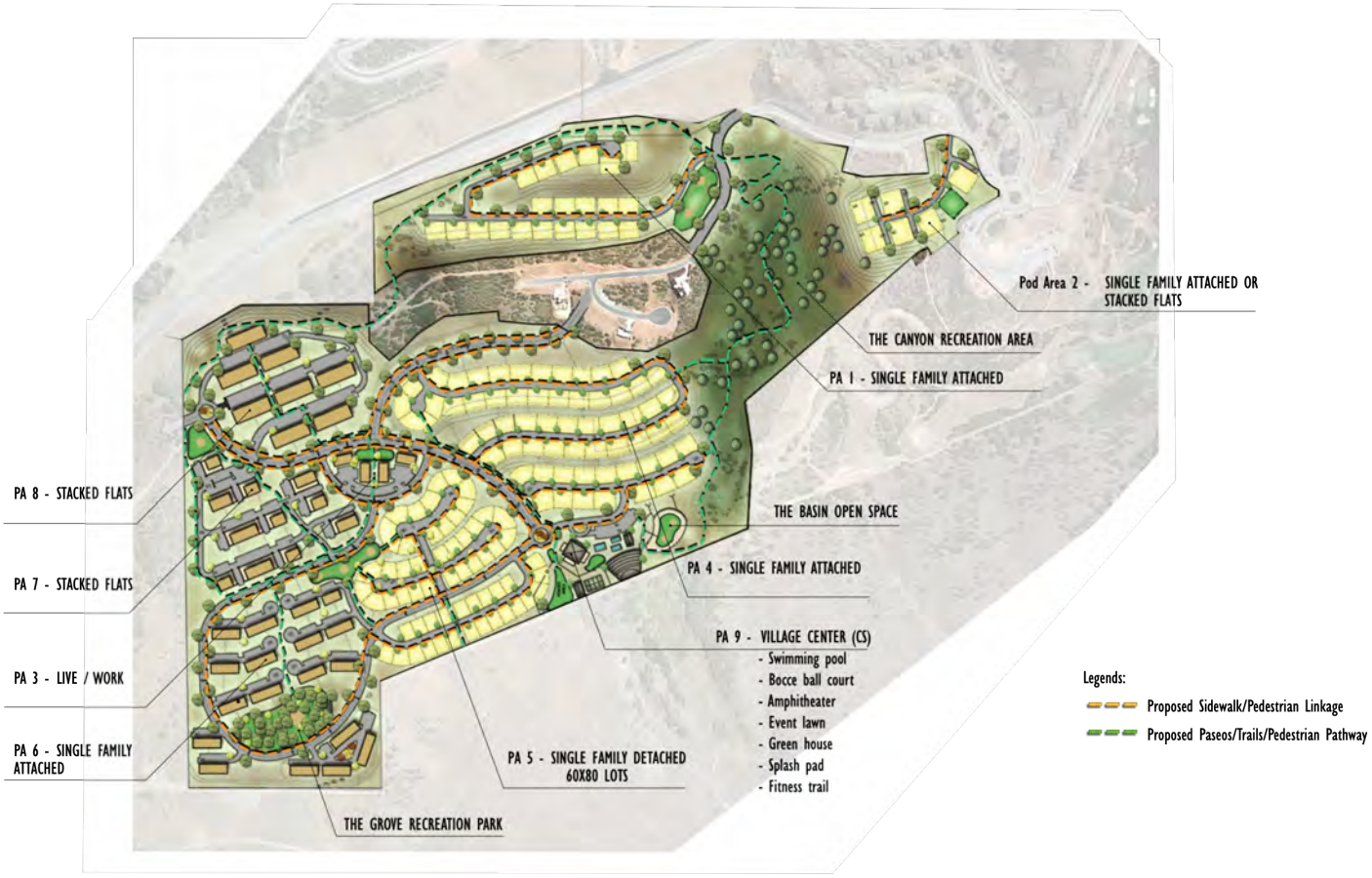
Town Map – Existing Conditions and Subdivisions Approved



Zoomed in View of Approved Shoreline Phases 2 and 3 (Currently Under Construction)



Preliminary Subdivision Approved on December 8, 2016 for All of Shoreline



ktgy Architecture + Planning 888.456.5849 ktgy.com | gcd livingdesignedwell | SHORELINE HIDEOUT, UT # 2016-0242

0 100' 200' 400'

TRAILS AND OPEN SPACE PLAN
NOVEMBER 16, 2016

Proposed Phase 4 Subdivision Layout



Subdivision Details

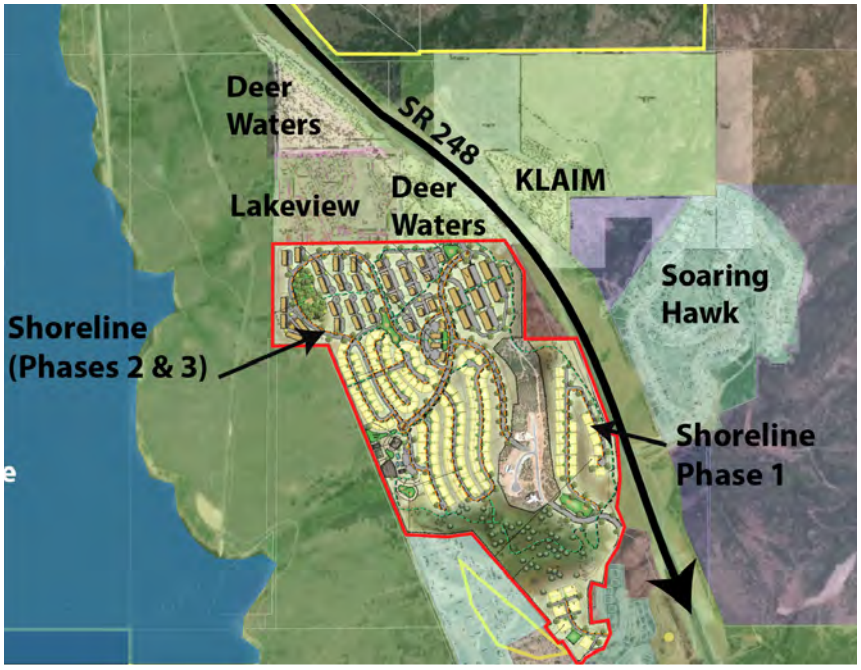
The proposed **Phase 4 subdivision includes a total of 239 units** configured as follows:

- Four-plex Buildings – 22 structures proposed (88 individual units)
- Five-plex Buildings – 5 structures proposed (25 individual units)
- Six-plex Buildings – 21 structures proposed (126 individual units)
- A community center and recreation site

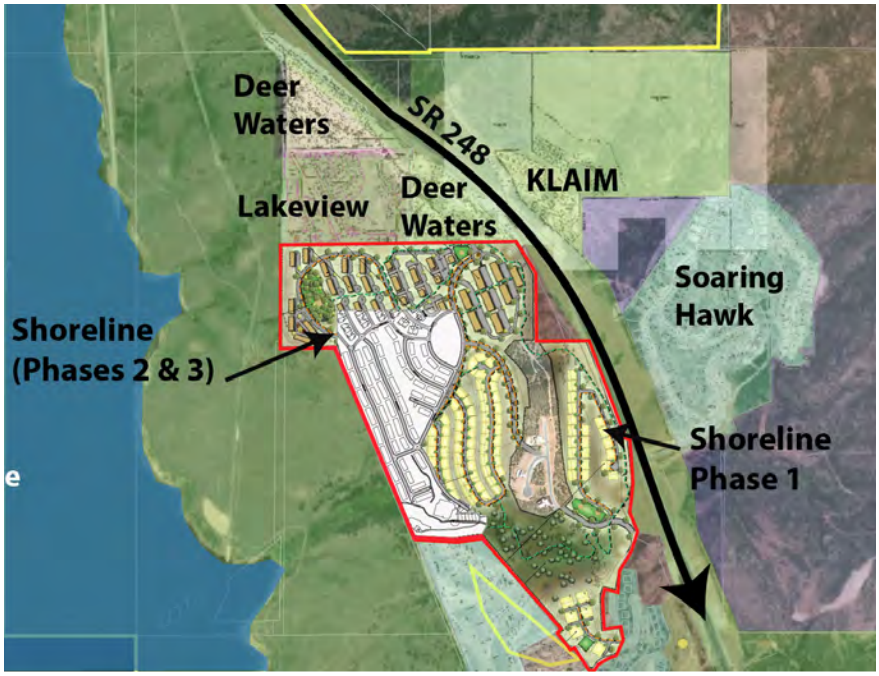
The 2016 Preliminary Plat appears to indicate this section of the Shoreline Development is dedicated to +/- 65 single-family detached lots and the Village Center (with recreational amenities) on the south side. The Applicant should explain this deviation from the 2016 Preliminary Plat approval.

The Planning Commission should review and determine whether the proposed Phase 4 plan is in compliance with the 2016 Preliminary Plat approval (see comparison maps on the following page).

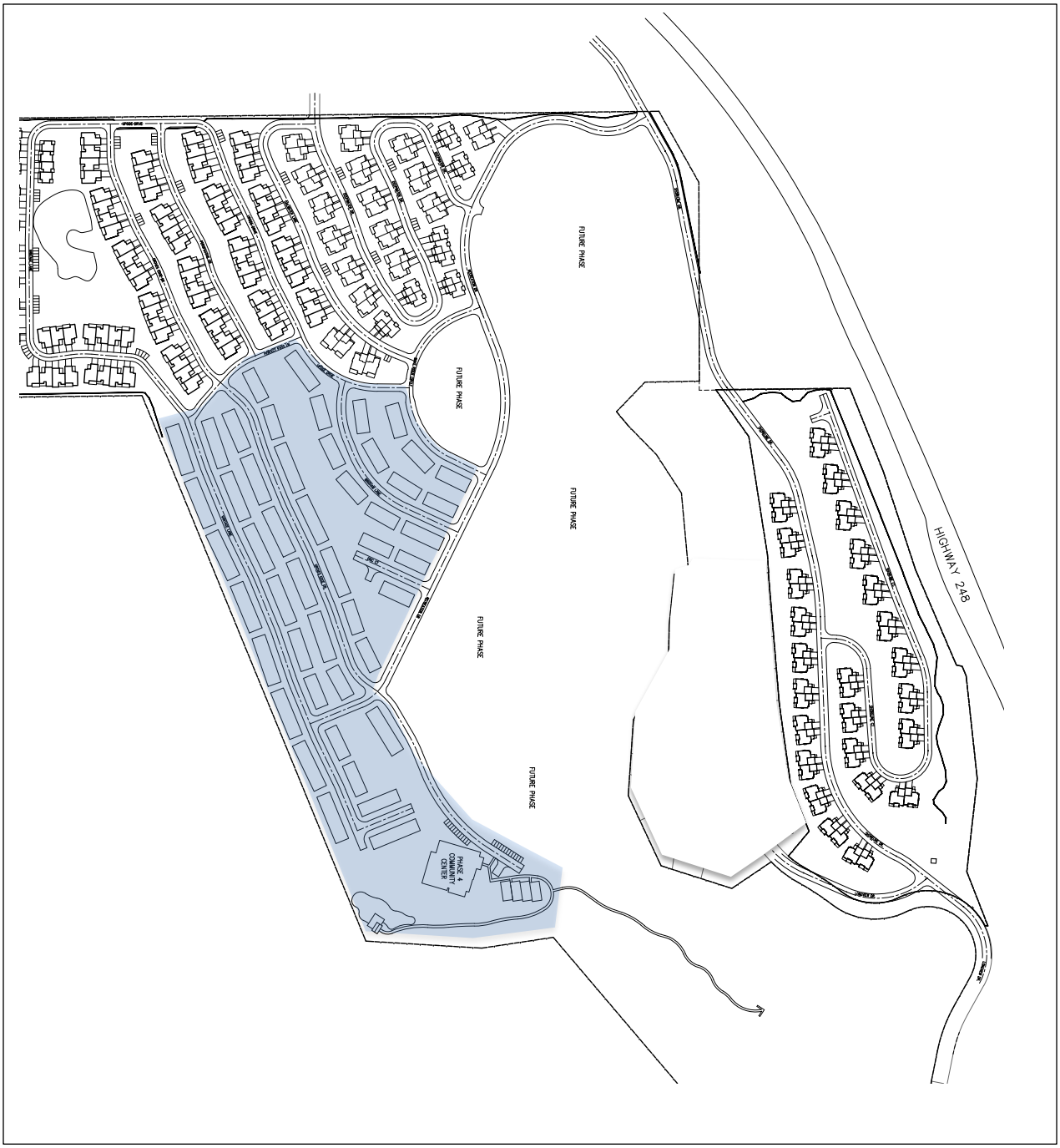
Preliminary Subdivision Approval for Shoreline Overlaid on Town Map



Proposed Phase 4 Overlaid on the Preliminary Subdivision Approval for Shoreline



Approved Shoreline Phases 1, 2, 3, and Proposed Phase 4 (blue overlay)


FUTURE PHASE
FUTURE PHASE
FUTURE PHASE
FUTURE PHASE
PHASE 4 COMMUNITY CENTER
HIGHWAY 248

Planning Issues for Discussion

1. In addition to the proposed 239 residential units, a community recreation center is proposed that includes:

    a. A clubhouse, four pickleball courts, a swimming pool, bocce ball court, a playground, lawn areas for public gatherings, an amphitheater, and trails.



    b. The Canyon Recreation Area (locally known as Dead Man's Gulch) is included as a future amenity pursuant to the Preliminary Plan approved in 2016. This area has been significantly altered during construction. The area has been the repository for a significant amount of construction soil, fill, etc. and, it appears, has been elevated by more than 20'-0" in some areas. The trails that previously existed in this location have been covered and/or removed. The Applicant shall outline what is proposed for this area and ensure that the Gulch will remain a viable trail access area, wildlife corridor, and stream channel.

2. The Applicant has two (2) building elevations with slight variation – a Style A uphill design and downhill version and a Style A uphill design and downhill version.

Style A (for uphill lots) – Street View



Style A (for uphill lots) – Rear View (same image for uphill and downhill lots)



Style A (for downhill lots) – Street View



Style A (for downhill lots) – Rear View (same image for uphill and downhill lots)



Style B (for uphill lots) – Street View



Style B (for uphill lots) – Rear View (same image for uphill and downhill lots)



Style B (for downhill lots) – Street View



Style B (for downhill lots) – Rear View (same image for uphill and downhill lots)



a. This does not meet the Town's current monotony code which states that no more than 20% of the units in the development can have the same elevation.

Code: *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 2010 MDA, which vests the project, was approved prior to the Town's monotony clause. While strict adherence to the Town Code is not required by the Applicant, there is an opportunity for a negotiated design package that serves the interest of the Town's goals and the Applicant's goals.

3. The Town's review will require additional review by the Town Engineer as this project moves forward. Some information is missing from the submitted materials and should be provided:

    a. Total acreage of proposed Phase 4 and a density calculation.
    b. Proposed trail and park plan (w/public easements noted for trail use)
    c. Open space areas to be protected.
    d. Visitor parking locations within the proposed development and outside of the community recreation center area.
    e. Areas where retaining walls are proposed.
    f. Final landscaping plan.
    g. Stormwater detention and/or retention locations and design.
    h. Proposed streetlights – fixtures, color temperature, and location.

Staff Recommendation

Staff recommends that the Planning Commission review the proposed subdivision, discuss the issues as outlined, and provide input and direction.

The attached Exhibits include the Town Council minutes from the originally approved Preliminary Plat on December 8, 2016 and the Planning Commission minutes from the meeting held on August 15, 2024.

Exhibit A
Town Council Meeting Minutes from December 8, 2016 for the Preliminary Plat

(see following pages)

TOWN COUNCIL MEETING MINUTES

December 8, 2016

1. Call to Order and Pledge of Allegiance

Mayor Pro Temp Dean Heavrin called to order the meeting of the Town Council of the Town of Hideout at 3:35 p.m. on December 8, 2016 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. Roll Call

The mayor pro-temp conducted a roll call. The following Council Members were present:

Dean Heavrin
Hanz Johansson
Cyndie Neel

Absent: Mayor Martino
Doug Egerton
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Nate Brockbank, Bart Caton, Natalie Dean, Cyndee Donaher, David Erichsen, Paul Linford, Mike McGlauflin, Ron Phillips, Will Pratt, Mike Stewart and Dennis VandenAkker

3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of October 13, 2016

Cyndie Neel motioned to approve the minutes for the regular meeting of October 13, 2016. Hanz Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Johansson, Neel and Heavrin.

4. PUBLIC HEARING – Consideration and Possible Approval, Preliminary Plat for Shoreline Village

Mike Stewart discussed the handout he had given to the council members; he discussed design imagery, character of the community and the site plan. Mr. Stewart detailed the expertise which has gone into coming up with plan working with topographical characteristics. In the green areas the natural growth will remain with the thistle being cleaned out. The Village Center will be on the west boundary and have a view of the lake and the mountains. Project includes live/work homes. There will be 6.7 miles of pedestrian-only trails.

Council Member Hanz Johansson noted that the meadow basin is wet. Mr. Stewart noted there is nothing being built in that area. Councilor Johansson asked if the trails connected with the State

Park. Mike Stewart said they do not at this point. Retention walls were discussed; Mr. Stewart mentioned they were trying to minimize them.

Councilor Cyndie Neel asked how many acres are included in the development. Mike Stewart said there are around 140 acres. David Erichsen said the density pod of the whole area is being worked as a Resort Village Medium Density; what Mr. Stewart's project which he is bringing in now is not the entire thing. It is required the whole area be master planned together which area is 166 acres. The density of the pod is 3.78 eru's/acre. The overall density of the RSPA is 1.5 eru's per acre; as density gets consumed, land gets consumed. 1.5 eru's will still maintain throughout.

Councilor Hanz Johansson asked if the development would need an exemption. Dave Erichsen said it would not and has been approved already three or four times. The density pod would run with that area and Shoreline Village will be phased over several years. Mr. Erichsen said the project would consume 590 ERU's.

Council Member Hanz Johansson broached the subject of parking. Mike Stewart pointed out the parking areas, including overflow parking. Council Member Cyndie Neel asked if that would be ample parking. Mr. Stewart felt it would be as far as the overall community. A one/two-bedroom unit would have 2½ stalls per home.

David Erichsen asked about the time frames for the project. Mike Stewart replied it was market driven, but they were hoping to break ground on some of the infrastructure in the spring.

Mayor Pro-temp Heavrin inquired about the HOA. Mr. Stewart said it would be separate from Rustler but under the umbrella of the master HOA; each pod would have its own individual HOA under the master HOA.

Mike Stewart commented there was no guest parking put in Rustler. Councilor Johansson commented the driveways in Rustler are too short.

Mayor Pro-temp Heavrin asked where the developer would start. Mr. Stewart they would probably start where you come in and work west. Each pod will be a phase; two or three pods may be going at the same time. It was pointed out the contractors would come in the back way not through Hideout Canyon.

Mayor Pro-temp Heavrin opened the public comment portion of the meeting.

Cyndee Donaher asked about access off of SR248. Mayor Pro-temp Heavrin stated UDOT will not give any more accesses from SR248. Dave Erichsen pointed out the Town wants to push out on Longview Drive to Ross Creek; there is some activity with other property owners. The goal is to work out completion of the road to Ross Creek before the congestion comes in.

Ms. Donaher inquired if the trails along the roads are paved. Mike Stewart replied along the roads, the paseos would be road base at the minimum.

Dennis VandenAkker asked who would maintain the road from Ross Creek. Mayor Pro-temp Heavrin said the Town will plow what they can; it will have to be worked out. David Erichsen stated the Town is not going to take on the burden of the construction access.

Nate Brockbank asked how the density works. Will the developer deed over the open space? David Erichsen explained the property is zoned RSPA there is an approximate acreage of 1300 acres with 1900 ERU's; the ERU's for this development will pulled out of that pool. Council Member Johansson asked if there is a map of the RSPA zone. Mr. Erichsen indicated there is a delineation and overall designation of the RSPA.

Mr. Brockbank expressed concern about putting 700 people on a roadbase and dirt road. David Erichsen commented worst case scenario would put the commuters on Reflection Lane. It is hard to build a road without property owners and their preferences for development. Mr. Erichsen preferred to look for alternate solutions.

Nate Brockbank discussed the concerns voiced over their project including decreasing values of existing homes and roads. Mayor Pro-temp Heavrin said their project put too much density in a small area. There was further discussion.

Paul Linford asked how many units per acre in this project; David Erichsen replied on the land imprint it is on, it is 4.46. Mr. Brockbank reiterated his concerns about traffic and suggested a traffic study. Mike Stewart reported the Montage development has 1000 homes and only one access; the roads are sufficient. Mr. Stewart stated their goal is to get access off SR248. Town can pave that road because it is in the Town.

Cyndee Donaher asked if they couldn't work with UDOT. Mayor Pro-temp Heavrin declared the Town has worked with them, and UDOT is not too cooperative. David Erichsen added UDOT requires the traffic load to increase substantially, and then they respond. Until warranted, UDOT will not address the issue. Councilor Johansson asked if the Town could require the road be paved as part of the project. David Erichsen reminded this is just the preliminary plat. As finals come in and if the road is not done, the Town could possibly require completion of the paved road. As other property owners develop, they may want a different alignment. Council Member Johansson suggested the Town should have a Master Plan. Mr. Erichsen said that could be looked at in the future. It would be better for developers to decide where they want sewer and water and where the roads should be.

Ron Phillips from Jordanelle Special Service District (JSSD) stated he was at the meeting to have a dialogue about water rights. Mr. Phillips said Hideout doesn't have enough water with JSSD for all of this development. Hideout has 150 acre feet of wholesale water; as of now the Town has about 40 acre feet of 150 already being used. The Town also has reserved 103 acre feet beyond that which a water reservation fee is paid. There are not enough water rights for this size of development. Mr. Phillips recommended the Town begin a dialogue about developers obtaining water rights to be turned over to the Town or JSSD. Mr. Phillips gave the Council a chart of the development path which could be followed; and he encouraged negotiation concerning water rights early in the development process. David Erichsen countered that Hideout has its own water company and its own water engineer who would need to be involved with discussions with JSSD. There are other options. Councilor Cyndie Neel questioned why the Town can get no more water after the reserve is used. Ron Phillips answered that water rights law is very complex. The legal issue of providing water rights is critical.

David Erichsen indicated Steve Jacobsen, the Town's water engineer, has expressed the water rights are adequate. Mr. Erichsen said the water will be proofed up before final plat is granted.

Council Member Hanz Johansson asked if approval could be given for preliminary plat with caveats that water and roads be given more consideration before final.

Dennis VandenAkker asked if there is enough sewer available. Ron Phillips stated certain things have to happen. Nate Brockbank declared they are paying to bring the sewer line to the dam and other developers should help. Mike Stewart stated original developments were bonded and have paid into it for over ten years.

Ron Phillips stated the line off the dam is scheduled to be built in 2023 with impact fees. If developers want to develop before then, they are welcome to get together and cooperate and put up the money to build that earlier and be paid back out of impact fees. Dave Erichsen declared the issues need to be addressed through the Town's contract with JSSD.

Council Member Cyndee Neel voiced her opinion that more information is needed before approval. Dave Erichsen advised the Council could approve the preliminary plan Mike Stewart has brought to the Council and to approve the density pod.

Town Clerk Lynette Hallam opined that the preliminary plat could be approved with conditions attached which would have to be addressed before final plat was granted. The conditions needed were discussed including water, sewer and a second road access. The finals will come in in phases – not the whole project.

Ron Phillips commented one issue with the access road was that JSSD owns property by the Ross Creek pump station. Dave Erichsen pointed out the pump station is under the jurisdiction of Hideout Town. Mr. Erichsen further stated if Longview Drive is moved it would possibly go through JSSD property. There is a pretty wide easement through some of the property. Would have to get cooperation of current landowners to get the best alignment and best grade. Nate Brockbank stated they are pretty close to agreement with the Town concerning their development; they have JSSD's property under contract and anticipate buying that in February.

Cyndee Donaher mentioned the trails committee is working with the Bureau of Reclamation and State Park concerning trails. Has the developer worked with the Bureau and looked at the impact on wildlife, watersheds, etc.? Has there been an environmental analysis? Mike Stewart replied an environmental analysis is not required by the Town Code. They have walked the property and it is primarily scrub oak and sage brush. Natalie Dean pointed out the development is abutting the State Park.

Dave Erichsen regarding roads, everybody is waiting. Councilor Cyndie Neel said her biggest concern is the availability of water. Dave Erichsen assured the developer cannot get a final plat without proving the water is there.

Mayor pro-temp Dean Heavrin closed the public hearing.

Council Member Hanz Johansson motioned to approve the preliminary plat for Shoreline Village with the following conditions: road access to 248 is to be resolved and water and sewer rights must be confirmed. Council member Cyndie Neel seconded the motion. Motion passed unanimously with affirmative votes from Councilors Johansson, Neel and Heavrin.

Councilor Cyndie Neel made the motion to accept the Resort Village Medium Density zoning. Councilor Hanz Johansson seconded said motion. Council Members Johansson, Neel and Heavrin voted "aye" and the motion passed unanimously.

5. RESOLUTION – Consideration and Possible Approval of #16-002 TOWN OF HIDEOUT FEE & RATE RESOLUTION

Town Clerk stated all the changes included in the Resolution had been previously approved individually. This action is to update the Fee & Rate Resolution to include those changes.

Council Member Cyndie Neel motioned to approve #16-002 – Town of Hideout Fee & Rate Resolution. Council Member Hanz Johansson seconded the motion. Motion passed with a unanimous vote from Councilors Johansson, Neel and Heavrin.

6. DISCUSSION ITEM – Discussion of an Ordinance Required Regarding Backflow Prevention

Town Clerk Hallam explained this is an ordinance required by the Environmental Protection Agency. The actual ordinance will be on next month's agenda. The ordinance will require that once a year the residents will need to have someone come in and inspect the backflow device. The Town can't have anything to do with it other than letting the homeowners know who would be available to do the inspections. The average cost is $35-$85. The resident has to let the Town know. If it is not done after three notifications by the Town, the Town will turn the water off. The time each year the test is required could be included in the ordinance. There is a possibility the HOA could be involved in getting this done.

7. DISCUSSION ITEM – Discussion of Possibility of Plowing Road to Ross Creek

Council Member Hanz Johansson wondered if it would be possible to plow the snow off the 1660 feet of paved road to the Ross Creek State Park which would allow the State Park personnel to plow the parking lot. Kent Cuillard stated he had talked to Mr. Carlson over maintenance and had been told there was no plans to plow the parking lot. There are signs saying the park is closed for the season. Councilor Johansson said he had talked to Laurie Bacchus and Jason Whittaker who said they were open to the idea. There were concerns about Todd Hollow people may use it for parking, Councilor Neel indicated Todd Hollow has added more parking spaces. Mr. Cuillard stated he plowed to the pump station and has been plowing this year and last year. The road gets plowed when there is time to do so.

8. CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of Payment of December, 2016 Bills and ratify payment of November, 2016 bills

Council Member Cyndie Neel made the motion to approve the December, 2016 bills and ratify the payment of the November, 2016 bills. Council Member Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Johansson, Neel and Heavrin.

9. Review Financial Statements, If Needed

No discussion.

10. Public Input

Natalie Dean said she wanted to report the progress of the Hideout Trails Committee, about Hideout Jordanelle Trails at Ross Creek Phase 1. Originally the committee made a proposal for ten miles of back country single track trails. The proposal was revised for three miles of trails and resubmitted it to the US Bureau of Reclamation (USBR) in July. It was designed to align with Jordanelle Resource Management Plan. The committee was awarded a $17,000 grant through the Regional Trails Program on September 26, 2016. USBR authorized construction to begin on November 3, 2016. Trail construction took place from November 7th through November 16th; the entire trail network was cut by Hans Johansson using the State Park's trail machine. There was a public trail work day on November 13th. The work has concluded for the 2016 season and expected to resume in the spring of 2017. A formal ribbon cutting will be held at completion.

11. Adjournment

Council Member Hanz Johansson made the motion to adjourn the Hideout Town Council Meeting. Council Member Cyndie Neel seconded the motion.

The meeting adjourned at 5:15 p.m.

_____
Lynette Hallam, Town Clerk

Approved: 1/12/17

Exhibit B
Planning Commission Meeting Minutes from August 15, 2024 – Initial Meeting for Proposed Subdivision

(see following pages)

Minutes
Town of Hideout Planning Commission
Regular Meeting and Public Hearing
August 15, 2024
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on August 15, 2024 at 6:00 PM in person and electronically via Zoom meeting.

Regular Meeting and Public Hearing

I. Call to Order

Acting Chair Rachel Cooper called the meeting to order at 6:02 PM and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present:	Commissioner Rachel Cooper (Acting Chair) Commissioner Joel Pieper Commissioner Peter Ginsberg (alternate)
Excused:	Chair Tony Matyszczyk Commissioner Glynnis Tihansky Commissioner Donna Turner Commissioner Chase Winder (alternate)
Staff Present:	Thomas Eddington, Town Planner Alicia Fairbourne, Recorder for Hideout Kathleen Hopkins, Deputy Recorder for Hideout
Staff Attending Remotely:	Polly McLean, Town Attorney Jan McCosh, Town Administrator

Public Present: Glen Gabler, Tom Christjans, Brian Cooper, Michael Hicks, Shaun Hicks, Jon Koenig, Maria Koenig, Scott Peters, Attila Poka, Peggy Poka, Joanne Raphaelson, Mark Raphaelson, Brian Reever and Jeff Turner.

Public Attending Remotely: Dale Aychman, Laura Downey, Gregg Faulconer, Mary Freeman, Susan Geyer, Carol Haselton, Rick Kreysar, Matt Mathiason, Bob Nick, Deb Oliver, Grant Petersen, Helen Sherman, Andrea Spaulding, Matt Stewart, Catherine Woltering and others who may not have signed in using proper names in Zoom.

Acting Chair Cooper announced that the applicant for the Elk Horn Springs Development was not ready to present at this time, so the Public Hearing for that matter would be continued to a Special Meeting and Public Hearing scheduled for September 4. 2024.

APPROVED

III. Approval of Meeting Minutes

1. July 18, 2024 Planning Commission Minutes DRAFT

There were no comments on the July 18, 2024 draft minutes.

Motion: Commissioner Ginsberg moved to approve the July 18, 2024 Planning Commission Minutes. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Ginsberg and Commissioner Pieper. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky and Commissioner Turner. The motion carried.

IV. Public Hearings

1. Discussion and possible recommendation to Hideout Town Council regarding a final subdivision approval for the Shoreline Phase 4 subdivision

Town Planner Thomas Eddington provided an overview of the Shoreline development, and noted Phase 1 was complete (50 units) and Phases 2 and 3 were currently under construction (87 and 62 units, respectively). The previously approved phases included 199 of the 700 total units approved for the entire development in 2016, and Phase 4 was being proposed to include 239 new units and the community recreation center. He noted Phase 4 was proposed to include both single family homes and multi-plex units. He referred to the Staff Report which was included in the materials circulated prior to the meeting and reviewed several of the exhibits to highlight the location of this phase relative to the rest of the development. Mr. Eddington introduced Mr. Glen Gabler, the Applicant, who was in attendance.

Mr. Gabler discussed the history of the phasing plan for the development and noted the final approval of Phases 2 and 3 included a change to the original plan to relocate the planned single-family homes to an area closer to the Silver Sky development and build them in Phase 3 rather than as originally planned as part of Phase 2. He added this change was requested by the Town staff and residents, and did not impact the total number of approved units, but rather the timing of construction.

Mr. Eddington advised the Planning Commissioners that they should confirm that the proposed Phase 4 plan met the intentions of the previous changes from the preliminary plan that were approved with Phases 2 and 3. Mr. Eddington discussed the proposed mix of multi-plex units which included 4-, 5- and 6-unit structures, across 22, 5, and 21 buildings, respectively. He discussed the planned amenities for the community center, amphitheater and trails. He noted there were drainage issues that would need to be addressed before final plans could be approved, as well as other items detailed in the Staff Report including final civil engineering plans, landscape plans, visitor parking and open space plans.

Mr. Eddington stated the monotony clause language included in current Town Code did not apply to this development which was approved prior to adoption; however, Mr. Gabler had indicated he would work with the Town staff to provide diversity in the architecture and finishes to comply with the spirit of the current code.

Mr. Gabler reviewed several different site maps and proposed architectural renderings of the units to be constructed as well as the community center/club house. He addressed a variety of questions from the Planning Commissioners regarding proposed parking spaces at the club house, maximum building heights, inclusion of roof top decks, future commercial development, location of a future amphitheater, trails and landscaping. In response to a question from Commissioner Joel Pieper regarding the number of units for Phase 4, Mr. Gabler stated that he was vested for a total of 700 units, and while he was seeking approval for a maximum of 239 units in Phase 4, the actual number

APPROVED

would be driven by market demand and may be less than that figure. The commercial development would be included in a future phase.

Mr. Gabler stated the club house would be 6,000 – 7,000 square feet and was intended for use solely by Shoreline residents, however the parks and open space areas not fenced in as part of the club house area would be open to the public. This would include public access to bathrooms, parks, amphitheater and pickleball courts, as approved by the Homeowners Association (HOA) in the future.

Regarding the timing of construction for this phase, Mr. Gabler stated the new infrastructure would be built first to connect to the new Vantage Lane lift station before construction of homes could begin. He noted the original lift station would be torn down once the Vantage Lane station was fully operational and supporting all of Shoreline and the Holmes Homes developments as planned. He stated all the infrastructure would be completed before building homes. He added the timing of the construction of the club house was not mandated by contract, but he hoped to have it completed in conjunction with sales of Phase 3 units to provide for sufficient residents to support the increased HOA fees to maintain the facility.

In response to a suggestion from Commissioner Pieper, Mr. Gabler agreed to the creation of a resident and/or HOA committee to provide more input on the detailed amenities of the club house.

In response to a comment from Acting Chair Cooper, Mr. Gabler noted the proposed number of parking spaces at the club house would be reevaluated as the plan was refined, and he would also include bike racks in the plan.

Mr. Gabler discussed plans for proposed housing types which would be built according to market demand. He indicated there seemed to be demand for smaller units than the existing Shoreline phases and expected home sizes would range from 1,500 square feet for the 6-plex units to 3,000 square feet for the 4-plex units. He noted approximately 50% of the total acreage would be open space.

In response to a question from Commissioner Peter Ginsberg regarding widths of new roads, Mr. Gabler stated the roads for Phase 3 and all other phases would be 29 feet wide, driveways would be a minimum of 20 feet, and the layout would be staggered to provide for a less monotonous appearance. He also noted additional guest parking spaces would be incorporated into the final plans and would be consistent with ratios of guest parking spaces to units in Phases 2 and 3.

Mr. Gabler noted the topography of this phase was fairly flat, and that he would work with Town staff, city engineer and Design Review Committee on details regarding civil plans, retaining walls, geo-tech reports, storm water plans, outside lighting and elevations to ensure views and building heights to meet Town Code.

Commissioner Pieper shared his concerns with the level of density and asked if the units could be spread out a bit to minimize this or to build in Dead Man's Gulch. Mr. Eddington noted this gulch area was quite steep and a sensitive drainage area and a wildlife corridor which would not be suitable for development.

Discussion ensued regarding options to spread the density out over more acreage, the trade off with open space, and the feasibility of building in Dead Man's Gulch. Mr. Gabler responded that the development was approved for 700 total units, and he was confident that the extensive landscaping would make for an attractive community.

There being no further questions from the Planning Commissioners, the Public Hearing was opened at 7:16 PM.

APPROVED

Mr. Brian Cooper, Shoreline resident asked about the appearance of the rectangular grid section; Mr. Gabler responded there would be more variation than this preliminary plan indicated. Mr. Cooper asked if there would be sufficient compaction of soils moved during construction, to which Mr. Gabler replied such testing would continue to be conducted by Epic Engineering and a geo-tech engineering firm. Mr. Cooper asked if the electrical lines would be underground; Mr. Gabler responded the distribution lines would be buried, although the transmission lines would continue to be overhead lines to the best of his knowledge.

Mr. Scott Peters, Shoreline resident, asked if there would be another main access road in/out of this phase; Mr. Gabler discussed the current roads including Recreation Drive which was added after the initial approval per the Fire District requirements and noted it would be the primary road for this phase. Mr. Peters also asked about the timing for commercial development. Mr. Gabler did not have any details on the timing or type of commercial that would be developed.

Acting Chair Cooper asked if there could be a restaurant in the community center. Mr. Eddington stated under current zoning such a business could be allowed. Mr. Gabler stated the inclusion of a restaurant in the community center was not a decision he was prepared to make but would be up to the HOA.

Mr. Tom Christjans, Shoreline resident, asked what the ratio of single units and quads- through six-plexes would be, and if that was negotiable. Mr. Gabler responded the mix would be mandated by demand for various sized units.

Mr. Peters asked how many units would be located within the purple area of the map displayed. Mr. Gabler replied these figures were not yet finalized. Commissioner Ginsberg asked for confirmation that the housing units would not be apartments, which Mr. Gable did confirm.

Ms. Peggy Poka, Shoreline resident, shared her concerns with the level of density proposed for this phase. Mr. Gabler replied he had been approved for 700 units, and density would be in this phase or a future phase.

Mr. Jon Koening, Shoreline resident, asked for more clarification on how market demand for the proposed building types would determine where the units would be built. Mr. Gabler responded he could not provide a specific answer given changing market conditions, however he expected there would be demand for units of less than 3,500 square feet, and the plan would be adjusted with market demand during construction.

Acting Chair Cooper asked if the construction would begin closest to the water. Mr. Gabler responded the priority would be completing the water and sewer mains along new road(s), with building construction to follow. He did not expect the home construction to begin in the area closest to the water.

Mr. Peters asked for clarification on the construction of the new sewer main, which Mr. Gabler addressed. He noted the initial excavation work had already been permitted to start the work on the infrastructure.

Mr. Attila Poka, Shoreline resident asked for clarification on the access along Recreation Drive. Mr. Gabler noted the other roads throughout the development which would also tie into this Phase.

Ms. Catherine Woltering, Shoreline resident, asked for clarification on whether the number of units approved in 2016 were approved for a total number and by phase. Mr. Eddington explained that the approval in 2016 was approved as a preliminary plan, not by phase, and with pods and conceptual density outlined but not defined by phase. There were no phase lines in that plan. When comparing the current phasing with the 2016 preliminary plan, there were changes in the density by phase and location of housing types. The total 700-unit approval remained binding, but there could be negotiation with the developer on the proposed number of units presented for this phase.

APPROVED

Town Attorney Polly McLean added the 2016 original preliminary plat approval showed an overall concept plan, with allocations by phase to be part of the final platting and overall plan compliance.

Commissioner Pieper asked what documentation there was from the Phase 3 approval process which detailed the approval and changes from the original concept plan approval.

Acting Chair Cooper asked Mr. Gabler if he would consider obtaining approvals of two sub-phases rather than requesting all of Phase 4 approval in one application. Mr. Gabler replied that was not an option as he needed to commence the infrastructure construction for the entire phase. He also noted the proposed 8 units per acre was not higher density than the existing phases, and there would be twenty acres of undeveloped, open space.

Ms. Woltering asked who had the burden to provide information on a legal agreement regarding the changes made since the original 2016 approval. Ms. McLean agreed to research this history from the original approval and each phase in order to provide more information at the next meeting on this matter. Mr. Gabler stated the Master Development Agreement (MDA) provided him the flexibility to shift the units per phase, all within the maximum 700 units. Ms. McLean noted the zoning would still need to be followed within each phase. Ms. Woltering noted her concerns that homeowners purchased their units based on expectations from the original approved plat which now appeared very different.

There being no further public comment, the Public Hearing was closed at 7:49 PM.

Mr. Eddington agreed to work on the research of plat history as discussed, as well as to follow up with Mr. Gabler and the city engineer to review the proposed plan in more detail.

Motion: Commissioner Ginsberg moved to continue this matter to the September 4, 2024 6:00 PM Special Meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.

2. **Discussion and possible recommendation to Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the "Elk Horn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP)**

3. **Discussion and possible recommendation to Hideout Town Council regarding a Master Development Agreement (MDA) for the Elk Horn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals**

Mr. Eddington announced that the Applicant had requested a continuation of these two items to the September 4, 2024 Special Meeting.

As these items had been noticed as a Public Hearing, the meeting was opened for public comment at 7:56 PM. There were no public comments, and the Public Hearing was closed at 7:57 PM.

APPROVED

Motion: Commissioner Ginsberg moved to continue the two items related to the Elk Horn Springs Development to the September 4, 2024 6:00 PM Special Meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.

V. Meeting Adjournment

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

Motion: Commissioner Ginsberg moved to adjourn the meeting. Commissioner Pieper made the second. Voting Yes: Acting Chair Cooper, Commissioner Pieper and Commissioner Ginsberg. Voting No: None. Absent from Voting: Chair Matyszczyk, Commissioner Tihansky, and Commissioner Turner. The motion carried.

The meeting adjourned at 7:58 PM.

TOWN OF HIDEOUT CORPORATE Seal WASATCH COUNTY, UTAH

Kathleen Hopkins
Deputy Recorder for Hideout

APPROVED

SALT LAKE AREA OFFICE
859 W South Jordan Pkwy, Ste 200
South Jordan, Utah 84095
Phone: (801) 566-5599
www.HALengineers.com

Town of Hideout
Planning Commission

April 17, 2025

Engineering Staff Report – Shoreline Phase 4 Final Subdivision

I provided the following comments on the engineering plans and studies for the subject application to the applicant on October 19, 2024. **The applicant failed to resubmit anything.**

The essence of my comments will be presented here followed by the justifications for them. Due to the passage of time and discovery of additional evidence, some comments are added here. Some comments are based specifically on the Former Town Code. Others are based simply on safety, sound engineering practice, reason, logic, or common law. Engineers usually understand the meaning of comments between each other. So, explanations are usually unnecessary. For the purposes of this forum, I added explanations where I believed they might be helpful for the Planning Commission's understanding.

Sheet	Comment	Justification	Explanation
Drainage Report			
1	Show mapping of your tributary areas (all the way up the mountain east of the highway). Provide separate calculation of the 100-year flow rates of channels that discharge onto the site from above. Provide open-channel calculations supporting your conveyances through the development.	11.06.117.1.c	
2	Show mapping and calculations for how you calculated C and T_c values.	11.06.117.1.c	This applies to pre-development, post-development, and 2-year flow calculations.
3	You can't cound downstream conditions as part of your treatment system.	Logic	
4	This [Gulch Pipeline] is not allowed. Restore the detention pond that was filled without permission.	Comment 6 on the Overall Grading and Drainage Plan.	
5	[Sub-Area Map] Consider all of the tributary area above [the	11.06.117.1.c	

	site]. Use inlet-controlled culvert calculations if it ponds.		
6	[Sub-Area Map] Include existing features (culvert and channel).	11.06.117.1.c	
7	There is a large tributary area that drains to here [immediately above the development]. As you said in your introduction, show how this 100-yr flow will continue through your site.	11.06.117.1.c	The Town will accept 100 year flows that can be safely conveyed in the streets.
8	Show overland runoff routes on your map.	11.06.117.1.c	
Trip Generation Memo			
1	The requirement is for a traffic impact study, not a trip generation memo. Submit a traffic impact study that addresses all of the potential impacts that the proposed development will impose on the entire transportation system out to and including the intersections with the State highway.	11.06.117.1.a	
Cover/Site Plan			
1	Call Before You Dig logo.	UT Code 54.8a	
2	Contact information for the project team and other key contacts.	Reason	
3	Show phasing.	11.06.117.2.ar	
4	Follow JSSD Standards for sewer and water.	UT R317-3 and UT R309-550	The applicant objected to JSSD Standards. So, the default is UT Rules.
5	Project submittals shall be reviewed by the Town Engineer, not the developer's engineer.	Logic	The Town Engineer is the gate keeper (pursuant to applicable standards) about materials used for public improvements, not the developer's engineer.
6	Add a signage plan. Signage comments are on the Utility Plan.	Safety	
Plat			
1 (added)	The parent parcel contains 67.83 acres. Show it. Designate the remainder as "Parcel A".	UT 10-9a-103(68)	

2	Drainage easements and agreements are required for historical off-site flows onto the subject property.	Common Law	
3	Include all site improvements in the plat, or provide easements for them.	Common Law	
4	Place survey monuments at two street intersections.	Wasatch County Surveyor	
5	Use the Town's Plat Template	Reason	
6	Designate one side of each street to have no parking.	Safety	The streets are too narrow for parking on both sides. This is a permanent encumbrance.
7	Add snow storage to the common area drainage easement.	Logic	Snow is another form of drainage. The applicant must provide convenient places for the Town to put snow.
8	Add "Town Utility Easement" to common area.	UT 54-2-1(6)(b)	Town utilities are not "public utilities".
Boundary Survey			
1 (added)	Surveyor should have filed this survey with the County Surveyor by November 27, 2024.	UT 17-23-17(2)(a)(i)	"A land surveyor who fails to file a map of the survey as required by Subsection (2)(a)(i) is guilty of an infraction."
2 (added)	The parent parcel contains 67.83 acres. Show it.	UT 10-9a-103(68)	
Demolition Plan			
1	Salvage removed infrastructure to Town	Common Law	These are Town property.
Overall Utility Plan			
1	Provide calcs in Drainage Report showing no pressure of storm system going from 6.4% to 1.3% at 90°.	Safety, Sound Practice	This condition might blow a manhole cover.
2	Show where the project sewage goes.	Logic	
3	Provide a report about how you sized your sewer pipelines.	11.06.117.1.c	
4	Put street lights at intersections and cul-de-sac ends.	Safety	
5	Stamp curb indicating utility lateral locations.	Reason	
6	Show NO PARKING signs (MUTCD R7-1) at	Safety	

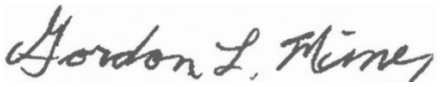
	the beginning and ending on the side of every street designated on the plat.		
Overall Grading Plan			
1	Rename this sheet “Overall Grading and Drainage Plan”.	Logic	
2	Add the Engineer’s Certification	11.06.117.1.c	
3	There is a historical drainage in this [here]. Manage it. You cannot introduce off-site flow into the Town’s system.	Common Law	
4	Retaining walls 4 feet or taller require a building permit.	IBC 1807.2	
5	Restore the Gulch Pond.	Town Permit SC 22.001, dated 1/12/22	The Town will allow restoration of the water quality component only, either in a pond or treatment device.
6	Development here is inconsistent with the Preliminary Plan.	11.06.117.2.ak	
7	You cannot remove the pond on the north side of the site in the vicinity of BLDs #8 and #9 [without justification].	Safety	The applicant needs to justify in the drainage report why this pond is no longer needed.
Drainage Pipe Grading Plan			
1	These comments about this pipeline do not imply that a pipeline is acceptable. They are intended only to point out deficiencies in this design.	Comment 6 on the Overall Grading and Drainage Plan.	
2	Energy dissipation per HEC-14 must be employed TOTALLY ON SITE.	11.06.117.1.b, Common Law	
3	No fittings. Employ manholes. Provide calcs showing no pressure of system going from 22% to 2%.	Sound Practice	
4	Transition from open channel to pipe per HEC-14.	Safety, Sound Practice	

5	Design the necessary grading [for the inlet] and show it here.	Sound Practice	
6	Use APWA boxes.	11.06.117.1.g	This comment applies to all sheets where APWA boxes can be used.
7	Match crowns [of storm drain pipelines in boxes].	Sound Practice	
Groves Edge Drive Plan/Profile			
1	Provide an air relief valve on the water system at this high point.	UT R309-550	
Bingham Lane Plan/Profile			
1	Provide an approved phasing plan to justify these stubs. Provide easements to the Town if justified.	11.06.117.2.ar, Common Law	This comment applies to all sheets where utility stubs for supposed future streets are shown.
Recreation Drive Plan/Profile	Max slope of 5% PC to PT through intersection	Safety	The applicant was invited to provide a generally-recognized professional standard that supports his design. Mistakes by Hideout, other cities, or other individual engineers does not constitute a standard.
Wake Rider Cir.			
1	You cannot install Town infrastructure outside of the [plat].	Common Law	
Sewer Plan/Profile (PP14)			
1	The drop manhole per JSSD Std. Dwg 300.4	11.06.117.1.c	“subject to approval by the local jurisdiction”
Detail Sheet (D1)			
1	Do not include standard drawings. Reference them instead.	Reason	These are standard drawings from somewhere. Standard drawings get outdated and can be altered.
2	Include a detail per manufacturer’s specifications for storm drain pipeline trenches.	11.06.117.1.b	
3	The pavement design shall be per the geotechnical report (4” asphalt, 8” base, 10” granular borrow, properly-prepared subgrade).	11.06.117.1.a	

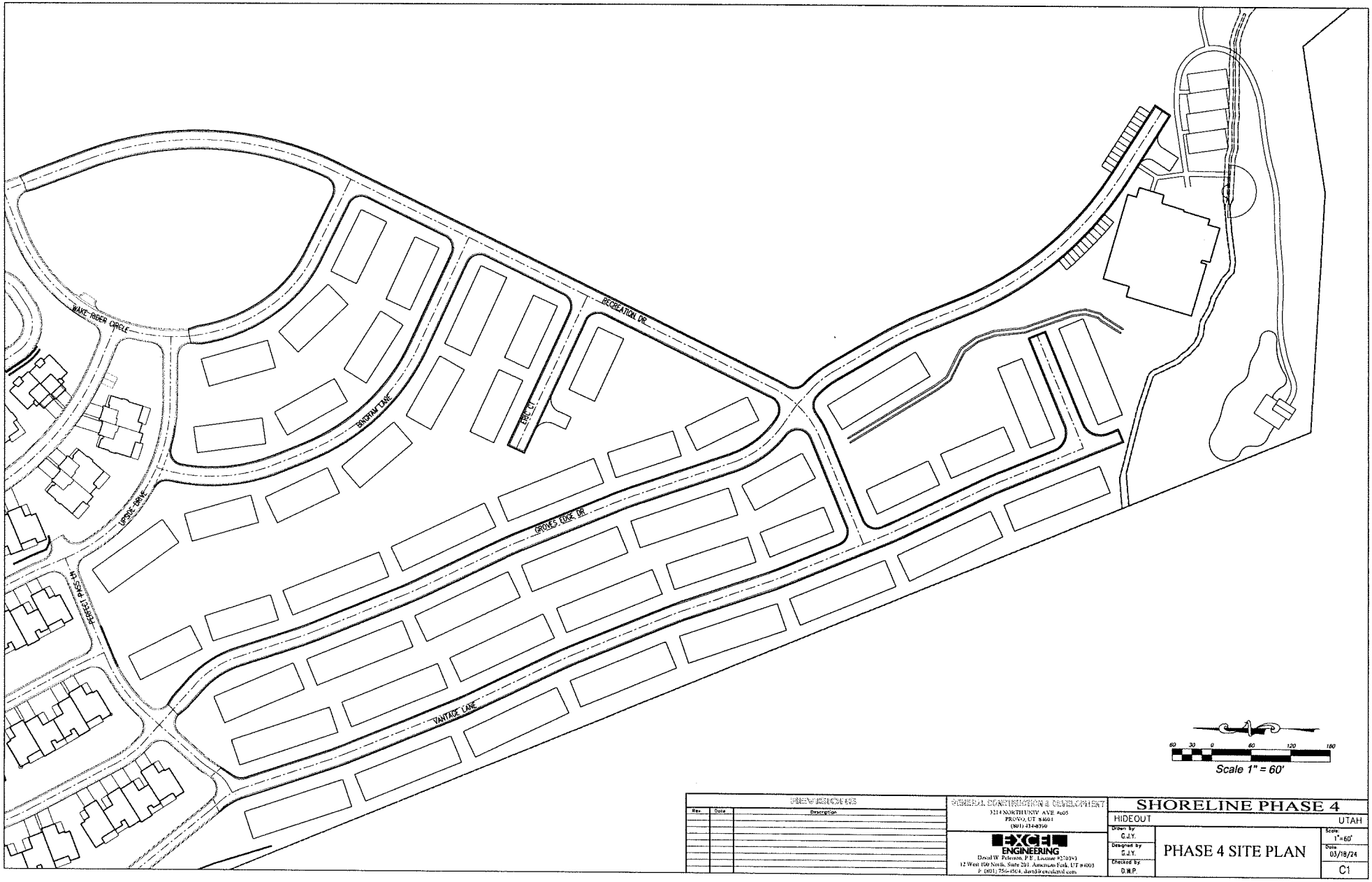
4	[curb and gutter] per APWA Plan 205.1	Sound Practice	The applicant showed the right curb and specified APWA, but failed to specify the type of APWA curb.
5	Based on historical aerial photography, the site is covered with undocumented fill. The fill in the locations of the streets must be removed to undisturbed native material and replaced with engineered fill.		The Town will entertain ideas from a qualified geotechnical engineer to stabilize the undocumented fill without removing it entirely if the final pavement design will be at least as strong as if the fill were not there.
Detail Sheet (D2)			
1	[a water quality treatment device] Your drainage report must be updated before something like this can be considered.	11.06.117.1.b, Safety	Water quality treatment devices must be selected from the Washington Department of Ecology's TAPE General Use Level Pretreatment Devices

Respectfully,

HANSEN, ALLEN & LUCE, INC.



Gordon L. Miner, P.E.
Town Engineer



REVISIONS		
Rev.	Date	Description

GENERAL CONSTRUCTION & DEVELOPMENT
3214 NORTH UNIV AVE #405
PROVO, UT 84604
(801) 434-8590

EXCEL ENGINEERING
David W Peterson, P.E. License #270347
12 West 100 North, Suite 201 American Fork, UT 84003
P: (801) 756-1504, david@excelcivil.com

SHORELINE PHASE 4

HIDEOUT UTAH

Drawn by	G.J.Y.
Designed by	G.J.Y.
Checked by	D.W.P.

PHASE 4 SITE PLAN

Scale	1"=60'
Date	03/18/24
	C1



150 75 0 150 300 450

Scale 1" = 150'

GENERAL CONSTRUCTION & DEVELOPMENT
3214 NORTH UNIV. AVE #965
PROVO, UT 84604
(801) 434-8356

EXCEL ENGINEERING
David W. Peterson, P.E. Lic.No.#276393
12 West 100 North, Suite 201, American Fork, UT 84003
P. (801) 756-1501 f. davidp.excelcivil.com

SHORELINE

HIDEOUT UTAH

Drawn by	G.J.Y.
Designed by	G.J.Y.
Checked by	D.W.P.
Scale	1"=150'
Date	08/07/24

OVERALL PLAN W/ PHASE 4

1 OF 1



PLANT SCHEDULE VILLAGE CENTER

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL
TREES			
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B&B	2" CAL
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / SERVICEBERRY	B&B	2" CAL
	POPULUS FREMONTII / FREMONT COTTONWOOD	B&B	2" CAL
	POPULUS TREMULOIDES / QUAKING ASPEN	B&B	6` HT MIN.
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	B&B	2" CAL
	QUERCUS GAMBELII / GAMBEL OAK	B&B	2" CAL
EVERGREEN TREES			
	ABIES LASIOCARPA / SUBALPINE FIR	B&B	6` HT MIN.
	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE	B&B	6` HT MIN.

SYMBOL	BOTANICAL / COMMON NAME
GROUND COVERS	
	ARTIFICIAL TURF - SEE SITE PLAN
	NATIVE SEED AREA
	PLANTING BED / CONTRACTOR INSTALLED
	PLAYGROUND SURFACING / CONTRACTOR INSTALLED
	POA PRATENSIS / KENTUCKY BLUEGRASS
	SPECIALTY CONCRETE / BY OWNER

Scale: 1" = 40'-0"

0 20 40 80 120

blu line designs
landscape architecture & design
6774 S. Trinity Parkway
Sandy, UT 84070
p 801 471 7554

CLIENT

SHORELINE VILLAGE CENTER

ADDRESS
CITY

REVISIONS

Stamp

Designed By: GD
Drawn By: GD
Date: 8/29/2024
Checked By: RE
Project No: 24-132

Drawing Title:

OVERALL LANDSCAPE PLAN

Drawing number:

LP100



PLANT SCHEDULE VILLAGE CENTER

SYMBOL	BOTANICAL / COMMON NAME
TREES	
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / SERVICEBERRY
	POPULUS FREMONTII / FREMONT COTTONWOOD
	POPULUS TREMULOIDES / QUAKING ASPEN
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY
	QUERCUS GAMBELII / GAMBEL OAK
EVERGREEN TREES	
	ABIES LASIOCARPA / SUBALPINE FIR
	PICEA PUNGENS `GLAUCA` / BLUE COLORADO SPRUCE
SYMBOL	**BOTANICAL / COMMON NAME**
SHRUBS	
	AMELANCHIER ALNIFOLIA `REGENT` / REGENT SERVICEBERRY
	CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD
	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
	POTENTILLA FRUTICOSA 'HACHLISS' / BELLA BELLISSIMA™ BUSH CINQUEFOIL
	RHUS GLABRA 'CISMONTANA' / WESTERN SMOOTH SUMAC
	RIBES AUREUM / GOLDEN CURRANT
ORNAMENTAL GRASSES	
	FESTUCA X `SISKIYOU BLUE` / SISKIYOU BLUE FESCUE
PERENNIALS	
	COREOPSIS GRANDIFLORA / TICKSEED
	HEUCHERA X 'GEORGIA PEACH' / GEORGIA PEACH CORAL BELLS
	HEUCHERA X 'GREEN SPICE' / GREEN SPICE CORAL BELLS
	LUPINUS X 'GALLERY YELLOW' / GALLERY YELLOW LUPINE
	PENSTEMON X 'DARK TOWERS' / DARK TOWERS BEARDTONGUE
	SALVIA NEMOROSA 'MAY KNIGHT' / MEADOW SAGE
SYMBOL	**BOTANICAL / COMMON NAME**
GROUND COVERS	
	ARTIFICIAL TURF - SEE SITE PLAN
	NATIVE SEED AREA
	PLANTING BED / CONTRACTOR INSTALLED
	PLAYGROUND SURFACING / CONTRACTOR INSTALLED
	POA PRATENSIS / KENTUCKY BLUEGRASS
	SPECIALTY CONCRETE / BY OWNER

Scale: 1" = 20'-0"

0 10 20 40 60

blu line designs
landscape | architecture | design
8779 S. Sandy Parkway
Sandy, UT 84070
p 801 913 7954

CLIENT

SHORELINE VILLAGE CENTER

ADDRESS
CITY

REVISIONS

Stamp

Designed By
Drawn By
Date
Checked By
Project No

Drawing Title

LANDSCAPE PLAN ENLARGEMENT

Drawing number

LP401



ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

SHORELINE VILLAGE CLUBHOUSE
UTAH # 2020141

CONCEPTUAL DESIGN
MAY 30, 2024

CLUBHOUSE RENDERING 1

A1.1



ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

SHORELINE VILLAGE CLUBHOUSE
UTAH # 2020141

CONCEPTUAL DESIGN
MAY 30, 2024

CLUBHOUSE RENDERING 2

A1.2



ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

SHORELINE VILLAGE CLUBHOUSE
UTAH # 2020141

CONCEPTUAL DESIGN
MAY 30, 2024

CLUBHOUSE RENDERING 3

A1.3



ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

SHORELINE VILLAGE CLUBHOUSE
UTAH # 2020141

CONCEPTUAL DESIGN
MAY 30, 2024

CLUBHOUSE RENDERING 4

A1.4



ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.525.6400
ktgy.com

SHORELINE VILLAGE CLUBHOUSE
UTAH # 2020141

CONCEPTUAL DESIGN
MAY 30, 2024

CLUBHOUSE RENDERING 5

A1.5



ktgy
Architecture + Planning
820 16th Street, Suite 500
Denver, CO 80202
303.825.6400
ktgy.com

SHORELINE VILLAGE CLUBHOUSE
UTAH # 2020141

CONCEPTUAL DESIGN
MAY 30, 2024

CLUBHOUSE RENDERING 6

A1.6



FRONT PERSPECTIVE

kt gy
Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

GCD

HIDEOUT, UTAH

SHORELINE
HIDEOUT, UTAH # 20230682

CONCEPTUAL DESIGN
08/08/2024

NTS

UH FRONT RENDERING STYLE A

A3-1



FRONT PERSPECTIVE

ktgy
Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

GCD

HIDEOUT, UTAH

SHORELINE
HIDEOUT, UTAH # 20230682

CONCEPTUAL DESIGN
08/08/2024

NTS

DH FRONT RENDERING STYLE A

A3-2



REAR PERSPECTIVE

kt gy
Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

GCD

HIDEOUT, UTAH

SHORELINE
HIDEOUT, UTAH # 20230682

CONCEPTUAL DESIGN
08/08/2024

NTS

DH REAR RENDERING STYLE A

A3-3



FRONT PERSPECTIVE

Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

GCD

HIDEOUT, UTAH

SHORELINE
HIDEOUT, UTAH # 20230682

CONCEPTUAL DESIGN
08/08/2024

NTS

UH FRONT RENDERING STYLE B



FRONT PERSPECTIVE

ktgy
Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

GCD
HIDEOUT, UTAH

SHORELINE
HIDEOUT, UTAH # 20230682

CONCEPTUAL DESIGN
08/08/2024

NTS

DH FRONT RENDERING STYLE B

A3-5



REAR PERSPECTIVE

ktgy
Architecture | Branding
Interiors | Planning
3660 Blake St., Suite 500
Denver, CO 80205
303.825.6400
ktgy.com

GCD

HIDEOUT, UTAH

SHORELINE
HIDEOUT, UTAH # 20230682

CONCEPTUAL DESIGN
08/08/2024

NTS

DH REAR RENDERING STYLE B

A3-6

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	ABIES LASIOCARPA / SUBALPINE FIR	B&B	6' HT MIN.	64
	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B&B	2" CAL	35
	POPULUS FREMONTII / FREMONT COTTONWOOD	B&B	2" CAL	28
	POPULUS TREMULOIDES / QUAKING ASPEN	B&B	6' HT MIN	30
	QUERCUS GAMBELII / GAMBEL OAK	B&B	2" CAL	42

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
GROUND COVERS			
	NATIVE SEED AREA	BED	269,838 SF
	PLANTING BED / CONTRACTOR INSTALLED	BED	4,688 SF



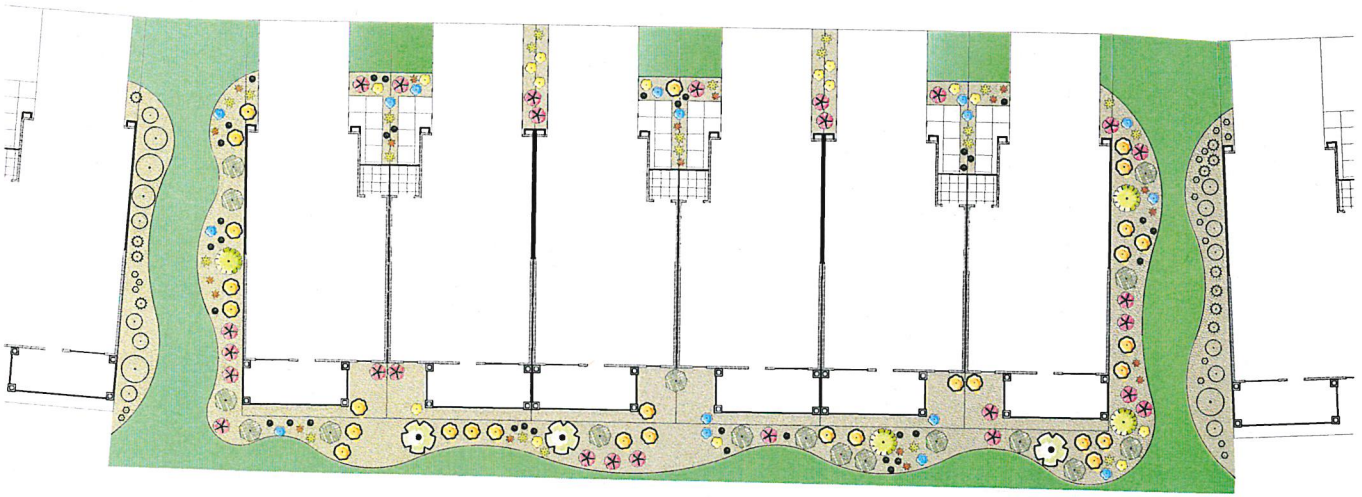
SHORELINE TOWNHOMES PHASE 4 | OVERALL LANDSCAPE PLAN

Scale: 1" = 60'-0"

0 30 60 120 180

PLANT SCHEDULE TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	5 GAL	3
	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL	29
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL	17
	POTENTILLA FRUTICOSA 'HACHLISS' / BELLA BELLISSIMA ™ BUSH CINQUEFOIL	5 GAL	26
	RHUS GLABRA 'CISMONTANA' / WESTERN SMOOTH SUMAC	5 GAL	4
ORNAMENTAL GRASSES			
	FESTUCA IDAHOENSIS / IDAHO FESCUE	1 GAL	35
PERENNIALS			
	HEUCHERA X 'GEORGIA PEACH' / GEORGIA PEACH CORAL BELLS	1 GAL	19
	HEUCHERA X 'GREEN SPICE' / GREEN SPICE CORAL BELLS	1 GAL	22
	LUPINUS X 'GALLERY BLUE' / DWARF BLUE LUPINE	1 GAL	16
	LUPINUS X 'GALLERY YELLOW' / GALLERY YELLOW LUPINE	1 GAL	16



SHORELINE TOWNHOMES PHASE 4 | TYPICAL LANDSCAPE PLAN

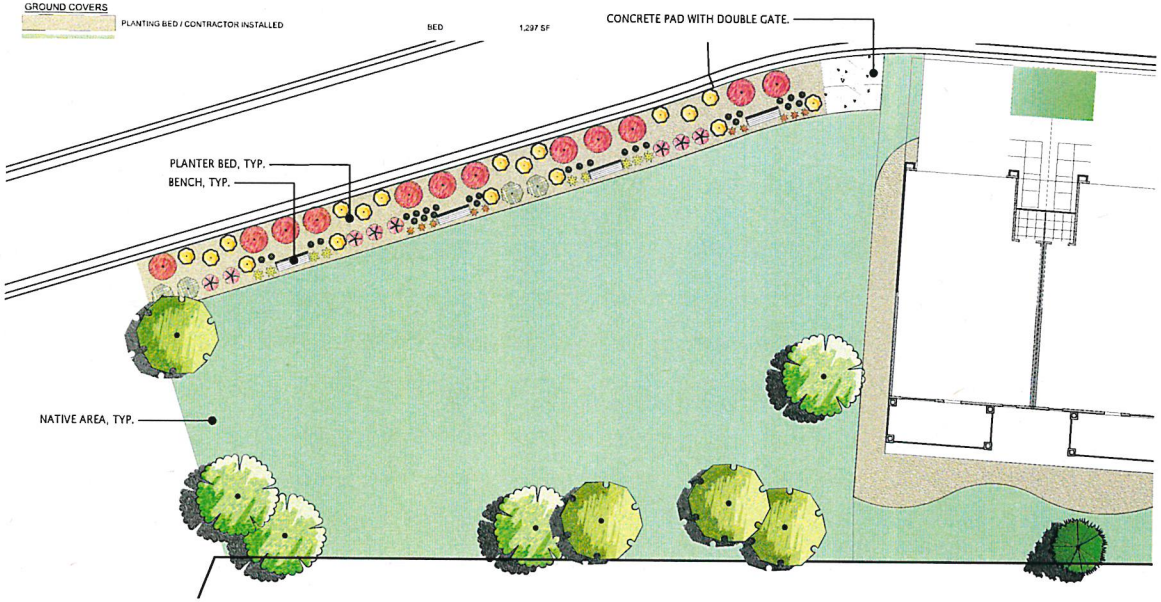
3.26.2024

0 5 10 20 30

n

PLANT SCHEDULE DOG PARK

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	QTY
TREES				
	POPULUS TREMULOIDES / QUAKING ASPEN	B&B	6' HT MIN.	4
	QUERCUS GAMBELII / GAMBEL OAK	B&B	2" CAL	4
SYMBOL	**BOTANICAL / COMMON NAME**	**CONT**		**QTY**
SHRUBS				
	CORNUS SERICEA 'BAILADELINE' / FIREDANCE™ RED TWIG DOGWOOD	5 GAL		12
	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL		18
	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL		4
	POTENTILLA FRUTICOSA 'HACHLISS' / BELLA BELLISSIMA ™ BUSH CINQUEFOIL	5 GAL		8
ORNAMENTAL GRASSES				
	FESTUCA IDAHOENSIS / IDAHO FESCUE	1 GAL		28
PERENNIALS				
	HEUCHERA X 'GEORGIA PEACH' / GEORGIA PEACH CORAL BELLS	1 GAL		10
	HEUCHERA X 'GREEN SPICE' / GREEN SPICE CORAL BELLS	1 GAL		9
SYMBOL	**BOTANICAL / COMMON NAME**			**QTY**
GROUND COVERS				
	PLANTING BED / CONTRACTOR INSTALLED	BED		1,297 SF





150 75 0 150 300 450

Scale 1" = 150'

REVISIONS		
Rev.	Date	Description

GENERAL CONSTRUCTION & DEVELOPMENT
3214 NORTH UNIV. AVE. #665
PROVO, UT 84604
(801) 434-8399

EXCEL ENGINEERING
David W. Peterson, P.E. License #270393
12 West 100 North Suite 201, American Fork, UT 84663
P. (801) 756-4504, david@excelutvil.com

SHORELINE

HIDEOUT UTAH

OVERALL CONCEPT PLAN

Drawn by:	G.J.Y.
Designed by:	G.J.Y.
Checked by:	D.W.P.
Scale:	1"=150'
Date:	08/14/24
	1 OF 1

File Attachments for Item:

3. Discussion and possible recommendation to the Hideout Town Council regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP). ***This item will be postponed to a date to be determined at the April 17, 2025 Planning Commission meeting and will not be discussed at this meeting.***

From:	Steve Jurecki
To:	Tony Matyszczyk; Donna Turner; Rachel Cooper; Glynnis Tihansky; Joel Pieper; Peter Ginsberg; Chase Winder
Cc:	Alicia Fairbourne
Subject:	Caution: ExternalComments on Elkhorn Springs Proposal
Date:	Saturday, March 15, 2025 11:21:15 AM
Attachments:	Input to Planning Commision on Elkhorn Springs.docx

Some people who received this message don't often get email from sajurecki@outlook.com. Learn why this is important

Attached is the letter by Greg McIntire, providing input on the Elkhorn Springs development proposal. We are planning to relocated to Golden Eagle and concur with Greg's input. Our home, currently under construction on Wrangler Drive, is adjacent to the proposed development. As such, we strongly support that the housing adjacent to Golden Eagle not be allowed to have short term rentals. Additionally we believe the areas adjacent to Golden Eagle should be developed with the same housing density as golden eagle; particularly where the golden eagle lots have already been sold.

Lastly we would appreciate if you would provide a schedule of your future meetings.

Thank You
Steve & Elaina Jurecki
1948 Wrangler Drive (GE lot 22)
[redacted]

March 14, 2025

To: Hideout Planning Commission Members

anthony@hideoututah.gov
dturner@hideoututah.gov
rqcooper@hideoututah.gov
gtihansky@hideoututah.gov
jpieper@hideoututah.gov
pginsberg@hideoututah.gov
cwinder@hideoututah.gov
CC:

afairbourne@hideoututah.gov (for recordation)

Comments on Elkhorn Springs Proposal

I am a Golden Eagle (GE) landowner currently in construction and providing feedback on the Elkhorn Springs proposal for the Salzman Property that adjoins GE. I will share this with other landowners within GE, who may email their support or disagreement for my comments.

I'm familiar with this property's current and previous proposals (Boulders, Bloom). On balance, I'd voice conditional support for this proposal, and want to outline:

- areas in which I think this proposal has improved from previous proposals,
- acknowledge the town's competing issues, and
- specific concerns I have on Elkhorn.

What's Improved

While individual opinions may vary, the consensual largest worries of GE landowners about developing Salzman's land have been around a high-rise hotel that would block views and an amphitheater that would emit light, noise, and traffic pollution. Those remnants of the Boulders proposal are not here, and that is welcome. Thank you.

Town Issues

I realize the town wants to fulfill its strategic plan and deal with budgetary issues (through commercial revenues and nightly rentals) and water share shortage issues. While the latter is not in the purview of PC, it is for the town council, and Nate Brockbank has excess shares (not registered with JSSD), which is also likely a consideration.

To the extent it is, he won't give them up for nothing, and an exchange is likely a function of added density and nightly rental revenue to this and/or Richardson's Flat. There's no **ideal** solution. We're trying to solve multiple things.

Personally, I'm less worried about nightly rentals than the average Hideout resident. I'm more focused on our budget and water issues and want a proposal that helps on these issues while being cognizant of pain elsewhere.

Primary Concerns with Elkhorn Proposal

1. Process/continuity of nightly rentals decision across Hideout
2. Town ownership/build/operation of commercial buildings within proposal

Will discuss each in turn.

Nightly Rentals Decision Continuity

The town has struggled across multiple proposals with how to expand the use of nightly rentals, especially when proposals adjoin where existing residents are living. While reasonable, it seems inevitable that nightly rental expansion will eventually happen within Hideout. I'm more concerned making 'yes' palatable**.**

GE is a large community that will materially increase Hideout's population base when occupied. How (and through what protections) do we get to a yes on this or a later proposal that is not a function of NIMBYism and the optics that people in older Hideout subdivisions are ok with it adjoining GE (or newer subdivisions) when they can't see it, but wouldn't be ok if it was close to them?

The concerns of those against nightly rentals aren't less depending on their development, nor would I argue that they should be less because the adjoining lots are only now in construction.

The Elkhorn proposal partially ameliorates traffic worries, given that it wouldn't create traffic ***through*** GE (though GE may have increased traffic around Elkhorn density). Further, the highest density (R20) is situation farthest away from GE, and that's a good thing. I'm not personally worried about the traffic impact, but other GE landowners might be.

Potential noise pollution is acutely a worry of those GE landowners directly joining Elkhorn. My lot is well up the GE plat, and my voice in this should count **less** than those on Wrangler who will be directly affected and have lots adjoining R3 (NE side) and some R6 (N part of proposal). GE lots in most of Talon circle (NW corner of proposal) are unsold and should have less weight considering amelioration (prospective buyers can shop elsewhere).

Still, if nightly rentals are necessary in this proposal, relegating them to the townhomes near the commercial lots (R20) would create a material noise buffer for GE landowners and would be welcomed.

Suppose, however, the revenue hit to the Developer and Hideout for that restriction is too much. Could the lots ***directly*** connecting to GE (which have been sold) be zoned as not nightly rentals, with the remaining lots provisioned as available? This would provide ***some*** noise pollution protections and better manage relationships with affected Hideout landowners/residents, while recognizing that much of the NW section of the Elkhorn proposal affects no current resident or landowner. That's a modest hit in proposal revenues that would show goodwill towards affected GE landowners.

I'm asking the PC and Council to get creative on managing feelings on this (whether it's Elkhorn or another proposal) so that we don't attempt to solve one issue (town revenue) and create multi-year bad feelings between older and newer developments. Eventually, Hideout likely needs to say yes to nightly rentals, and I'd encourage us to focus less on yes/no, and more on how we make yes palatable.

Town Ownership of Commercial Lots

This is a much shorter concern. Given our bandwidth (headcount) and track record, does the Town believe it has the skill to own/build/sell/manage these lots?

The wisest course of action is often to recognize where our skills do not lie and focus, and I'd like the Town to articulate better why it thinks this is a good idea, net of the additional focus and resources required to pull it off, as opposed to alternate considerations and letting Brockbank build/sell these himself (who's obviously skilled at doing so).

Conclusion

Thanks in advance for reading this. We all want Hideout to prosper and be a home we can be proud of.

Greg McIntire

1882 E Peak View Drive (GE Lot 367)

Hideout, UT

[redacted]

File Attachments for Item:

5. Consideration and possible recommendation to the Hideout Town Council for a proposed amendment to the Engineering Design Standards Manual. The proposed updates would include the following:a. Stormwater Drainage Policy Update"4. Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."b. Private Utility System Standards"Private systems shall be designed the same as public systems. Systems that serve private development shall be privately-owned-and-maintained."c. Construction Notes Section (New Section 1.5)Addition of standard construction requirements for job site responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

TOWN OF HIDEOUT
ORDINANCE 2025-O-XX

AN ORDINANCE ADOPTING AMENDMENTS TO THE HIDEOUT TOWN STANDARD SPECIFICATIONS AND DRAWINGS MANUAL

WHEREAS, the Town of Hideout maintains standards related to private and public construction within the Town; and

WHEREAS, the Hideout Engineering Department has prepared amendments to the Standard Specifications and Drawings Manual, including revisions to Construction Notes, stormwater drainage, and utility system standards; and

WHEREAS, pursuant to Utah Code 10-9a-103 and 10-9a-502, the Town has the authority to implement specifications or rules that govern the use of land; and

WHEREAS, Hideout Town Code §10.10.02 authorizes the Town Council to adopt engineering standards; and

WHEREAS, Utah State Code has been amended to require engineering standards to be considered land use regulations and be adopted by ordinance;

WHEREAS, the Hideout Town Planning Commission held a public hearing on April 17, 2025 and forwarded a recommendation to the Town Council to adopt the proposed amendments; and

WHEREAS, the Hideout Town Council conducted a duly noticed public meeting on _____, 2025, to consider these amendments; and

WHEREAS, the Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of the Town of Hideout;

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

SECTION I: Amendment. Section 1.5, Construction Notes, Section 2.2 Sanitary Sewer System, and Section 4.0 Design Requirements are hereby amended as shown in Exhibit A attached to this Ordinance.

SECTION II: Adoption. The Hideout Town Engineering Standard Specifications and Drawing Manual, as amended, is hereby adopted as an Ordinance.

SECTION III: Repeal and Replace. The January 9, 2025 Hideout Town Standard Specifications and Drawing Manual is hereby repealed and replaced. The Standards as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Ordinance are hereby repealed and in its place this Ordinance is adopted establishing

any updates to the Standards as attached in Exhibit A. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Ordinance shall remain in full force and effect.

Effective Date. This Ordinance shall take effect upon publication.

Adopted and approved this ___ day of _____, 2025.

TOWN OF HIDEOUT:

_____
_____, Mayor

ATTEST:

_____
Alicia Fairbourne, Recorder for Hideout

1.5 CONSTRUCTION NOTES

A. TYPICAL

1. Contractor assumes all responsibility for job site conditions during construction of this project, including the safety and well-being of all persons and property. This responsibility shall apply continuously and not be limited to normal working hours.
2. Contractor shall obtain all applicable permits and/or written agreements necessary to complete the work.
3. Contractor shall schedule a pre-construction meeting with the Town's Engineering Department at least 5 business days prior to the start of construction. Contractor must attend and bring one set of the acknowledged construction Plans and a copy of the current Hideout Town Standard Specifications and Drawings Manual (available at hideoututah.gov).
4. Contractor shall have in possession and on-site at all times one copy of the current acknowledged construction Plans, stamped, signed, and dated by the Engineer of Record, the Applicant, and the Town.
5. Construction, including grading and excavation, work shall not be performed outside the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday; or outside of the hours of 8:00 a.m. to 7:00 p.m. on Saturday, Sunday or federal holiday. Construction equipment and construction trailers may only be moved within the Town during those same hours.
6. All work shall be contained within the limits of disturbance shown on the Site Plan.
7. All staging must occur within the approved limits of disturbance, unless identified otherwise on the Site Plan.
8. On-site parking locations (off-street parking), unless otherwise identified on the Site Plan, shall be designated and made continually available for all project personnel. Contractor shall maintain continuous emergency vehicle access on and around the project site, including Public Works vehicles.
9. Deliveries are only permitted during the allowed hours of operation. Two flaggers must be present for all deliveries. A partial road closure permit is required for deliveries that take longer than one hour.
10. Portable toilets shall be provided during construction. Toilets will be located outside adjacent road rights-of-way and secured to prevent tipping.
11. All snow accumulated within the project will be stored within property boundaries, unless shown otherwise on the Site Plan.
12. A project sign shall be posted on site in a location that is readable from the adjacent street. The sign shall include Contractor's name, address, phone number, and emergency contact information. The sizes of the sign shall be: maximum 12 square feet, maximum 6 feet high, maximum 4-inches high lettering.
13. All light fixtures, including motion sensing fixtures and security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source, including any public or private street or road.
14. Developer's Engineers (Civil and Geotechnical) shall perform sufficient inspections and surveys during grading and construction to render an opinion in writing as to adherence to the accepted Plans and compliance with the Town Standard Specifications and Drawings Manual.
15. Survey monuments must be installed in accordance with the current Wasatch County Surveyor's Office requirements.
16. All disturbed property survey markers shall be reset in their original locations upon completion of all construction activities.
17. Contractor shall provide all traffic control which must conform to the current MUTCD. Provide a site-specific Traffic Control Plan prepared by a Certified Traffic Control Design Specialist prior to installation of any traffic control device.

B. TRENCHES AND UTILITIES

1. Contractor is responsible to locate, avoid, protect, and repair all utilities encountered during construction, whether or not they are shown on the Plans. Locations of underground utilities shown on Plans are approximate and require field verification by Contractor.

E. REQUIRED MEHODOLOGIES

1. Runoff for areas less than 90 acres – Rational Method.
2. Runoff for areas 90 acres and greater – NRCS Technical Release 55 (TR-55) within Autodesk Storm and Sanitary Analysis (SSA) with a precipitation distribution and duration from Table 2. The NRCS Unit Hydrograph Transform Method shall be used with the lag time assumed to be equal to the time of concentration. The Muskingum-Cunge Routing Method shall be used for routing hydrographs. Pervious and directly-connected impervious areas must be modeled using separate subbasins. Composite Curve Numbers of these dissimilar areas is not allowed. Mapped Hydrologic Soil Groups (HSG) shall not be used on areas where soil has been or will be disturbed. In areas of disturbed soils, a site-specific soil study shall be conducted to determine its HSG. The applicant must provide the Town with pdf copies of all input and output computer files in sufficient detail and format to perform a design review.
3. Flood control detention for less than 90 acres – Federal Aviation Administration (FAA) Method modified with the Guo "Averaging Parameter" Method in Appendix A. Multi-stage control facilities shall be modeled using TR-55 per Section 2 above.
4. Flood control detention for greater than 90 acres – Regional flood control detention facilities shall be modeled using TR-55 per Section 2 above.
5. Water Quality Volume – WQV = 0.50 in. x $C_{2\text{-yr}}$ x DCIA, where:

   $C_{2\text{-yr}}$ is the Rational Runoff Coefficient for the 2-year return period. See Table 4.

6. The water quality pond should have sufficient additional storage below the lowest outlet to accommodate sediment accumulation. The minimum volume of provided sediment storage shall be equal to or greater than 20 percent of the WQV.
7. DCIA is the directly-connected (to the outfall) impervious area. For single-family residential (SFR) developments, this area shall be: the area of all of the streets between the backs of curbs; the area of all of the driveways, assuming 30-feet-wide driveway the depth of the setback plus 10 feet; and one-fourth of the roof areas. Developments other than SFR shall be calculated individually. The Water Quality Volume can be included as part of the flood control volume.

2.2 DESIGN REQUIRMENTS

4. Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer.

A. GENERAL

1. The impact of any proposed storm drainage system on the existing storm drainage system will be reviewed by the Town Engineer. The developer may be required to add off-site storm drain project improvements to provide adequate drainage control for their development.
2. The peak flow from the 2-year storm must be treated for water quality using a water quality detention volume or a GULD water quality treatment device approved by the Washington Department of Ecology.
3. Areas that will be drained through the proposed development will be considered and the method of drainage for those areas will be determined by the Town Engineer. Accommodations for pre-existing pass-through drainage are project improvements.

5 ~~4~~. Public storm drainage shall not flow onto private property and public and private storm drainage shall not be comingled unless the private property owner chooses to accept public storm drainage onto their property, grant an easement to the Town accepting the drainage as theirs, and release and indemnify the Town from potential liabilities associated with it.

6 ~~5~~. Snow from public rights-of-way shall be stored on adjacent private properties. Private properties on which snow from public rights-of-way is stored shall grant an easement to the Town accepting the snow as theirs, and release and indemnify the Town from potential liabilities associated with it.

B. COLLECTION AND CONVEYANCE

1. The piped and surface drainage system together shall be capable of passing the storm runoff from a 100-year event without flooding buildings, with 1 foot of freeboard.
2. The piped system shall be sized for the 10-year event without pressurizing. If the developer desires, the piped system can be used to convey the 100-year event if it is sized from the top of the catchment to receive the 100-year event.
3. Except for when the piped system is sized for the 100-year event, the 100-year system shall remain on the surface, be directed to the street ROW, and shall terminate at a 100-year flood control pond.

HIDEOUT
UTAH

Adopted:
January 9, 2025

Hideout Town
Engineering Department

STANDARD SPECIFICATIONS AND DRAWINGS MANUAL

3.1 DESIGN REQUIREMENTS

A. PIPELINES

1. Pipelines shall be as shown in the Capital Facilities Plan, or at least 8 inches in diameter unless the Town Engineer allows a smaller diameter down to 4 inches to improve water quality in dead-end lines. Pipelines that supply fire hydrants shall be at least 8 inches in diameter.
2. Pipelines in private streets shall be on the same sides as in public streets.
3. The minimum fire flow shall be pursuant to State Standards, or more if determined by the Fire Marshall.
4. The minimum operating pressure in all parts of the system shall be 40 pounds per square inch during peak day demand.
5. The minimum operating pressure in all parts of the system shall be 30 pounds per square inch during peak instantaneous demand.
6. The maximum operating pressure in all parts of the system shall be 120 pounds per square inch.
7. Systems shall be designed so that pressures conform to the pressure zones shown in the Town's Capital Facilities Plan.
8. The maximum flow velocity shall be 6 feet per second.
9. The impact of any proposed system on the existing system will be reviewed by the Town Engineer. The developer may be required to add infrastructure to mitigate impacts to the existing system and provide adequate water supply to their development.
10. If required by the Town Engineer, the Engineer-of-Record shall provide a computer network model, for the Town Engineer's review, of the proposed system showing compliance with this Standard. The Town will provide boundary conditions, based on the system, for the model.
11. Individual booster pumps are not allowed.
12. Permanent dead-ends shall not be longer than 600 feet unless the Town Engineer determines with an accurate water model that water quality will remain in a longer line.
13. The maximum allowable deflection of pipe joints shall be less than or equal to half of the manufacturer recommended maximum deflection.
14. Pipelines shall extend to property lines to accommodate future development.
15. Public pipelines through private property shall be in dedicated home-owner-association or business-owner-association open space centered in a 20-feet-wide easement in favor of the Town.

B. VALVES

1. Valves smaller than 10 inches shall be gate valves. Valves 10 inches and larger shall be butterfly valves.
2. Valves shall be placed at intervals not exceeding 800 feet.
3. At junctions, valves shall be placed on all legs, minus one, as directed by the Town Engineer.
4. Valves shall be placed within 5 feet to 10 feet of the ends of casings.
5. Valves shall be placed at connections to the existing system.
6. Blow-offs shall be placed at the ends of and low points in pipelines. Fire hydrants may be used as blow-offs.
7. Air vacuum valve stations shall be placed at high points of the system and other locations as required for proper system operation.

C. FIRE HYDRANTS

1. Fire hydrants shall be placed at the ends of cul-de-sacs, the ends of dead-end streets, and every 1000 feet of off-site pipelines.
2. Fire hydrants shall be placed as directed by the Fire Marshall.
3. The minimum fire flow shall be pursuant to State Standards, or more if required by the Fire Marshall.

D. JSSD

4.0 SANITARY SEWER SYSTEM

Private systems shall be designed the same as public systems. Systems that serve private development shall be ~~master-metered and~~ privately-owned-and-maintained.