



10860 N. Hideout Trail
Hideout, Utah 84036

Application #	
Zone	
Tax ID #	
Date Received	
Received By	
Reviewed By	
Date Completed	

Revised Development Plan(s) and Planned Performance Development (PPD) Application Form

Development Application Process (12.30.04)

Site plans, concept plans, or other development plans that have been approved and/or considered by the Town of Hideout may submit revised site plans and associated documents for review by the Planning Commission.

Specifically, the purpose of the Planned Performance Developments (PPD) Chapter of Title 12 is to encourage imaginative and efficient utilization of land, to develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. This is accomplished by providing greater flexibility in the location of buildings on the land, the consolidation of open spaces and clustering of dwelling units. These provisions are intended to create more attractive and more desirable environments within Hideout to encourage the following:

- Allow creative use of the land and encourage the preservation of permanent open space and sensitive areas;
- Permit developers to vary density, architectural styles and building forms on a project-by-project basis, rather than on the basis of traditional zoning concepts, in a manner that will permit developers to create recreational/resort housing styles and amenities, in response to changing markets;
- Permit developers to situate the various features of their developments in harmony with the natural features of the land more than would otherwise be possible under a lot-by-lot development;
- Preserve to the greatest extent possible the existing landscape features, watershed, animal habitat and natural amenities and to utilize such features in a harmonious and aesthetically pleasing manner;

Town of Hideout Fee and Rate Resolution #2020-04 (August 2020)

Revised Development Plan(s) and Planned Performance Development (PPD)	\$1,500 (plus overage costs)
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Note: Other actual costs may be assessed and billed later



1. Project Information

Project Name: _____

Project Location: _____

Legal Description: _____

Tax ID: _____

Owner(s) of Record:

Full Name: _____

Address: _____

Phone: _____ Email Address: _____

Architect / Engineer / Landscape Architect / Surveyor:

Full Name: _____

Address: _____

Phone: _____ Email Address: _____

Subdivision and Lot #, or Survey, Lot and Block #:

Project description: (Include number of lots, ERU's, and current zoning):



2. Development Plan Submittals and Procedures

1. Current Title Report – dated within 30 days of application submittal date
2. Provide a written statement describing the request and any other information pertaining to the conversion of the proposed project
3. Copies of any previous agreements between the Town and the property owners or between the property owners and a third party
4. Certified topographical boundary survey of the existing site prepared by a licensed surveyor at an approved scale with two foot contours which includes the following:
 - Survey must reflect current conditions
 - Existing grades referenced to USGS elevations
 - Existing utility location
 - Existing vegetation; size and botanical name noted
 - Building footprint(s) of all existing structures and improvements on site
 - Drainage facilities
 - On and off-site circulation and parking
 - Existing physical encroachments on and off-site
 - All structures within 20' of the subject property; include structure height
5. A proposed site plan prepared by an architect/landscape architect or designer and based on the submitted certified topographic boundary survey drawn at an approved scale with two-foot contours which includes the following:
 - Proposed and existing grades referenced to USGS elevations
 - Proposed and existing building footprint(s) of all structures and improvements on site
 - Proposed and existing physical encroachments on and off-site
 - proposed and existing utility locations
 - Proposed and existing vegetation
 - Superimposed building roof plans of all structures on site having ridge lines referenced to existing USGS elevations
 - Proposed and existing drainage facilities
 - Proposed and existing on and off-site circulation and parking
 - Proposed and existing ground surface treatments
 - Snow storage areas meeting code requirements
 - An aerial photo with the proposed site plan superimposed to scale
6. Open space calculations with visual diagram calling out areas
7. Contextual analysis of visual impact of new construction on adjacent sites
 - Graphic must illustrate the proposed development/structure superimposed in a photo or computer model.



- Images must be viewed from the Right-of-Way taken at 30° - 60° angles from the face of the proposed structure to show massing and adjacent buildings.
 - Cross canyon views of superimposed proposed development.
8. Landscape plan drawn to scale illustrating proposed locations of plants including botanical names, sizes, and quantities. All pavement, retaining walls, patios, etc. shall be included.
9. The applicant should be aware that there might be a request to provide presentation material for Planning Commission meetings. The presentation material may include the following:
- Presentation materials; electronic/boards
 - Colored elevations and/or perspectives
 - Photographs/graphic illustrations
 - Massing models
 - Additional studies (i.e. Fog Study, Shadow Study, Cultural Survey)
10. List of property owners, names, and addresses within 300 feet. The distance is measured from the property line, not the location of the request. Please provide the Wasatch County Assessor's Parcel Number for each property if possible.



3. Applicant or Authorized Representative to Whom all Correspondence Is to Be Sent

Applicant is not the owner listed above.

Full Name: _____

Address: _____

Phone #: _____

Email Address: _____

The checklist below must be included with your application with all items checked off to designate that they have been submitted or your application will not be processed.

4. Checklist:

- a) Fee paid
- b) Completed Concept Plan Subdivision Application Form
- c) Preliminary Engineering sketch/drawing drawn to scale not smaller than one-inch equals one hundred feet (1" = 100ft) and showing the following (both hard copy and electronic format)
 - i. North point, scale, date
 - ii. Area to be developed
 - iii. Adjacent property
 - iv. Proposed lot lines with lot sizes and zoning setbacks
 - v. Proposed building envelopes
 - vi. Proposed ERU's



5. Acknowledgment of Responsibility

This is to certify that I am making an application for the described action by the Town of Hideout and that I am responsible for complying with all town requirements regarding this request. This application should be processed in my name and I am a party whom the Town should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until the Town Administrator or designee has reviewed the application and notified me in writing that it has been deemed complete. **I understand that any application I submit will be governed by the terms of the Town Code of the Town of Hideout** and that I am responsible to understand those provisions and ensure that the application complies with the same.

I will keep myself informed of the deadlines for submission of material and the progress of this Revised Development or PPD application. I understand that I will be informed of the dates set for any public hearing or public meetings. This report will be on file and available in the Town of Hideout office shown above.

I further understand that additional fees may be charged for the Town's review of the application, and that the fee for the concept review is non-refundable. Any additional analysis required would be processed through the Town's consultants with a written estimate of time/expense/scope. This estimate will be provided to the applicant for authorization prior to any work being performed.

Signature of the Applicant:

Name of Applicant (Print): _____

Mailing Address: _____

Phone: _____

Email Address: _____



6. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): _____

Mailing Address: _____

Street Address/Legal Description of Subject Property:

Signature: _____ Date: _____

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.