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# Hideout Planning Commissioners Get Details Of Brockbank Plan--Three Villages And More.

By [RICK BROUGH \(/PEOPLE/RICK-BROUGH\)](/PEOPLE/RICK-BROUGH) • 23 HOURS AGO

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The Hideout Town Planning Commission got some additional detail, at their most recent meeting, on the proposed mixed-use development from Nate Brockbank, to be located on Summit County land that the town is considering for annexation.

The town is operating on borrowed time. The law that allows Hideout to annex into Summit County was repealed last summer, but the legislation doesn't expire until October 20th.

The Planning Commission, at its October 1st meeting, got an overview of Brockbank's plan for 348 acres, south of Highway 248 and near Richardson Flat.



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Brockbank's planner, Eric Langvardt, said they're looking at 836 residential units spread over three Villages.

He said the Town Center Village will be bisected by the current Richardson Flat Road. It will include over 80,000 square feet of retail, including restaurants, boutique shops, and a grocery of 24,000 square feet. He said the plan doesn't envision big retail outlets. There also would be locations for a hotel, a police station, fire station—and nearby, an assisted living facility.

Langvardt said the Town Center also has a plaza, which would be the lower terminus for a Mountain Lift. It travels up to the south to what Langvardt has dubbed Richardson Peak.

On his plan, the existing Rail/Trail winds around the Town Center to the south.

On the other side of the Rail/Trail is the Meadow Village, the second major gathering spot in the plan. Langvardt said it would include affordable housing, multi-family stacked apartments or condos, and townhomes that would be "alley-styled" with attached two-car garages oriented inward.

Also near the Meadows Village would be a five-acre school parcel and a church parcel.

Further to the south is the Saddle Village, which Langvardt said would be similar.

"It's centered with the Village Green here in the middle. And it's surrounded by townhomes. And basically, a pretty common planning principle is that you move out from the core, the density drops until you get to the edge to the open space. And that's what we've done here as well, is the townhomes in the middle, and the smaller lots are next, and then the little-bit-bigger lots are on the edges. And then you get into the open space."

Developer Brockbank summed up his idea of what the development is for.

"We're doing this for the residents that are around. We're doing it for the residents that are in this development. And we're building this for the 20,000 homes that are going around the lake. I don't know if it's 20, that's the number we've heard. It's been said a number of times—but, what's gonna be built in the

future. So we're hoping the things we do can bring a vibrant downtown to here, with the ski lift—actually more like a bike lift, sorry. We just want to bring some vibrance to this area.”

Among other questions, Planning Commissioners asked about the mix of residential in the project. Langvardt said the plan would include 108 affordable units and 194 townhomes in the core, and 534 townhomes and single-family outside of the Town Center.

Brockbank said the market for the residential would include buyers aiming to escape the Salt Lake Valley.

“People that would be going to Herriman, or people that would be going to Riverton or West Jordan—actually coming up to this area. That's what's really gonna make this take off, this whole area. It's doing it. But to fill those 20,000 homes, that's what it's gonna take. It's not gonna be the people flying in town, going skiing and coming over and say “I want this”—which is happening a lot. But it's gonna be those people from Salt Lake that are tired of the traffic, tired of the smog. They're gonna come up to this beautiful area. That's what's really gonna drive this.”

Langvardt added the site has nearly 60 percent open space. And he said the Villages are tucked away from the viewpoints of 40 and 248.

The Planning Commission received two other specific reviews.

Although the development site is near the Richardson Flat tailings repository, attorney Brad Cahoon, representing Brockbank, said there shouldn't be an environmental concern.

He said they conducted what EPA guidelines call a Phase I assessment of the Mayflower properties that will be annexed. Cahoon said there's no evidence of historic mining activity on the Mayflower parcels, and they are elevated above Richardson Flat.

He added that Brockbank has an environmental consultant on staff. If impacted soils are uncovered in construction, there are protocols to have them capped or hauled away.

Finally, they heard about traffic impacts from engineer Chris Bender, of the firm Fehr and Peers. He said he looked at the intersection of Richardson Flat Road and 248; and Brown's Canyon Road and 248 (Bender said those two junctions will be getting traffic signals) plus Richardson Flat Road and Jordanelle Parkway.

Bender said that projecting to the years 2025 and 2040, those intersections will operate at acceptable levels with the project, or without it.

The Hideout planners have another meeting set for Monday night at 7 p.m.

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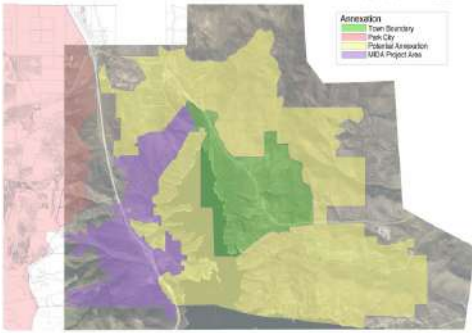
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