

The background of the slide is a dark blue gradient. On the left side, there is a vertical bar of a slightly lighter blue. On the right side, there are large, faint, overlapping circular and curved shapes in various shades of blue and dark blue, creating a modern, abstract design.

General Plan for Hideout

Planning Commission
July 18, 2024

Hideout General Plan

- Completed in 2019 by the BYU Planning Students
 - Some demographic information outdated and should be updated
- Included public input by residents in place at the time
 - Updated community input and survey should be incorporated
- Includes the foundational components recommended by State Statute
- At 181 pages, a bit long
 - Recommend the Planning Commission and Town Planner create an Executive Summary

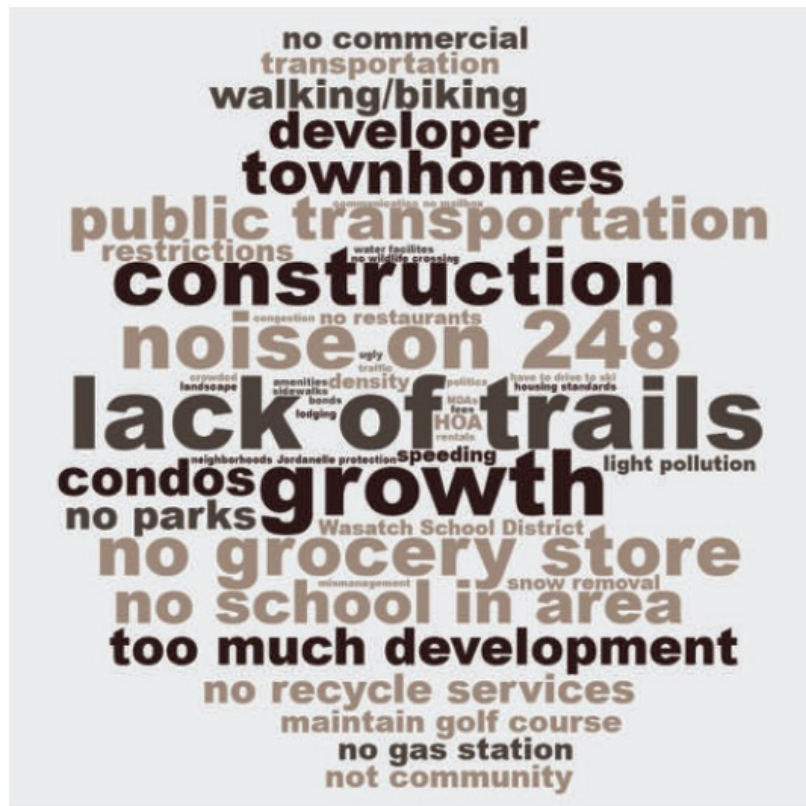




17. What do you like about Hideout?



18. What would you like to see stay the same in Hideout?



19. What do you dislike about Hideout?



20. What would you like to see changed in Hideout?

Existing Vision

- Does this vision statement still resonate?
- Should include the community's core values
- Planning Principles are needed

2.1 Vision Statement

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

1
preserve
outstanding
views

2.1.1 To Preserve
Outstanding
Views,

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

2
cultivate
an inviting
neighborhood
atmosphere

2.1.2 To Cultivate an
Inviting Neighborhood
Atmosphere,

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

3
build a
connected
community

2.1.3 To Build
a Connected
Community,

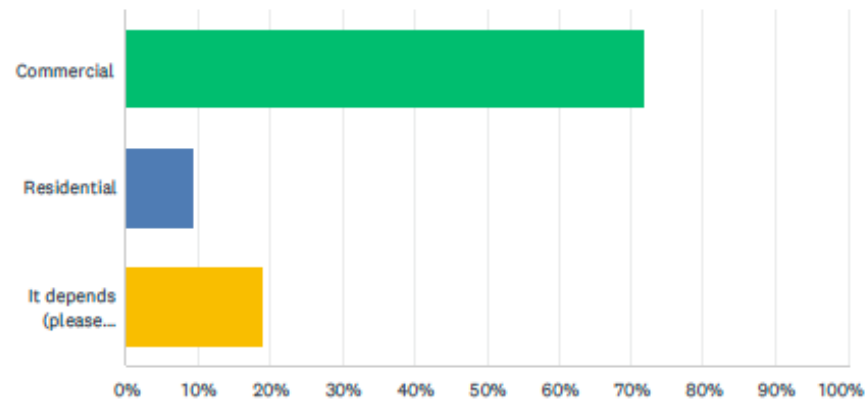
Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

June 2022 Community Survey

- Incorporate updated community input
- Additional Surveys?

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

Answered: 323 Skipped: 10

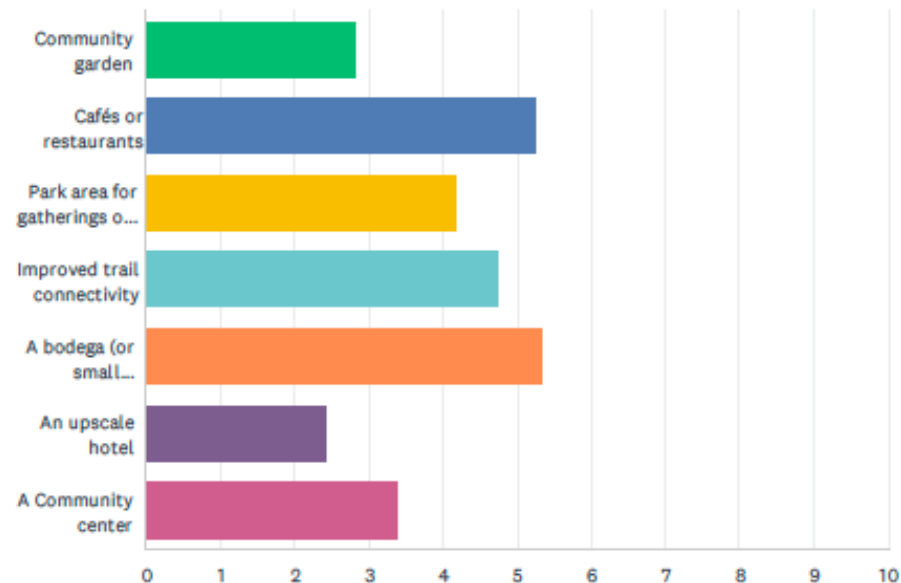


June 2022 Community Survey

- Incorporate updated community input
- Additional Surveys?

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

Answered: 332 Skipped: 1

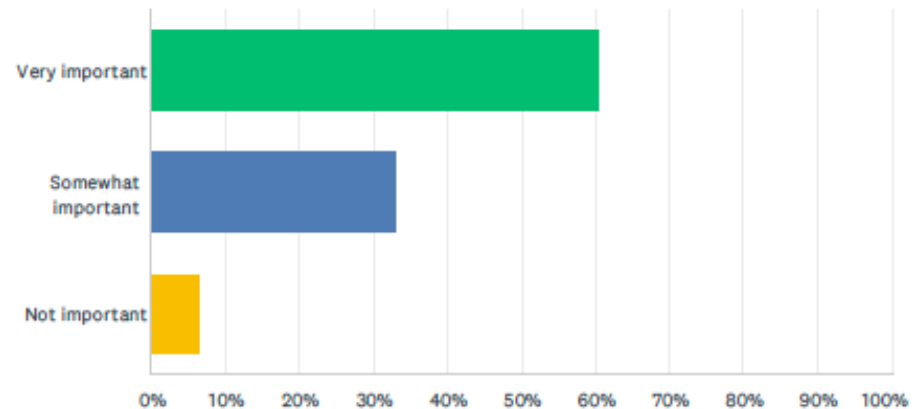


June 2022 Community Survey

- Incorporate updated community input
- Additional Surveys?

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

Answered: 333 Skipped: 0

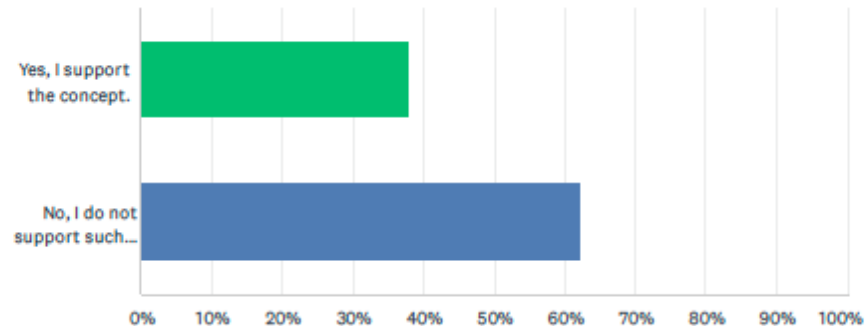


June 2022 Community Survey

- Incorporate updated community input
- Additional Surveys?

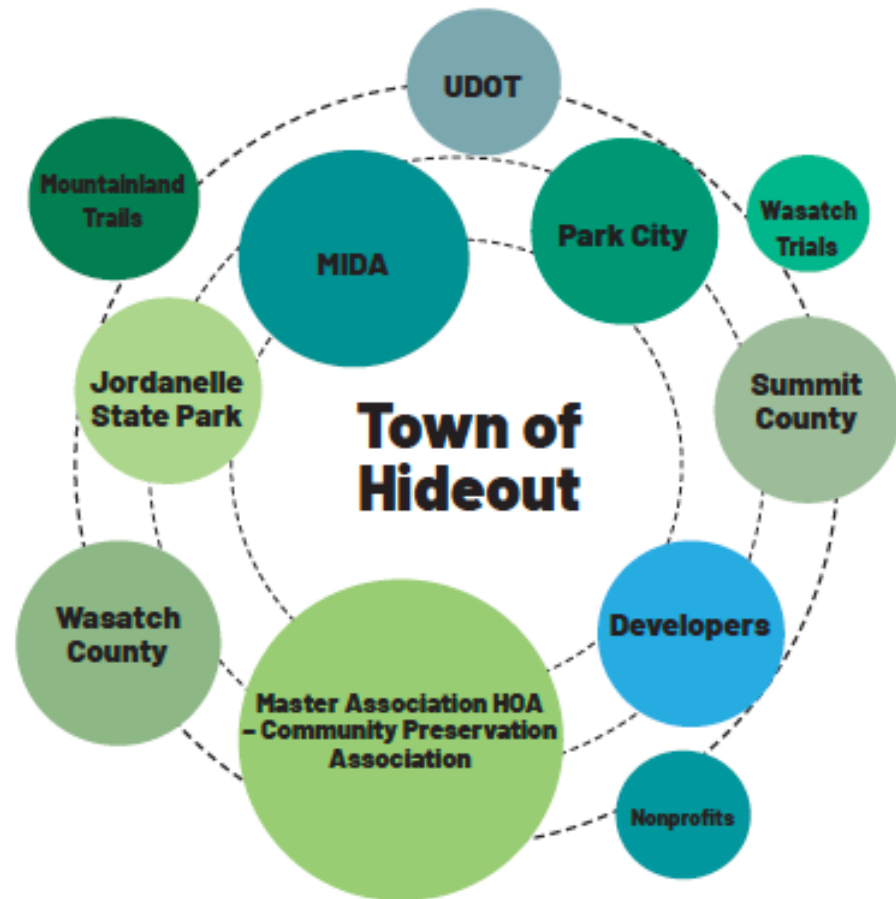
Q10 Bond Issue. Would you support the town issuing a bond of approximately \$10 million to purchase property within the town used for public amenities such as a public park or central area to gather? Repayment of such a bond would likely increase the average full-time resident's property tax by approximately \$950 per year for a home with a taxable value of \$1,000,000 (the tax would be higher for homes with a higher taxable value).

Answered: 330 Skipped: 3



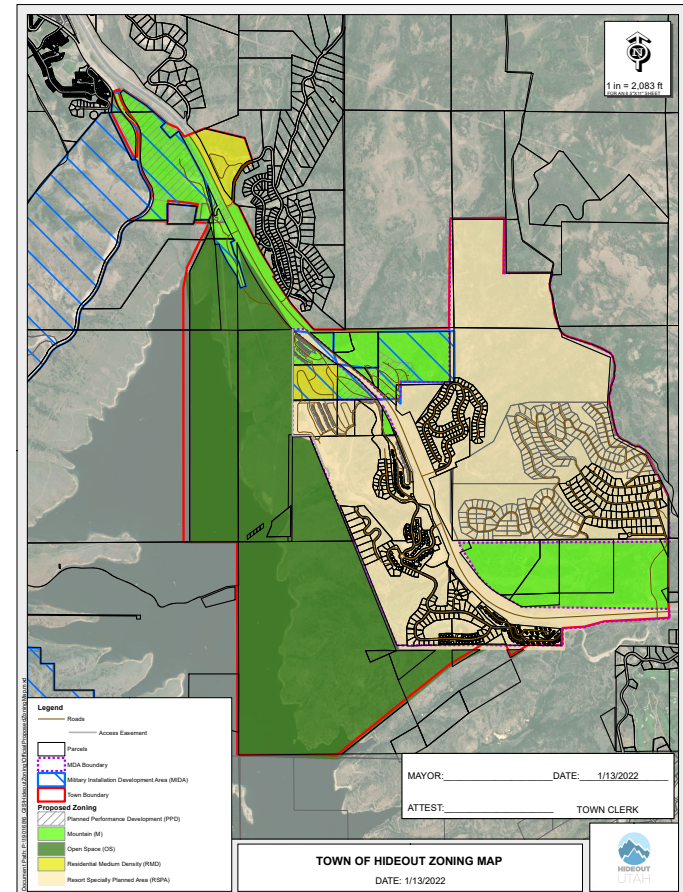
Regional Collaboration

- A chapter outlining regional collaboration should be included in the document
- Specifically important relative to future annexations
- Wasatch and Summit counties, Park City, Heber City, Tuhaye, West Acres (pending incorporation), Kamas, etc.



GP Requires a Future Land Use Map

- The GP does not currently include a Future Land Use Map (FLUM) to guide future zoning map changes
- Include recommendations for neighborhood commercial and commercial development



Land Use Goals

- The Planning Commission should confirm the existing land use goals and direction

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.

The Ross Creek Neighborhood Mixed Use Center

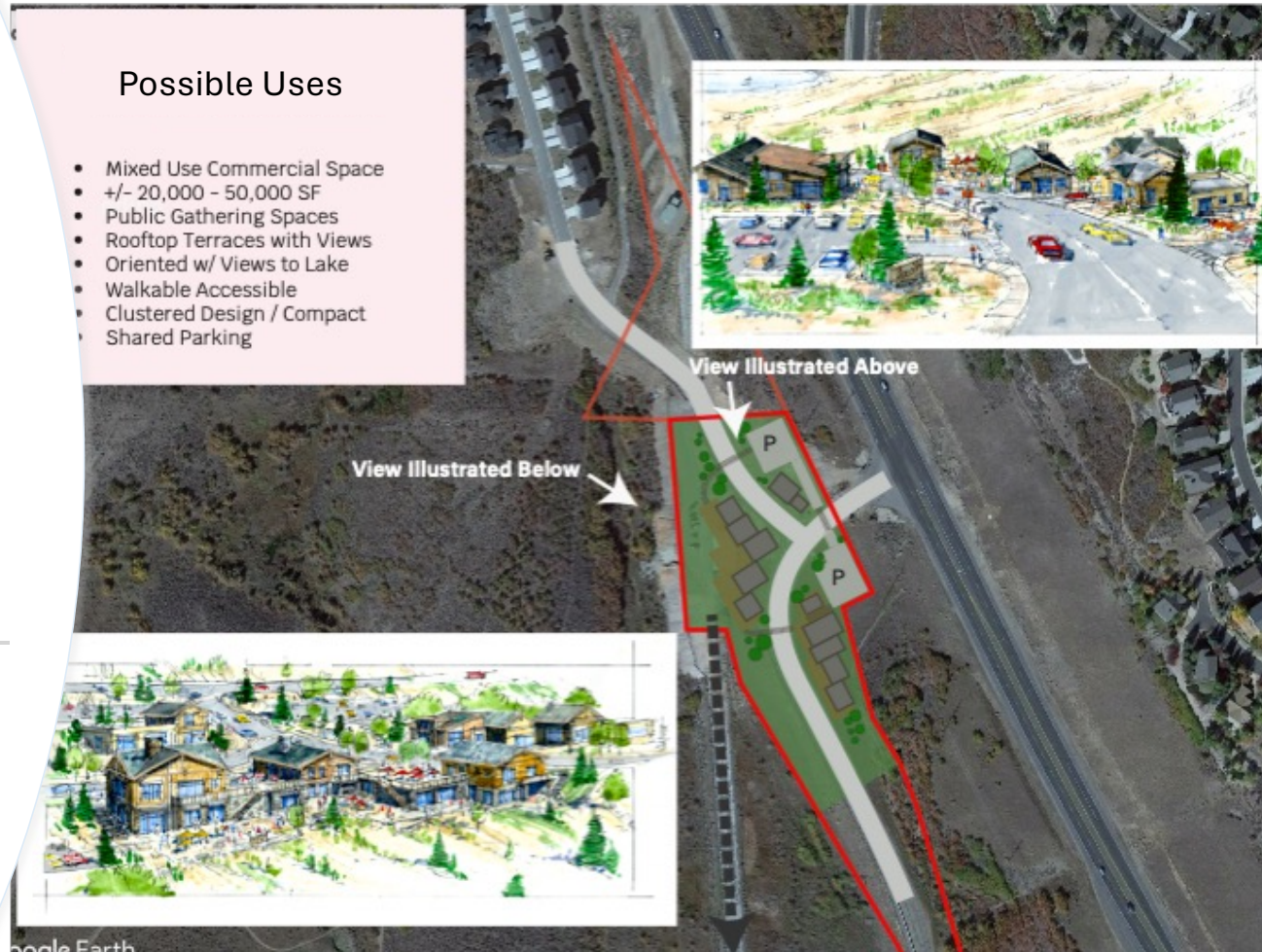
Possible Uses

- Mixed Use Commercial Space
- +/- 20,000 - 50,000 SF
- Public Gathering Spaces
- Rooftop Terraces with Views
- Oriented w/ Views to Lake
- Walkable Accessible
- Clustered Design / Compact
- Shared Parking



View Illustrated Above

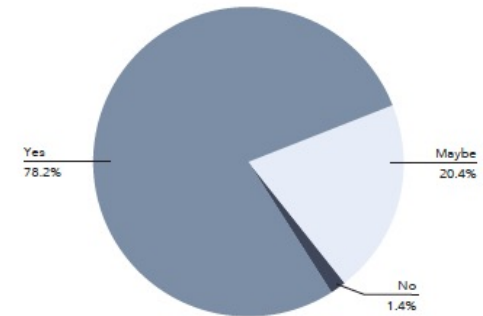
View Illustrated Below



Public Input from 2019

- Public Input was received by way of open houses
- Important to tie recreation into the Ross Creek Neighborhood Mixed Use Center
- Coordinate with the State Park

16a. Should the town work with the Jordanelle State Park in order to provide future services?



16b. If yes, what services would you be interested in seeing?



A word cloud of services of interest. The words are arranged in a cluster, with 'boat launch' and 'picnic tables' being the most prominent. Other visible words include 'fish cleaning stations', 'park docks', 'kayaking', 'additional', 'trails', 'beaches', 'pavilions', 'non-motorized launch', 'SUP storage', 'services', 'concession', 'content', and 'snow shoeing'.

Economic Development Goals

- The Planning Commission should confirm the existing economic development goals and direction

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.

Parks, Open Space, Trails (POST)

- Revisit the POST chapter in the General Plan – possible updates and recommendations

A Definitive Path Toward Implementation

7 POST PRIORITIES for the Town of Hideout



PRIORITY 1

Ensure Developer Compliance With Previously Approved Subdivisions



PRIORITY 2

Finalize Bike & Pedestrian Trails (Deer Springs and Rustler Plat)



PRIORITY 3

Collaborate With the Counties and Nearby Communities to Build the Spine on SR 248
– Coordinate Efforts with UDOT



PRIORITY 4

Purchase Land for a Park Near the Town Center Roundabout and Tie Into the Trail in Dead Man's Gulch That Connects to Jordanelle State Park



PRIORITY 5

Establish a Connection to Jordanelle State Park



PRIORITY 6

Connect the 'Last Mile' for All Constructed Trails and Parks



PRIORITY 7

Use Conservation Easements as a Partnership Tool to Protect the Land Under Power Lines for Parks/Trails and Explore Similar Opportunities on the Golf Course

Planning Commission – Additional Issues to Address

- Density and the ongoing request for upzoning
- Predictability for both developer and Town Commission / Council
- _____
- _____

Next Steps

- Separate updated Executive Summary which will include:
 - Updated Demographic Data
 - Updated Community Input
 - Finesse the Vision Statement
 - Updated Land Use Element and Map
 - Small Area Plans for targeted commercial
 - Update POST – next step connections

