



Hidden Meadow

Update

Information made available to the City

- Report on Community Engagement Session
- Zions Bank Economic Impact Study
- Hales Engineering Traffic Study
- Hansen Allen Luce Public Infrastructure Study

Community Engagement

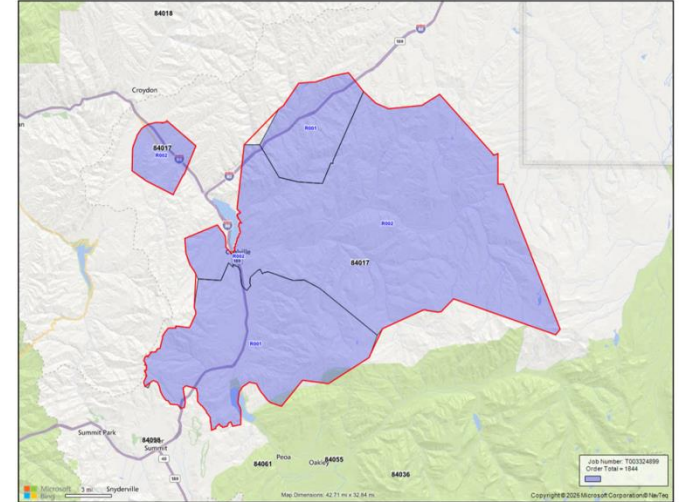
Meeting Held: May 13 at Ledges Event Center

Invited: 1,844 residents via postcard

Raised awareness: Road signs and social media

Attendance: 85 attendees, including Mayor & Council

- Goals:**
- Listen and collect feedback on proposed Hidden Meadow neighborhood
 - Understand the public's preferences on amenities and open space activation
 - Incorporate resident input into the development process



Community Engagement

KEY THEMES

APPLICATION TO HIDDEN MEADOW

Preservation of rural lifestyle	➔	1.2 homes/acre (net), rural roads, 166 acres of open space
Traffic/road infrastructure	➔	1 additional car/minute during peak hour
Retail & economic development	➔	75 new households, \$90k/year in tax revenue to city
School impacts	➔	.5 students per home, 33 kids at year 20, \$3M+ to district
Attainable housing	➔	ADU's, small pocket of cottages
Improved access to parks & trails	➔	2.4 acre park, future trail system in hills, open space
Strategic plan for critical infrastructure	➔	LHM sponsored utility masterplan study

Preservation of Rural Lifestyle

Hidden Meadow Neighborhood Approach



Low Density
.33 gross | 1.25 net
units per acre



**Low visual impact
to residents**



**Rural feel &
character**



Preservation of Rural Lifestyle



Traffic Study

Hidden Meadow Neighborhood Approach

Trip Generation								
Coalville – Hidden Meadows Phase 1 TGS								
Land Use	# of Units	Unit Type	Trip Generation			New Trips		
			Total	% In	% Out	In	Out	Total
Weekday Daily								
Single-Family Detached Housing	75	DU	776	50%	50%	388	388	776
AM Peak Hour								
Single-Family Detached Housing	75	DU	58	25%	75%	15	43	58
PM Peak Hour								
Single-Family Detached Housing	75	DU	76	63%	37%	48	28	76



New trips of approx. 1 car per minute during the peak hours. Trip count would be less throughout the day.

This data reflects the project at full buildout.

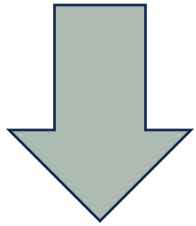
Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021. *Source: HALES Engineering, May 2025

Road Infrastructure

Hidden Meadow Neighborhood Plan

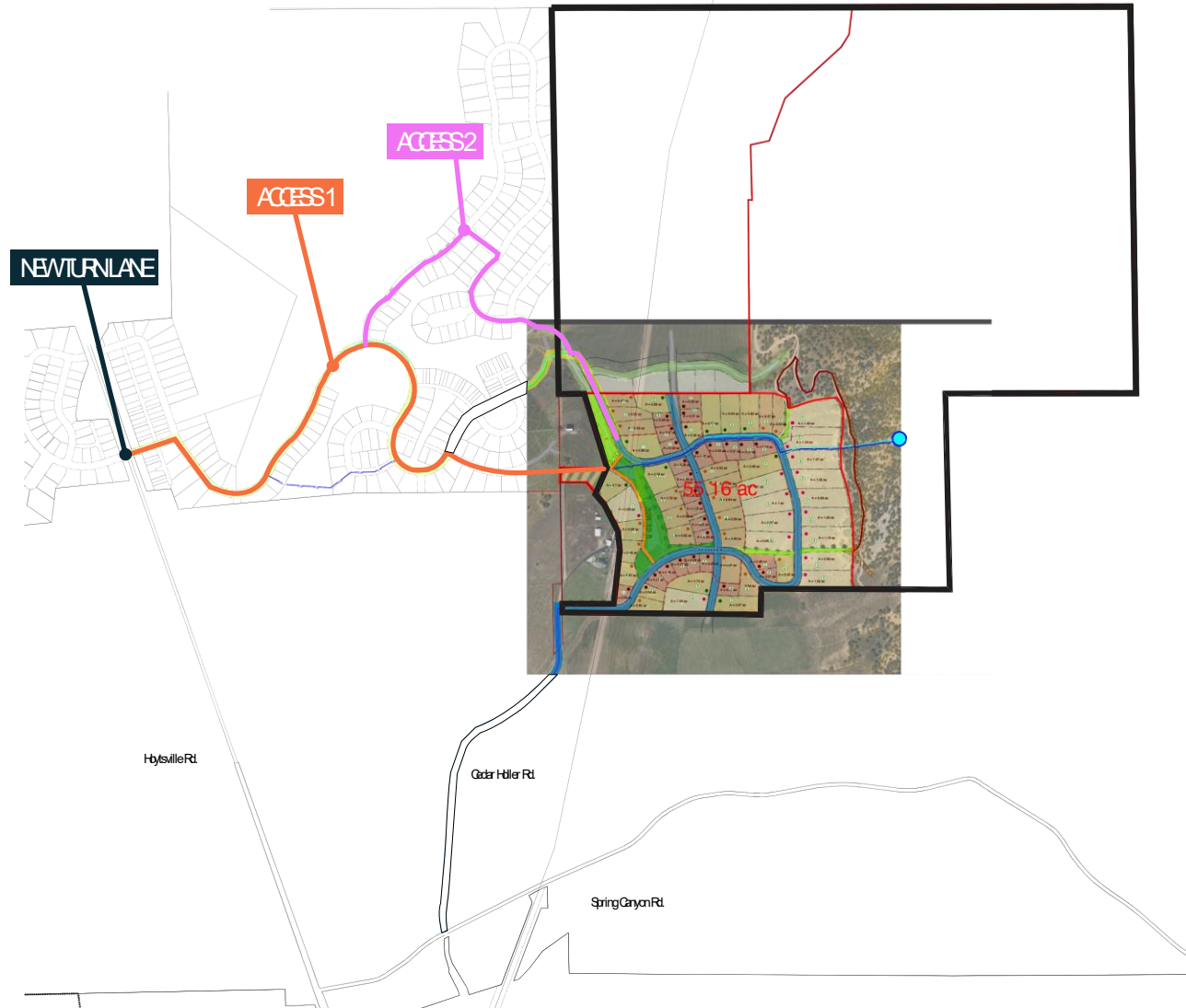
Hidden Meadow

Adds 1 car/min to traffic counts during peak hour.



Hoytsville Road

Traffic increases from 2 cars/min to 3 cars/min.








Hidden Meadow Neighborhood

Economic Benefits



Zions Bank Economic Impact Study

Over a 20-year period, Hidden Meadow will generate an additional \$1.4 Million in tax revenues for Coalville City after city expenses. On average, this is over \$90,000 per year after expenses.

Benefits to Other Taxing Entities	 North Summit Fire District	 North Summit School District	 # of Schoolchildren at Buildout	 Local Property Taxes per Child	 Summit County
20 Year Period	\$1,176,596	\$3,069,638	33	NA	\$485,878
Annual	\$75,382	\$196,666	NA	\$5,951	\$31,129

Source: Zions Bank Economic Impact Study

School District Enrollment

Change in Enrollment by Grade Level		
Grade Level	'24 – '25	Totals
K	-27	-25
1 st	11	
2 nd	9	
3 rd	-10	
4 th	17	
5 th	-25	13
6 th	19	
7 th	-6	
8 th	0	
9 th	-9	10
10 th	27	
11 th	-16	
12 th	8	
Totals	(2)	

- Elementary School enrollment down 56% from 2024–2025
- Hidden Meadow would add 33 kids over 20 years
- During the first 5 years, Hidden Meadow would add 16 children

North Summit School District	Current Enrollment	Capacity	Availability
Elementary	349	500	151
Middle School	339	350	11
High School	363	420	57
	1,051	1,270	219

Source: North Summit School District

School children comparison

School District	North Summit	Wasatch County	Park City	Jordan
Total Households Served by the District	2,053	11,985	9,223	94,732
Enrolled Students	1,041	8,970	5,000	57,083
Students per Household	0.51	0.75	0.54	0.60
Number of Units	72	72	72	72
% of Primary Residents	90%	90%	90%	99%
Number of School Kids	33	48	35	43

- Annual taxes generated for school district: \$196,000
- District taxes during 20 year period: \$3,000,000+

- **Calculation 1:** Total HH's / # of enrolled students = 0.51 students per HH
- **Calculation 2:** # of units x % primary residents x students per HH = 33 kids

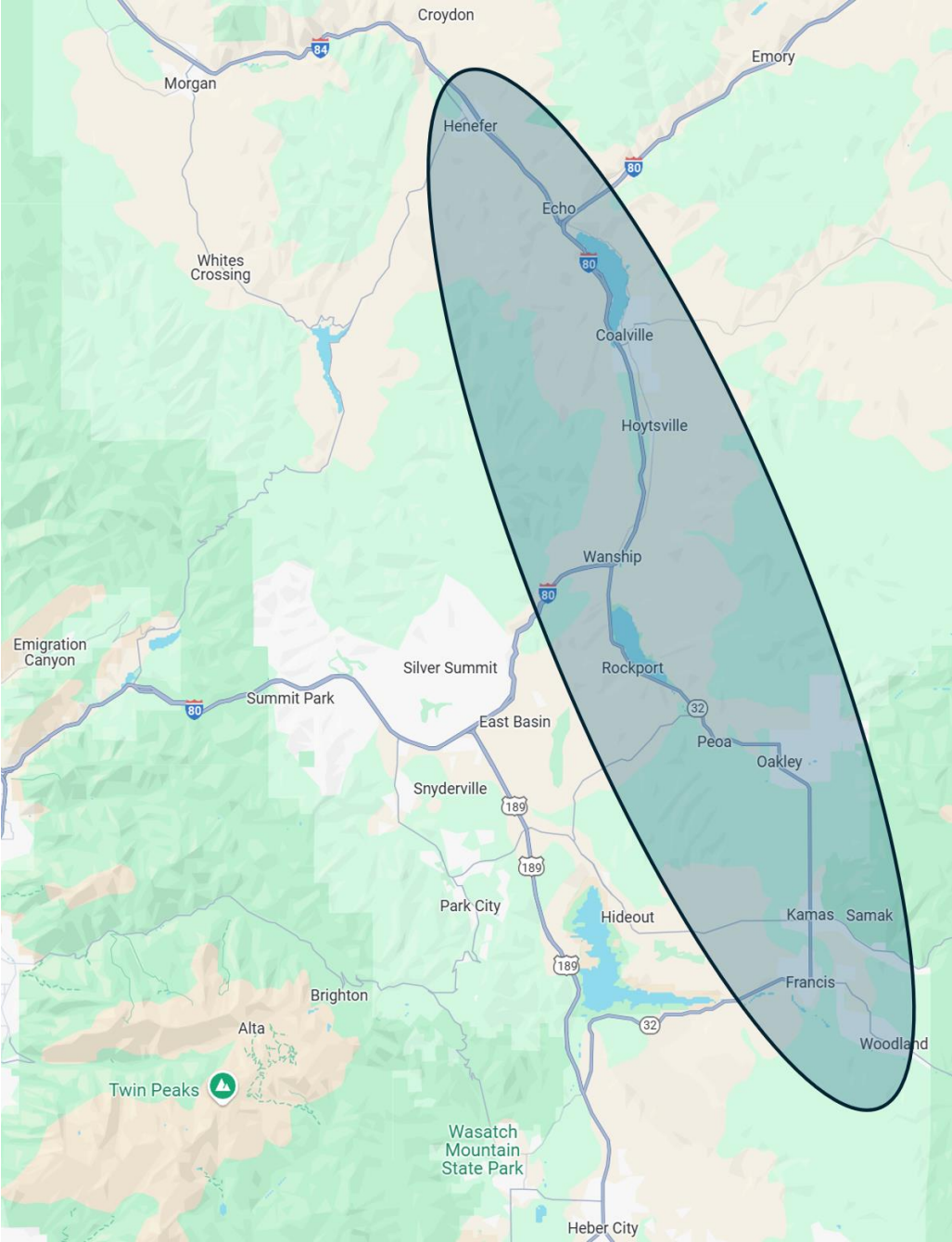
Source: 2024 census, District enrollment reports

Housing Market Data

Market Volume					
Home Closing Criteria	2021	2022	2023	2024	2025
\$700k-\$999k	71	53	54	74	13
\$1M - \$1.24M	34	25	19	33	8
\$1.25M - \$1.49M	31	34	18	17	3
\$1.5M - \$2M	31	20	23	20	5
TOTAL	167	132	114	144	29

Price Range	Annual Sales	2024 Market	Market Share
\$700k-\$999k	12	74	16%
\$1M - \$1.24M	7	33	21%
\$1.25M - \$1.49M	4	17	24%
\$1.5M - \$2M	4	20	20%
TOTAL	27	144	19%

Source: WFRMLS, LHMRE



Attainable Housing

To address affordability, the design guidelines for Hidden Meadow Neighborhood would allow builders to add options to home plans for ADU's. These ADU's would average 700 square feet and would rent for \$1,350.



Summit County AMI Limits			Monthly Payments	
Household Persons	1	2	1	2
50% AMI	59,000	67,450	1,475	1,686
60% AMI	70,800	80,940	1,770	2,024
70% AMI	82,600	94,430	2,065	2,361
80% AMI	94,400	107,920	2,360	2,698
100% AMI	118,000	134,900	2,950	3,373

Rent	\$1,350
Utilities	\$150
Total Mo. Pmt.	\$1,500
Total Mo. Pmt.	\$1,500
1 Person 50% AMI	\$1,475
Pmt. Above AMI	\$25
Total Mo. Pmt.	\$1,500
2 Person 50% AMI	\$1,686
Pmt. Below AMI	-\$186

Access to Parks & Trails



2.4 Acre Park



**Gathering,
recreation,
trailhead**



**Future public
trails in the
hills above**

Strategic Growth Planning – Utility Masterplan Study

Study Scope: Sewer, drinking water, secondary water systems

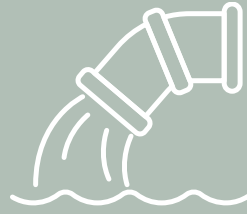
Phase	Description	Timing	City Engagement Needed
I. Feasibility	Quantify current system capacities, document current available infrastructure. Determine additional capacities and infrastructure needed to support short & long-term growth.	Complete	City staff to review and provide feedback, then provide comments to planning commission / city council following review.
II. Master Planning	Design necessary system upgrades in context of future growth plans. Determine locations and costs.	This Summer (needs city engagement)	Staff to review proposal and provide feedback and direction. Provide comments to PC and council.
III. Impact Fee Updates	Calculate estimated impact fees to be charged to developers to cover upgrade costs.	Late Summer (needs city engagement)	To be reviewed by city engineer, finance director, comments and recommendations to City Council

Utility Study- Feasibility phase Summary



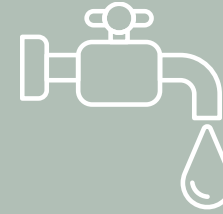
Drinking Water

- Coalville's existing systems have surplus capacity to store and transmit additional water for near-term development.
- However, Red Hill and Hidden Meadow will be adding a new tank and the necessary transmission lines to support their respective developments.
- Future development would need to add capacity to support growth.



Sewer

- Coalville's current wastewater treatment plant's capacity is sufficient to accommodate near-term development. The plant would need to be expanded to accommodate future growth beyond Hidden Meadow.
- A new sewer line is being installed with Red Hill that will accommodate current and future growth.



Secondary Water (PI)

- City system has adequate capacity to support near-term and future development.
- Hidden Meadow will construct PI pond and pump stations to support its development.



Laney F. Miller

Thank You!