Staff Review of Proposed Subdivision Amendment

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

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

Re: Parks, Open Space and Trails Plan (revised 31 October 2021)

Date: November 12, 2021

POST Plan is attached

Overview

The Parks, Open Space and Trails (POST) began in 2019 based upon input from the community during the General Plan process (2018 – 2019). During that extensive process, Hideout Town residents ranked trails and open space among their highest concerns and, ultimately, priorities.

As a result of this input, the Town contracted with Integrated Planning & Design to create a plan. A Steering Committee was created to help identify existing parks, open spaces and trails within the town, rank priorities and guide a plan for implementation of these priorities as well as help to obtain project funding (grants, etc.).

The POST Committee currently includes residents Mary Freeman, John Hopkins, Town Council Member Chris Baier and Planning Commissioner Rachel Cooper in addition to town staff.

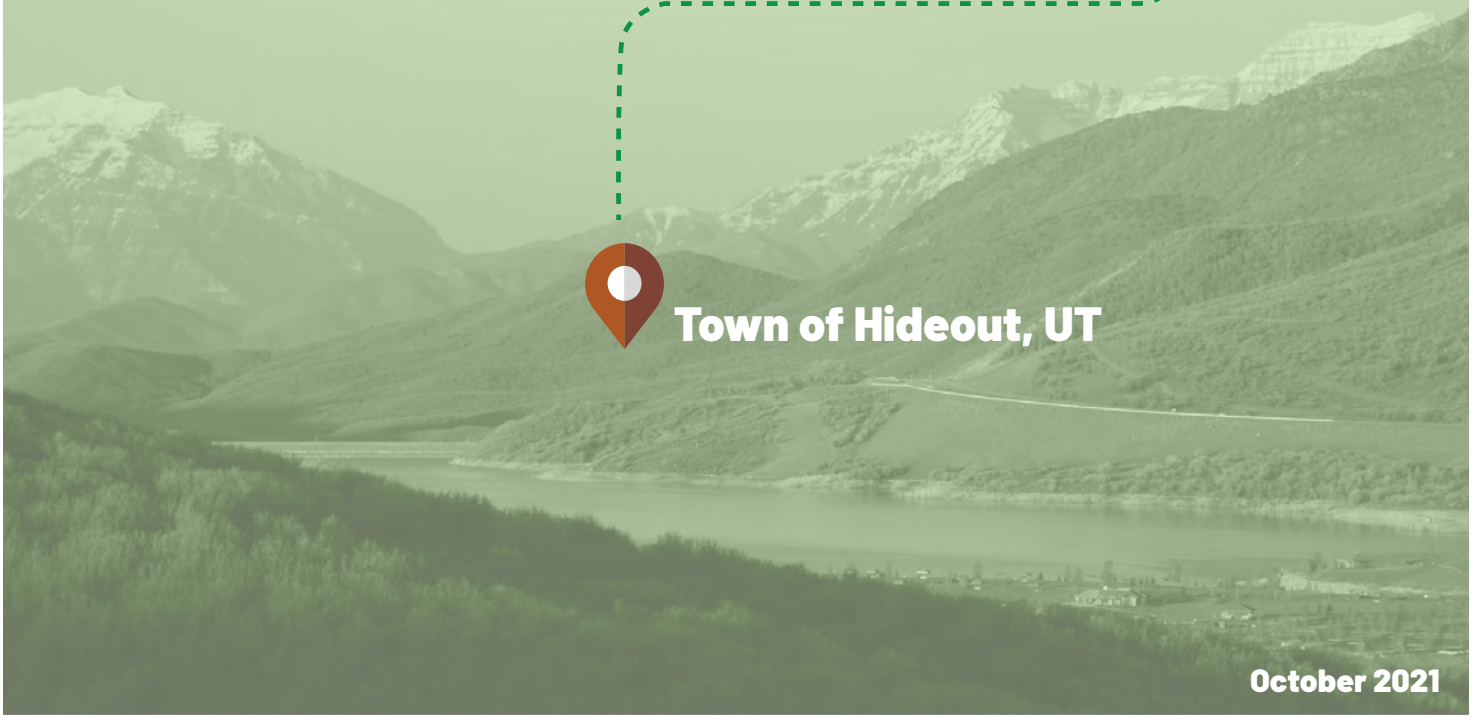
Based on requests from the Planning Commissioners at the meeting last month (21 October 2021), the POST plan has been revised to included updated subdivision information – recreational amenities that have been constructed or will be constructed for town-wide use. In addition, some updated language regarding the recommended overpass/underpass for SR 248 has been included.

Staff recommends the Planning Commission review the POST Plan, hold a public hearing and favorably recommend the Plan to the Town Council as an addendum to the 2019 General Plan.

PARKS OPEN SPACE & TRAIL PLANNING

POST Planning
Let's Implement

Town of Hideout, UT



October 2021

Acknowledgements

Steering Committee

Phil Rubin, Mayor
Chris Baier, Town Council
Hanz Johansson, Town Council
Sara Goldkind, Planning Commission
Jan McCosh, Town Administrator

Mayor

Phil Rubin, Mayor

Town Council

Chris Baier
Carol Haselton
Robert Nadelburg
Ralph Severini

Planning Commission

Anthony Matyszczyk, Chair
Bruce Woelfle
Donna Turner
Ryan Sapp
Glynnis Tihansky
Rachel Cooper, Alternate

INTEGRATED planning & design

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Background & Town History

As one of Utah's newest towns, Hideout was unquestionably settled and incorporated because of its natural beauty and strong connection to the landscape. Stunningly situated atop the waters of the Jordanelle watershed, the town continues to lure new residents on an almost daily basis. They come for the views, the mountain landscape, the water, and proximity to the region's ski resorts and trail system – they come for the outdoors lifestyle.

Throughout the Wasatch Back, expectations are high pertaining to the outdoors and the way in which we can simultaneously protect and enjoy these special places. A commitment to the responsible enjoyment of the outdoors is deeply embedded within the culture of this region and this fundamental principle serves as the foundation of this parks, trails and open space plan.

The Town completed its General Plan in early 2019 and all three goals of the Community Vision statement directly or indirectly affect parks and open space and trails:

Preserve outstanding views

Cultivate an inviting neighborhood atmosphere

Build a connected community

How to Use This Plan

This plan is the result of considerable mapping and GIS analysis, subdivision and plat record review, demographic research and input from the community. It lays out a framework that is specifically tailored to the Town of Hideout and is designed for immediate implementation.

Park, open space and trail planning is hard work and likely requires an investment by the residents to buy those properties believed to be essential for a balanced community in the future. That is to say, what are the big things the community has to get right to ensure the community is fully connected by way of trails and sidewalks? What kind of gathering places do we need to plan for now to ensure our community can get together for a BBQ? What views would we die on our sword for and what areas should never be disturbed as their very existence has come to define us as a community?

The priorities presented at the end of this document capture much if not all of these ideals. They all cost money or time or require collaboration and negotiation...or all of the above. It is important to consider scheduling – land in this area has consistently increased in value over the past 30 years and this trend is likely to continue. Land that can be purchased today will be significantly less expensive than it will be in five or ten years. And remember that land is sold on the open market and if the Town doesn't own it, it will likely be built upon. After that moment, there is no turning back the clock.

This planning document is titled Parks, Open Space and Trails (POST) Planning. It's aptly named: with the completion of this document, the Town is now in the post-planning phase and ready to implement. There will be tweaks and there will be some residents who want to study the details of a recommendation further. While there is nothing wrong with that, now is not the time to look backwards and consistently analyze details to death. This plan was crafted to provide an easy-to-follow framework for the Town of Hideout to begin to implement a parks, open space and trails plan.

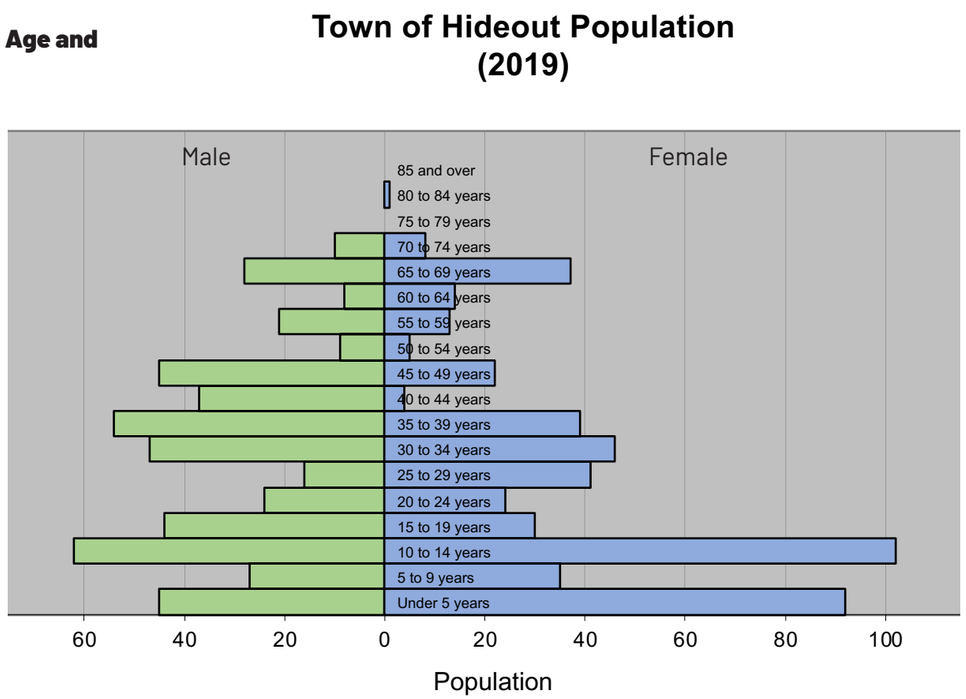
The Town's Profile By The Numbers

The Town's Profile By The Numbers

A few things stand out about Hideout. It is a new Town, having been incorporated in 2010. It is a small town, with less than 1,000 residents. And it is a young town, with a median age of only 26 (Utah is also a young state with a median age of 31, while the median age for the US is significantly higher at 38).

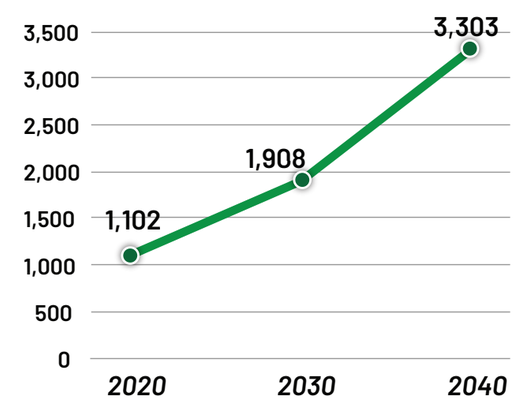
The population pyramid below illustrates the youthful demographics that make up the Town. As of the most recent American Community Survey Census data (2019), almost 80% of the Town is under the age of 40.

Population by Age and Gender, 2019



The Town has grown quickly over the past decade and is expected to continue to grow at a rapid pace over the next 20 years – about 73% per decade. This rapid rate of growth is estimated to triple the Town's population in only 20 years.

Projected Population Growth, 2020-2040



With this growth come expectations for the Town to ensure quality development, to plan for increased infrastructure and to ensure the appropriate recreational amenities are put into place to prepare for these new residents. The existing residents are young and desirable of outdoor opportunities and the demographic of many new residents is likely affluent and middle-aged or older with an expectation to buy into a place that offers outdoor opportunities as well...and they have choice. If these expectations are not met, they can and will move elsewhere.

Why Plan for POST?

Planning for recreational amenities matters because quality of life matters. And it matters more and more for communities located in desirable regions such as along America's coasts, in the mountain west or the Sunbelt. Hideout has the fortune of being a desirable, very desirable, place to live. Growth pressures are significant now and likely to increase over the next 20 years. As developers incrementally continue to chip away a the undeveloped mountainsides that overlook the Jordanelle Lake, residents will need assurances that public trails and parks and open space are consistently built or acquired to ensure their quality of life that demands a connection to the land.

As this development continues the land will continue to appreciate in value. Now is the time to take action.

Hideout must begin to proactively buy land that will be dedicated for parks, open space and trails. Simultaneously, the Town must continue to secure easements with all new subdivision approvals to ensure new private development is fully connected to the Town's trails and park system.

The Town's 2019 General Plan has 22 goals. 11 of the goals relate to Parks, Open Space and Trails planning:

Land Use Summary

Goal #1 Preserve view sheds
Preserve green space

Economic Development Summary

Goal #2 Enhance public gathering spaces
Enhance community connectivity

Goal #3 Improve the quality of life

Transportation Summary

Goal #1 Improved pedestrian connectivity
Improve bicycle infrastructure

Goal #2 Map existing and planned trails
Improve quantity of trails
Improve quality of trails

Public Facilities Summary

Goal #1 Create public spaces to congregate and recreate

Goal #2 Enhance and expand parks
Enhance and expand trails

Goal #5 Create a Master Plan for the Town's trails, parks and open space
Investigate possible access to public amenities

Environment Summary

Goal #1 Protect Hideout's stunning view sheds

Goal #3 Encourage interaction with the natural beauty of Hideout

Goal #4 Protect the local environment

19. What do you dislike about Hideout?

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

21. If you could add one thing to the town, what would it be?

How to Move Forward?

How To Move Forward?

It is a mistake to look too far ahead. Only one link of the chain of destiny can be handled at a time.

Winston Churchill

At the most fundamental level, 'first we plan, and then we do.' Planning is hard work and the Town's successful completion of the 2019 General Plan was the first step to ensuring the Town understood the hard work ahead to build a community. Community rarely just happens; it is created.

The General Plan, like all general plans, does a couple of important things for the Town.

First, it represents a snapshot in time with the required data, graphs, mapping, etc. The Town is able to better comprehend the demographics that define the residents within the community, to understand the geography of land uses in place as well as what is available for future development, and to generally understand what the current 'starting point' looks like for the Town.

But data without in depth analysis are just a representation of 'what is.'

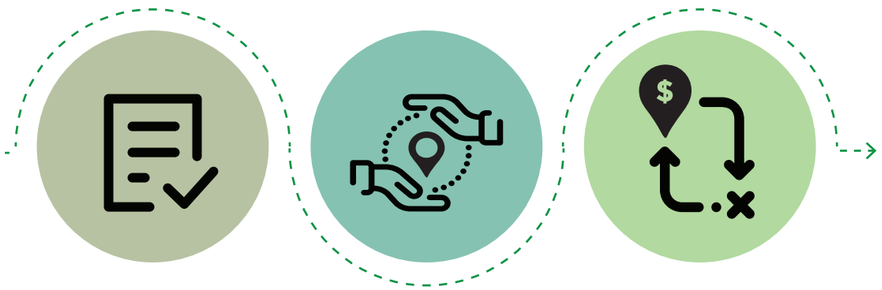
The second and more essential component of the General Plan is its ability to be used as a decision-making document for the Town. Despite the most sophisticated ability to anticipate what lies ahead, not all future conditions can be known with certainty. Situations change, economic conditions improve or decline based upon international conditions, and what seemed important yesterday may be less so tomorrow. But the values of the General Plan must always serve as the Town's north star:

- Preserve outstanding views
- Cultivate an inviting neighborhood atmosphere
- Build a connected community

Providing the Town remains true to these values as defined by the residents, future decisions should result in recommendations such as those in the POST Plan that will result in the kind of Town that Hideout endeavors to become.

A Comprehensive Approach

The following pages outline in detail three very different but complimentary approaches to begin to realize the desired parks, open space and trails in the Town of Hideout – a regulatory approach, a partnership approach, and a financial approach. All three approaches should be deployed simultaneously.



Supplement the Regulatory Toolbox

Partnerships and Collaboration

Financing Tools

How to Move Forward?

Supplement the Regulatory Toolbox

Zoning is the regulatory tool that implements the General Plan. The General Plan is a non-binding document that has no teeth in terms of project development review or application review and assessment. However, private development applications must categorically adhere to the detailed language and requirements contained within the Town's Zoning Ordinance.

Within this ordinance, there are a number of sections in Title 10, Building and Development Regulations which have been revised over the past year and should be reviewed annually to ensure the proposed revisions capture the parks open space and trail requirements and amenities desired. Without continued review and revision, the Planning Commission and Town Council will face day-to-day obstacles when attempting to regulate private developers to safeguard the desired recreational amenities for the future.

What the Recent Revisions to the Zoning Ordinance Include?

10.08.32 PUBLIC TRAILS REQUIREMENTS

1. Public Trails shall be required within each development (within either Open Space or Public Space).
2. Where trails have been previously constructed or identified or approved, Subdivision plans for adjacent properties with the trail locations shown on the proposed Subdivision plan shall provide for the logical connection to the existing trail.
3. Trails should be located and constructed in such a manner as to minimize maintenance and maximize access. Alignment should utilize the natural topography of the land and should follow natural contours where possible, and preserve and promote natural elements, including geologic, scenic, wildlife and historic.
4. The trail grade shall not exceed half the grade of the hillside the trail is traversing to limit erosion. For example, if a trail crosses a hillside with a side slope of twenty percent (20%), the trail grade should not exceed ten percent (10%).
5. Trail proposals through Sensitive Lands will be considered on a case-by-case basis during the application process.
6. The subdivision plat shall show the width of trails, surface material proposed, where located, type of trail, and Open Space.

   1. Trails connecting a proposed subdivision to the Town's rights-of-way, or adjacent paved multi-use trails, shall match construction materials and paving typology; a minimum of 10'-0" in width and asphalt paving (with a 6" base).

   2. Trails connecting to or proposed for hiking or single-track mountain biking may be constructed with an armored (as needed) soft surface and no less than 4'-0" in width.

7. Subdivision developments shall meet minimum Open Space requirements of the zone classification in which the subdivision is located as set forth in Title 12.

   1. Except as otherwise allowed in the Town Code, areas which have been designated as a Sensitive Lands shall remain as Open Space but may be counted toward up to 33% of the Open Space requirement for the development. If any development has a larger amount of Sensitive Lands than is required to meet the Open Space requirement for such development, density allowances for the extra land required to be left in Open Space may be transferred to other areas if requested and if such transfer will not result in an over-crowding of the area to which it is being transferred.

   2. Open Space shall be designed to be as contiguous as possible.

   3. Wherever possible lands designated as Open Space should be usable for hiking and biking trails and small parks.

8. Provisions must be made for regular maintenance of all Open Spaces. In the case of Open Space that is left in its native conditions a management plan may be required.
9. The Town Parks Open Space & Trails (POST) Committee shall be responsible for review of all subdivision submittals and shall provide detailed recommendations to the Planning Commission.

How to Move Forward?

Supplement the Regulatory Toolbox (cont.)

What the Recent Revisions to the Zoning Ordinance Include?

10.08.34 PUBLIC SPACE REQUIREMENTS

1. In each Subdivision, land shall be reserved, and improvements installed for Public Space. Public Space may include parks and playgrounds or other recreation purposes. Such areas shall be shown and marked on the plat as "Reserved for Public Space". Installation of recreational areas shall be constructed at the expense of the Applicant and built to Town Standards.
2. Public Space will be required in each subdivision based on the following formula which has been prepared: providing three (3) acres of Public Space per one hundred (100) residential lots or units; and two (2) acres per one hundred (100) commercial lots. Subdivisions with less than one hundred (100) residential or commercial units (or more) shall provide dedicated public space on a pro rata basis.
3. When the percentages from the above formula would create less than two (2) acres, the Planning Commission may require that the Public Space be located at a suitable place on the edge of the Subdivision so that additional land may be added at such time as the adjacent land is subdivided.
4. The Planning Commission may refer such proposed reservations to the Town Engineer or Town Planner for recommendation.
5. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, or for other recreation purposes, and shall be relatively level and dry. Unless the Town Council approves a variation to the following standards, on a showing of good cause, subdivisions will include the following Public Space amenities (or equivalent):

   1. Subdivision between two (2) to twenty (20) lots shall include amenities such as a small park with community garden or a plaza with a covered seating area.

   2. Subdivisions between twenty-one (21) lots and fifty (50) lots shall provide amenities such as a park with play equipment or a dog walking park or a large community garden space with designated plots for residents.

   3. Subdivisions between fifty-one (51) lots and seventy-five (75) lots shall provide amenities such as a park with the equivalent of two (2) tennis courts and a gathering area.

4. Subdivisions with greater than seventy-six (76) lots shall provide amenities such as a park area with seating, a ball field (soccer, base/softball, football or similar), and parking spaces.
5. For subdivisions with less than twenty (20) lots or proposed in areas with steep slopes where construction of Public Spaces would be environmentally damaging, the applicant may request a payment in lieu of the on-site construction of Public Space amenities as required in this section. The fee shall be set at 105% of the costs estimated for the required amenities. The applicant shall provide a detailed construction cost analysis that shall be reviewed by the Town Planner and Town Engineer.
6. All land to be reserved for dedication to the Town for park purposes shall have prior approval of the Town Council and shall be shown marked on the plat "Reserved for Public Park."
7. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a Developer from reserving other land for recreation purposes in addition to the requirements of this section.

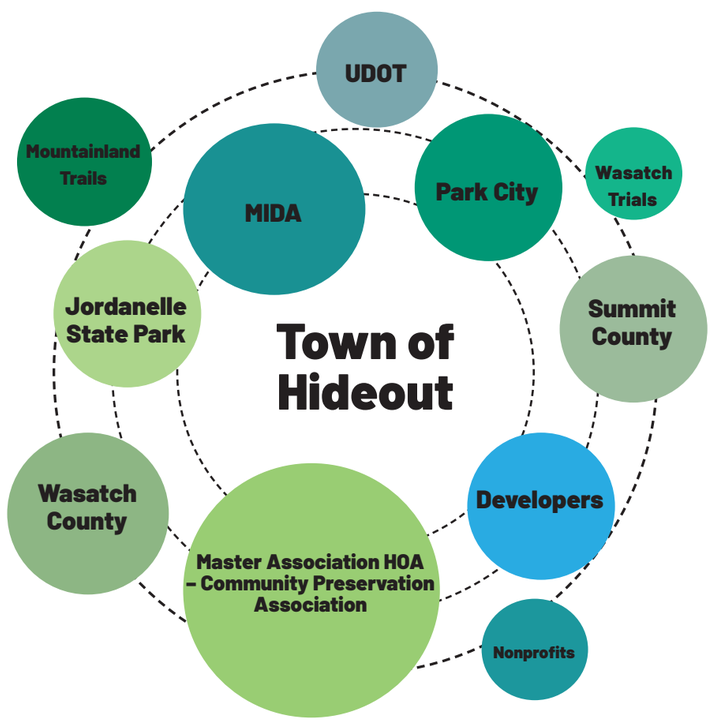
How to Move Forward?

Partnerships and Collaborations

Hideout has an interesting and unique history. The Town began as a housing development in the early 2000s in unincorporated Wasatch County. What began as a one-man vision gradually evolved into a development housing a few hundred people. A Master Association (Homeowners Association - HOA) was initially created and the entire development and surrounding lands ultimately evolved into an incorporated Town within Wasatch County in 2010.

The growing pains associated with moving from a vision to a housing development to an HOA to a Town primarily exist as a result of misunderstandings and ideological differences. Today, the Town has grown beyond the boundaries of the Master Association HOA. With this growth has been an evolution in Town governance as well as an understanding that 'what was' is not always going to be 'what is' or what 'will be.'

To bridge this gap, the Town will have to partner and collaborate with just about every entity in the region:



What continues to stand out for the Town of Hideout is the desire to create a better, more connected, community - one that isn't separated by jurisdictional boundaries. The residents of Hideout were very aligned in their input in the Community Survey and Town Hall meetings during the preparation of the General Plan. The residents shared concerns over the ongoing maintenance of the streets; they indicated a willingness to spend money for open space, parks and trails; and they had some very specific ideas regarding the Town Center and commercial growth opportunities.

The residents expressed a strong desire to work together as a small town in order to effectuate a desired future. This collaboration must include MIDA, the oversight entity that, as of 2020, has regulatory authority over land use development in the northern portion of Hideout. The purpose of the proposed MIDA project area is to provide the military with a "Morale, Welfare and Recreation" facility or hotel in a ski resort setting. Trails and connectivity will ensure the success of recreation in this area.

Finally, the Town and the Master Association HOA must work together to ensure each other's success. Collaboration after a period of limited interaction is hard. Issues of misinformation arise and mistrust grows on either side. But both have everything to lose by not working together and everything to gain by collaborating. This collaboration will require the following actions:

Communication – **openly and with compassion for the other side**

Cooperation – **to ensure mutually beneficial results**

Compromise – **in good faith and when necessary**

Financing Tools

When it comes time to move beyond planning and implement projects, the primary issue is money – how to pay for it? The subsequent section includes a list of the top seven priority Parks, Open Space and Trails Projects for the Town; all come with a cost.

The Town's total annual budget is approximately $1mn and does not currently allow for additional appropriations for specific projects at this time. That may change in the future, but the time to acquire land is now given its almost certain appreciation in the Wasatch Back. There are a couple of likely options that the Town should consider to finance recreational infrastructure. One is to allocate a set aside amount from any deal negotiated with MIDA. Ideally this would be finalized during initial negotiations with MIDA but could be revisted after a year or two upon assessment of Town and MIDA finances. Ultimately, the Town must allocate a hefty line item for these projects. These negotiations are a once in a lifetime opportunity for the Town to definitively confirm its values and commitment to the environment and the outdoor amenities so strongly desired by the residents.

A second option is a bond; basically a tax imposed upon the Town itself to pay for projects that will benefit the community forever. There are many types of bonds but the most probable is a general obligation bond – a bond that is paid back by increased property tax revenues.

A third option is the use of impact fees. The Town could impose these fees (specifically dedicated to parks, trails and open space projects) on future development activity.

From the Resident Survey

More trails, and walking paths. Currently, most residents have to walk on the road, hazardous with all the construction vehicles.

"Favor paying for amenities or services through bonding rather having commercial enterprises underwrite through taxes as such commercial enterprises disrupt the tranquility of Hideout."

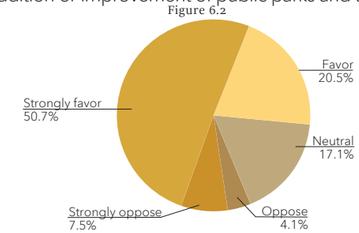
Please place further controls on developers so that our entry to Hideout canyon wouldn't look like it does - unfinished construction projects. Make them bond for performance with the town.

"[There is] no lake access"

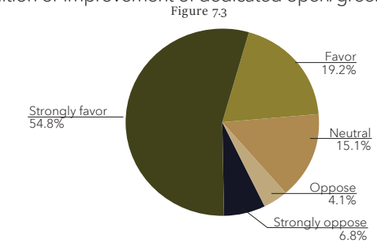
"We need a place where children can play"

There is a cost associated with any project – a 'give' for a 'get.' The community was very supportive of bonding for parks and trails as well as open space/green space during the recent General Plan rewrite. Over 71% 'strongly favored' or 'favored' the use of a bond for public parks and trails and more than 74% 'strongly favored' or 'favored' a bond for dedicated open/green space.

11a. Do you favor or oppose town bonding for the addition or improvement of public parks and trails?
Figure 6.2



11b. Do you favor or oppose town bonding for the addition or improvement of dedicated open/green space?
Figure 7.3



What Might a $5mn Bond Look Like for Hideout?

A $5mn General Obligation bond typically has a repayment timeline of 20 years with an interest rate determined by the credit rating for the Town at time of issuance. If the Town issued a $5mn bond at an interest of 3.25% with a term of 20 years, how would that impact the +/- 1,000 residents of Hideout in +/- 500 housing units?

The following calculations illustrate what this might look like based upon a cursory assessment by Zions Public Finance Inc.:

- *All property owners would see their local property taxes increase by about 12%. The annual repayments for a $5mn bond would be in the $350,000 range.*
- *According to the 2019 US Census, the median house value in Hideout is about $700,000. Currently, that household is paying approximately $8,025 per year in property taxes. This would increase by about $775 per year (to a total of $8,800) for twenty years to pay off the bond.*
- *This 'average' homeowner in Hideout would pay an additional $65 per month for the recreational amenities paid for by the bond – an amount significantly less than the monthly HOA fees typical of the Wasatch Back.*

This is just one bond scenario; the Town could decide to look at a $10mn bond given the current national financial situation – one that is very favorable to lending at relatively low interest rates.

$700,000 value
(current median value)

$8,025 annual tax bill

+ $775/year for 20 years to pay off POST bond

Total taxes owed with POST bond (20 years) = $8,800

What Are the Town's Priorities and What Comes First?

When planning for recreational amenities, it can be easy to make the mistake of creating a lengthy laundry list of 'to do' items. Often the list can become so unruly that there is effectively no point of beginning. Fortunately, the Parks, Open Space and Trails (POST) Steering Committee was diligent and focused in this regard. They recognized early on the challenges associated with trying to do everything at once. Hideout is a small town and its response to acquiring land for open space and building trails and parks must be measured and responsible. The following seven priority projects are proposed and should be completed within the next five years.

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)

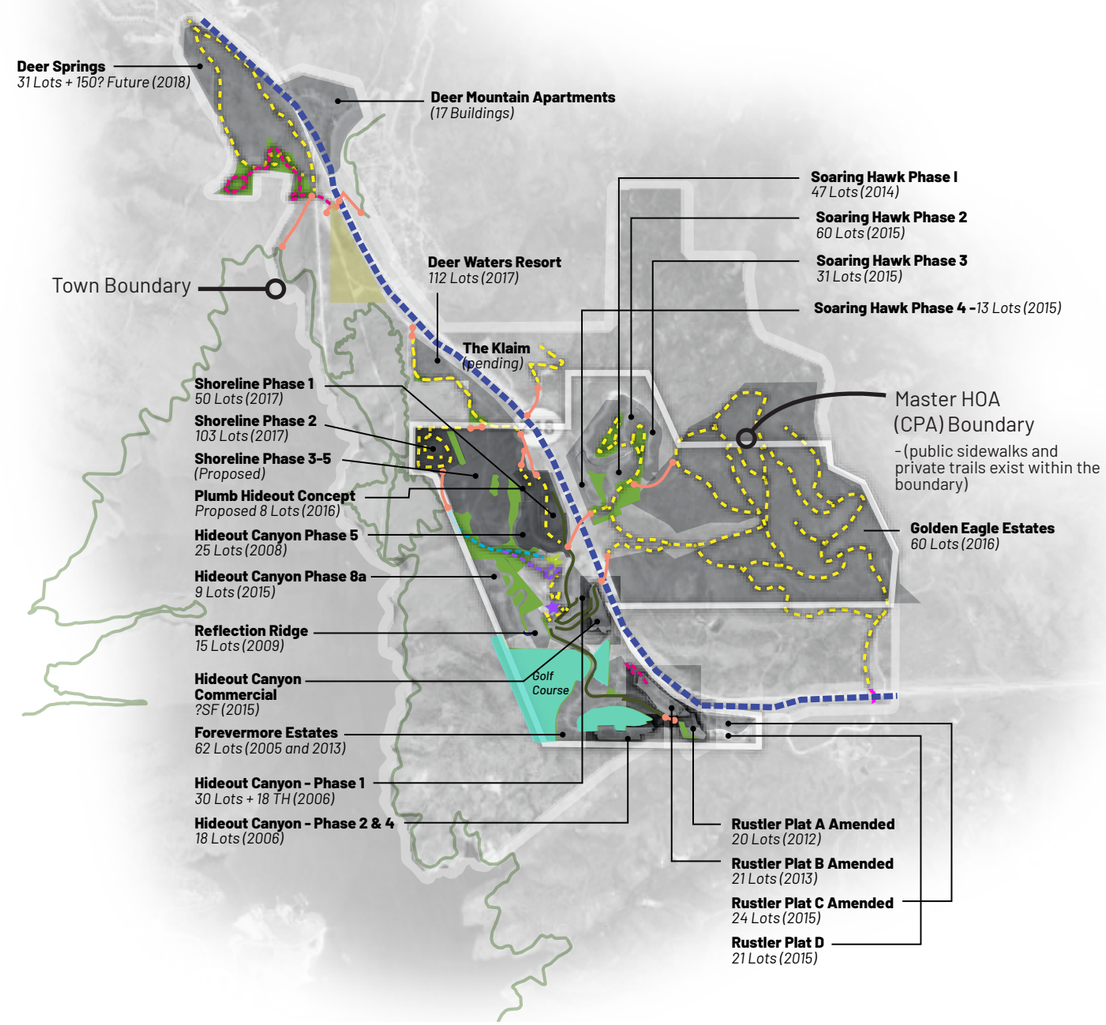
PRIORITY 3
Collaborate With the Counties and Nearby Communities to Build the Spine on SR 248 – Coordinate Efforts with UDOT

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



State Park Trails
Existing Open Space Trails

PRIORITY 1
Developer Owed Trails

PRIORITY 2
Ongoing Bike-Pedestrian Trail Construction

PRIORITY 3
Park Acquistion and Construction

PRIORITY 4
State Park Connection

PRIORITY 5
SPINE

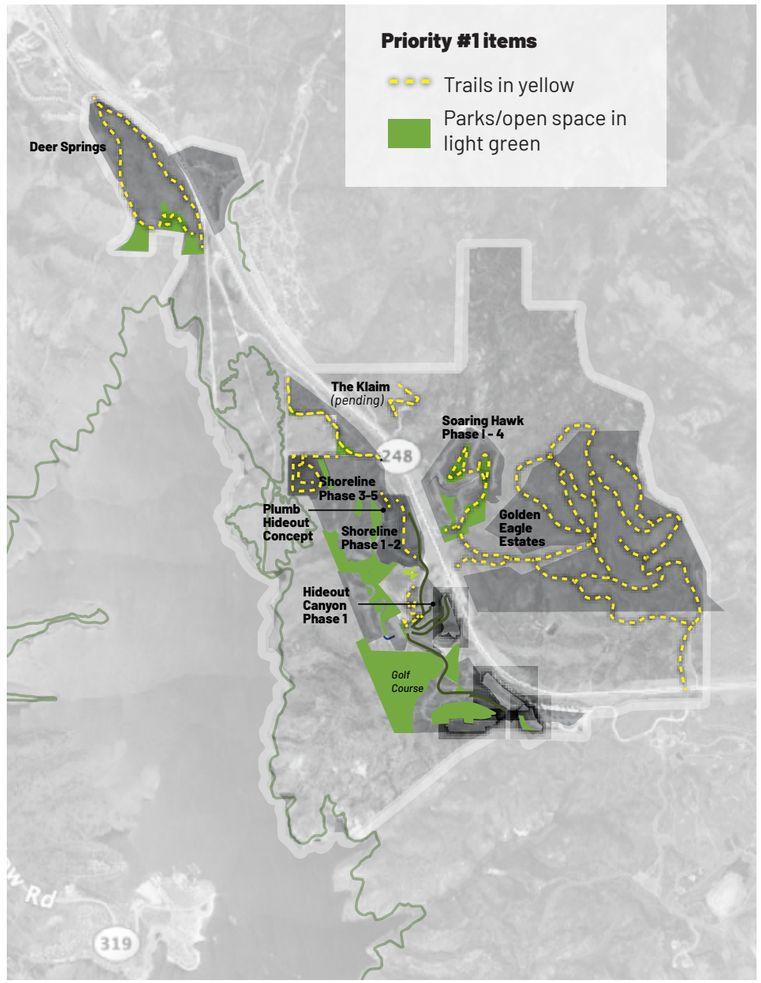
PRIORITY 6
Connect:
Soaring Hawk to Golden Eagle
Shoreline 1 to Deer Waters to Spine

PRIORITY 7
Conservation Easement to Golf Course

What Are the Town's Priorities and What Comes First?

PRIORITY 1

Ensure Developer Compliance With Previously Approved Subdivisions



State Park Trails
Existing Open Space Trails
Parks/Open Space

Estimated Cost: $0

- **Town responsible only for oversight and enforcement**

As part of this POST planning process, every subdivision approved by the Town was reviewed in detail and mapped. The final map for the Town includes all of these subdivisions as well as the parks, open space and trails that were included on the plat and/or required by the Planning Commission. The Town Council and/or the Planning Commission should ensure that each park area includes a variety of amenities scattered around Town including but not limited to: playground equipment for children, a tennis court, a few volleyball or pickle ball courts, etc. A community survey could be distributed to determine what is particularly desired at the present time. The following developments have committed to deed-restricted open space/parks and/or trails and appear to be noncompliant as of September 2021:

Soaring Hawk (Phases 1 – 4)
151 Lots (construction generally complete):
Development approvals were awarded in 2015 – 2016 and included open space and trails. The construction of the trails has not been completed and open space protections must be confirmed.

Hideout Canyon (Phase 1)
48 Lots (construction generally complete):
Development approvals were awarded in 2006 and included trail/sidewalk requirements that have not been completed; specifically along Longview Drive where sections are missing.

Sundown Ridge
4 Lots (under construction):
Development approvals were awarded in 2016 and included a trail or sidewalk connection at the end of Longview Drive (a cul-de-sac) connecting to the property to the north.

Deer Springs
248 Lots (currently under construction):
Development approvals were awarded in 2018 and included some park/open space land as well as trails (and an allowance for the Town to build its own trails on the park lands).

Deer Waters
102 Lots (under construction):
A park to be consructed by the Developer will be completed as part of Phase 4 of the development.

Shoreline (Phases 1 – 3)
153 Lots: (under construction):
Development approvals were awarded in 2017 with Final Subdivision approval in 2021 which included trails and/or sidewalks along or adjacent to the rights-of-way.

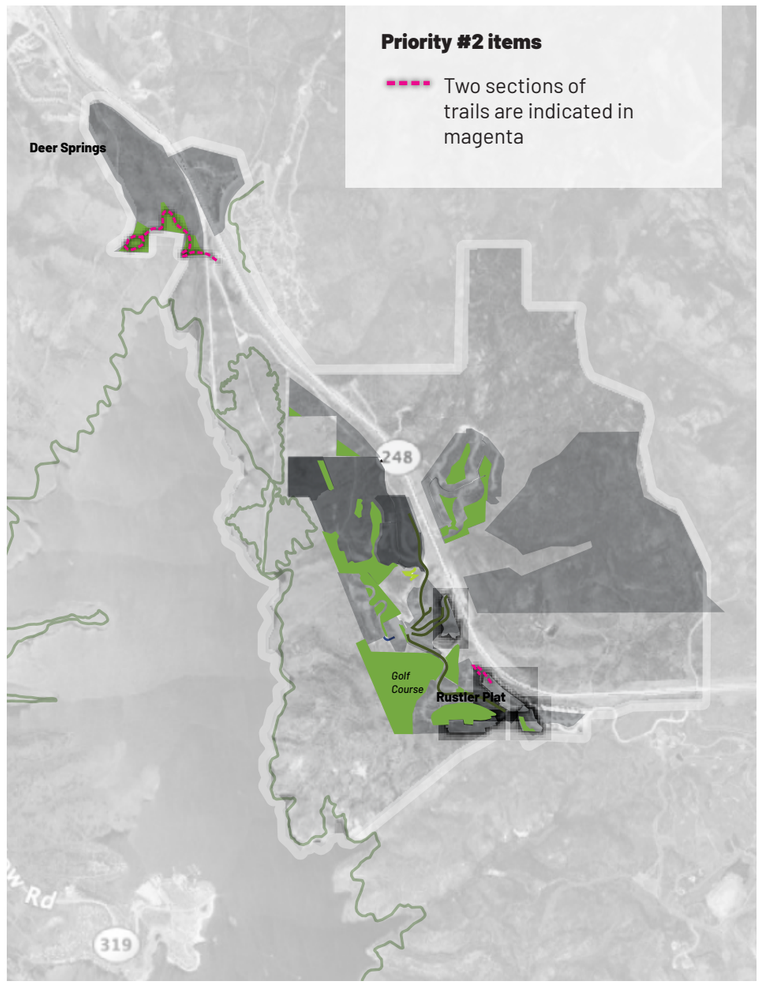
Golden Eagle (Phases 1 -3)
314 Lots (under construction):
Development approvals were awarded in 2016 and included a significant number of trails and/or sidewalks throughout the proposed development area. The configuration of these trails has changed per different versions, but the concept has remained consistent – trail connectivity throughout the residential area and a trail connection down the mountain to SR 248.

KLAIM
+/- 80 units (under construction):
Development approvals have been finalized for this project which includes a short trail system has been conceptually proposed.

Lakeview
69 Lots (under construction):
Trails are distributed throughout the development and connect to a dog park (at the Jordanelle Park boundary line) and inlcudes a stairway trail up to the park proposed in Deer Waters.

PRIORITY 2

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



State Park Trails
Existing Open Space Trails
Parks/Open Space

Estimated Cost: $50,000 - $100,000
- Bike/ped trail or flow park
- Trail for dog walking

The Town has worked closely with the developer of Deer Springs (2018 approval) to secure an opportunity to build a bike or pedestrian trail on the southern end of the property and within the deed-restricted open space area. The details of the bike/ped trail or possible flow trail park have not been finalized but this public-private partnership is well underway and should be complete within the next year.

The second component of this priority is a walking path that is proposed in the open space just north of Rustler Plat (2013 approval). This could be an area for dog walking and is recommended to be a loop that extends from the northern end of North Sightline Circle and could connect to Lot 10 in Forevermore Court which is a steep sloped lot that may not be developable.

PRIORITY 3

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

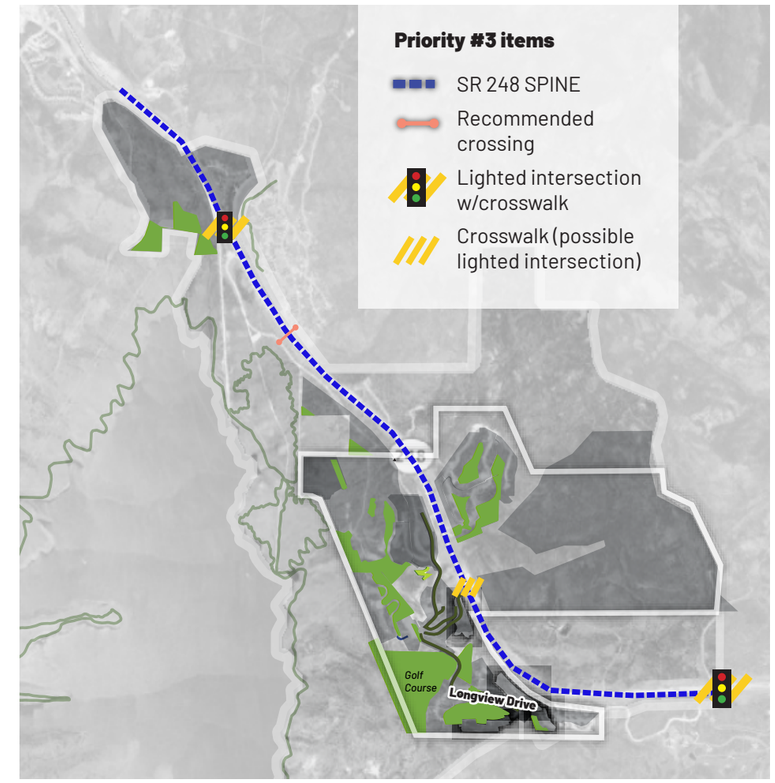
During the spring, summer and fall months, cyclists on SR 248 are a familiar sight; a sight that consistently reminds drivers of the need for a quality bike separated bike path that improves their safety as well as provides better connectivity to the Town. SR 248 spans almost four miles through the Town of Hideout and provides all access into and out of the Town.

Recommendations for the 'Spine' include:

- The Town should coordinate all efforts with the Utah Department of Transportation and Summit and Wasatch Counties.
- A focus on Context Sensitive Design (CSD) will be necessary when working through preliminary planning efforts with UDOT. This approach will give the Town the opportunity to maintain local authenticity in terms of design and approach.
- A financially collaborative approach will be required to build a 10' wide paved trail for cyclists and pedestrians that stretches from Park City (Quinn's Junction) to the Kamas Valley (+/-11 miles). Partners include: Wasatch County, Summit County, UDOT, Kamas, Park City, Tuhaye, the Master Association HOA in Hideout and others.

The 'Spine' is not only an opportunity to safeguard that Hideout is committed to bike and pedestrian safety along SR 248 but to demonstrate the Town's pledge to the ideals of 'connected communities' as presented in the 2019 General Plan – a regional approach to trail development.

Anecdotal input to date indicates that some within the community might see the 'Spine' as money spent that primarily benefits outsiders or those passing through Town. The reality is that the only public right-of-way that links the many Hideout neighborhoods is SR 248; construction of this 'Spine' will allow for all trails/sidewalks and roads to funnel into this primary connector trail and link the entire community. As part of the 'Spine's' development, two under/over crossings are recommended: one at or near the entrance to Tuhaye/Golden Eagle at Tuhaye Park Drive and the other at or near North Deer Mountain Boulevard or the Longview Drive intersection with SR 248.



State Park Trails
Existing Open Space Trails
Parks/Open Space

Estimated Cost: $250,000 - $400,000/mile
- 4 miles within Town limits
- 11 miles from Quinn's Junction to Kamas

PRIORITY 4

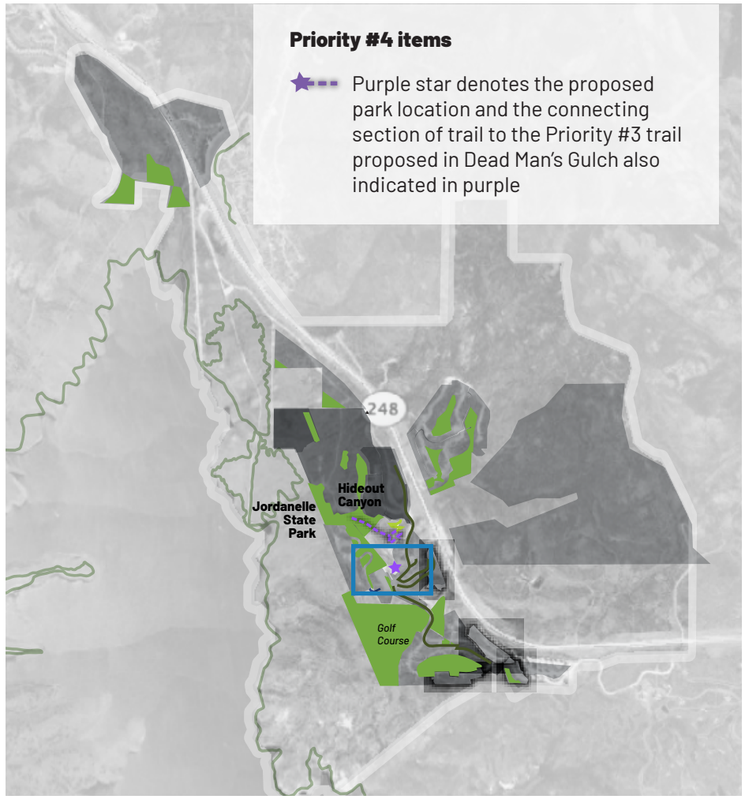
Purchase Land for a Park Near the Town Center Roundabout and Tie Into the Trail in Dead Man's Gulch That Could Connect to Jordanelle State Park in the Future

The Town does not have a public park for residents at the present time. During the General Planning process, public input revealed that 74% of the residents 'strongly favored' or 'favored' a bond for dedicated open/green space. That is a level of support that any city or town can only hope for in terms of providing strong direction.

Hideout wants a park and the residents are willing to pay for it.

During the preparation of this plan, many different possibilities were explored and analyzed – based upon ease of accessibility, zoning and/or development plans, location and views, and size. Ultimately, the recommended location for a Town Park is the +/- 2 acre lot located near the Town roundabout and along Longview Drive at the intersection with North Hideout Trail – where the 'pile of rocks' is located. This area is not proposed for any residential development and could be easily accessed by any resident, on foot/bike or in a vehicle.

The land is currently owned by Bob Martino (Mustang Development) and is within the subdivision Hideout Canyon (Phase 1). The quality of the site in its existing condition requires imagination but that also potentially reduces the acquisition cost and allows for the Town to shape the land as desired in the future without having to touch undisturbed land located elsewhere in Town that might otherwise be suitable.



State Park Trails
Existing Open Space Trails
Parks/Open Space

Estimated Cost: $1,150,000 - $1,650,000
- Property acquisition
- Site preparation work
- Site improvements

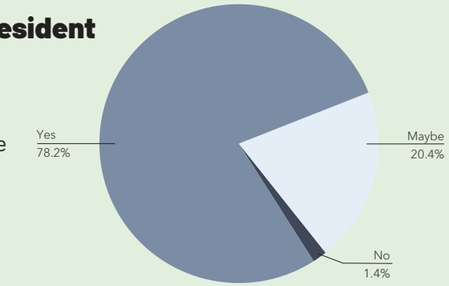
A park in this location should include a clubhouse with community meeting spaces (and maybe a couple of courts for volleyball and/or pickle ball). This park can easily be connected to the trail in Dead Man's Gulch that links the Town to the Jordanelle State Park.

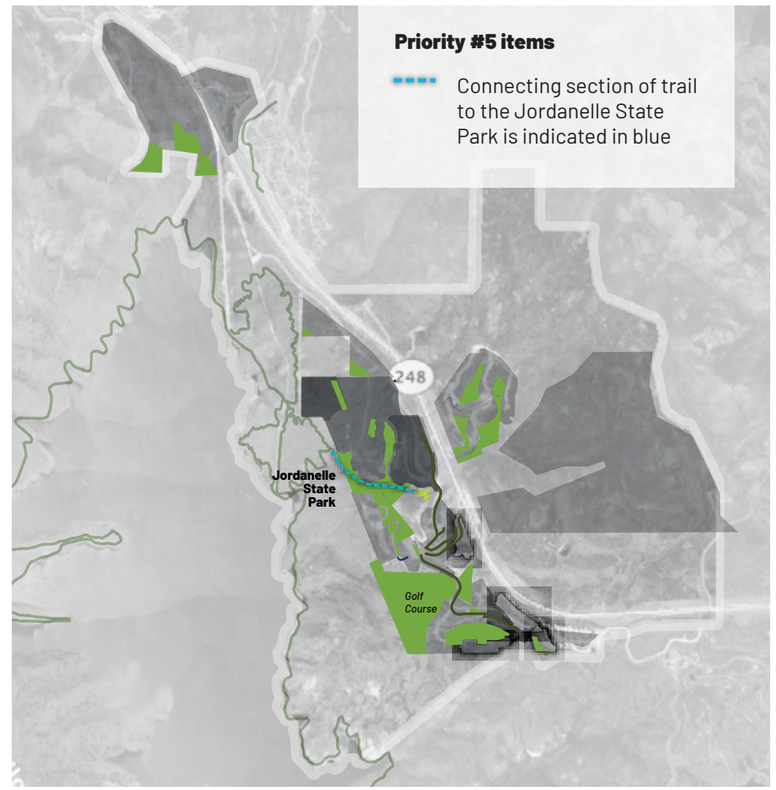
PRIORITY 5

Establish a Connection to Jordanelle State Park

From the Resident Survey

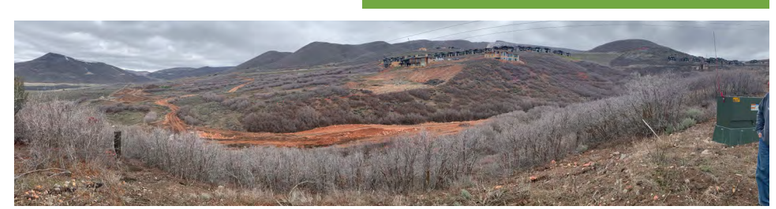
16a. Should the town work with Jordanelle State Park in order to provide future services?





State Park Trails
Existing Open Space Trails
Parks/Open Space

Estimated Cost: $40,000 - $75,000
- Assumes easements; no acquisition
- On site work; 'bridge' to State Park



When asked if the Town should work with the Jordanelle State Park to provide future services, almost 99% of respondents replied yes (78%) or maybe (20%). Presumably, future services that would benefit the residents of Hideout require trail connectivity.

There is an existing single-track trail that can be accessed from Longview Drive just west of the intersection with Shoreline Drive. This trail descends into Dead Man's Gulch for a distance of about 700' where it ends in the trees. This trail could be continued along the valley floor of the Gulch for another 1,000' where it could connect to the existing trail that drops down into the State Park. This would require negotiations on two fronts: one with the private property owner to secure easements for the trail. And the second piece would be to negotiate with the Sate Park to ensure access (likely with an annual fee) for the residents of the Town.

Logistically, depending on the negotiations with the State Park, the Town should coordinate with developers to acquire 'bridge' properties (very small, perhaps 10' wide by 20' long) on which to build the connecting trail piece. The State Park may not allow trails in/out of the park to connect directly to private land. The Town has successfully negotiated these bridge connections with the developers of Lakeview and Shoreline Development. These sites should be designed as 'proof of concept.'

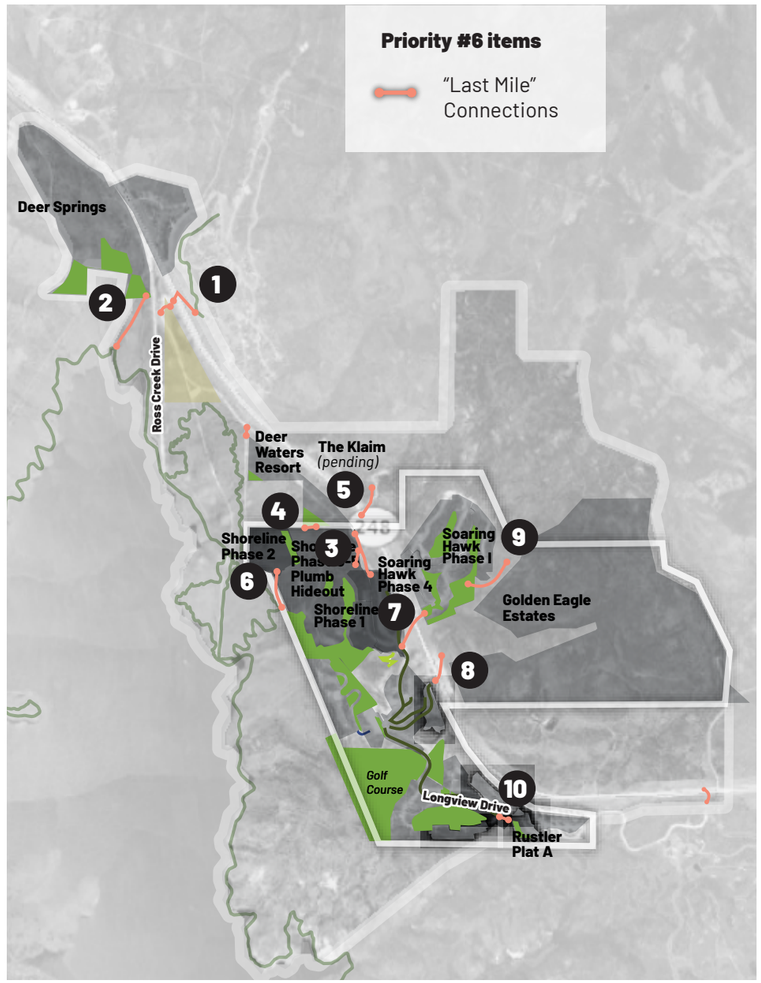
What Are the Town's Priorities and What Comes First?

PRIORITY 6

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

In many ways the challenges associated with community trails are similar to those issues that confront public transportation – how to easily link the final connections to ensure users can and will effortlessly navigate the system. These final pieces, the links, are generally small in scale but necessary in terms of 'completing' the network. In transportation planning these final links are often referred to as the 'last mile.'

Assuming the prior priorities are completed as recommended, the following 'last mile' connections should be completed:



State Park Trails
Existing Open Space Trails
Parks/Open Space

Estimated Cost: $500,000 - $750,000
- Assumes easements; no acquisition
- Site preparation work; path creation

1. Connect the existing trail that runs parallel to Ross Creek Drive down the slope to the 'Spine' on SR248 and to the over/under pass near North Deer Mountain Boulevard or Longview Drive intersection with SR248.
2. Connect the trails within the Deer Springs development to the existing Jordanelle State Park trail just west of Ross Creek and alongside the north end of the lake.
3. Connect the trail(s) on the southern end of Deer Waters Resort to the north end of Plumb Hideout and Shoreline - Phase 1 – where private development trails have been completed.
4. Connect Deer Waters Resort to Shoreline - Phase 2. This is a short but necessary connection.
5. Connect The Klaim trail(s) down the mountain to SR248 'Spine.'
6. Connect Shoreline - Phase 2 to the intersection of the Town's trail and the Jordanelle State Park at the bottom of Dead Man's Gulch.
7. Connect Soaring Hawk - Phase 4 down the mountain to the 'Spine' and then across SR248 to Shoreline - Phase 1 (to Shoreline Drive).
8. Connect the easternmost trail that was constructed as part of the development approval for Golden Eagle Estates down the slope to the 'Spine' on SR248.
9. Connect Soaring Hawk Phase 1 trail (in the green/open space) to the trail system proposed by Golden Eagle Estates.
10. Connect the existing trail along Longview Drive to the open space at the eastern end of Rustler Plat A – this could be a future park area and a connection point to a trail that may follow the powerline easement that crosses East Lasso Trail at Longview Drive.

The Town should partner with the Bureau of Land Management (BLM), owner of this triangular piece of land and the Ross Creek Trailhead, to either take partial ownership of this area or secure easements to connect Deer Springs to Deer Waters via a new trail. If the Town cannot acquire this land, improved sidewalks or a paved trail along Longview Drive should be incorporated into the existing right-of-way.

The challenges associated with some of these trails is that many of the recommended connections cross from one development/neighborhood to another and there may be concerns relative to 'ownership' and HOA restrictions – this is particularly true with the Master Association HOA that has, to date, looked upon these connections as unfavorable. These issues can be overcome in a few ways:

- The Town must partner and collaborate with the Master Association HOA and Bob Martino/Mustang Development in particular. A win-win opportunity is possible and should be explored.
- Recognize that the allowance of any trail connections may require signage to let users know when they are on public or private trails. The Master Association HOA might request some form of legal indemnification should an accident of some type ensue on their property.
- A possible solution to the public vs. private trail use might be for the Master Association HOA to grant easements along the private trails to the Town thus removing private accountability for user accidents. The granting of a short-term easement as a trial run of sorts could mitigate any hesitation on the part of the Master Association HOA.

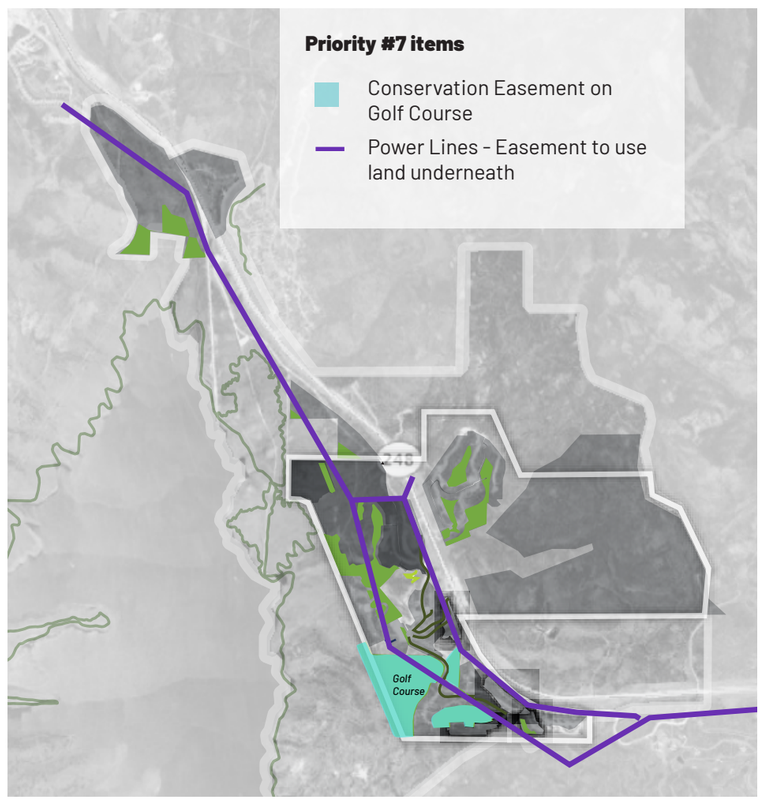
PRIORITY 7

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 & Other Unbuilt Areas

The land under the existing utility power lines offers a significant amount of space to negotiate use for trails, linear parks, or similar. Discussions with Rocky Mountain Power can be lengthy and cumbersome but the long-term results could yield great potential, particularly on the southern end of the Town where connections to Tuhaye are desired.

The golf course is owned by Mustang Development and provides open space and recreational opportunities for its members. The RSPA designation for this land generally protects the land and ensures its use as a resort amenity but the long-term viability of the golf course remains in question given changing demographics and recreational choices. Concerns about the future use of this property could be mitigated by the overlay of a conservation easement on the golf course. This would be written to exclude any development on this site while guaranteeing the land to be preserved as open space or parkland – for the future of the community.

Utah Open Lands or similar entities could assist the Town to secure a conservation easement. In addition, there are other methodologies to ensure the protection of this asset well into the future. The owner may be willing to enter into a Development Agreement subject to conditions guaranteed by the Town – another example of a partnership opportunity.



Estimated Cost: $375,000 - $1,975,000

- Assumes easements (legal fees); no acquisition
- Varies based upon trail type - natural walking/ biking trail or 10' paved
- Site preparation work to path construction
- Conservation Easement on Golf Course estimate: $150,000 - $1,500,000

- State Park Trails
- Existing Power Line Easements
- Parks/Open Space

Build It Before They Come and Maintain It Diligently!

While parks, open space and trails are almost universally desired within any community, it is much easier to design and build this recreational infrastructure before all residential and commercial structures are in place. That allows the parks and trails to become the defining elements as the community grows; these become the skeletal framework, similar to roads, around which new development is built.

And maintenace is essential to ensuring a safe and quality recreational experience. The Town should allocate an annual maintenance budget and verify that the HOAs responsible for parks, open space and trails understand their ongoing maintenance responsibilities as well.

Appendix

Appendix

Definitions

Open and Recreational Spaces

Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is typically accessible to the public. In some cases, open space may used for recreational or trail purposes as outlined below while there may be some instances that open space is purchased or acquired for view shed purposes only. In these cases, the land may not be made available for public use.

A **park** is an area of natural, semi-natural or planted space set aside for public enjoyment and recreation or for the protection of wildlife or natural habitats. Some parks may include playground equipment, benches, or a shelter for community gatherings.

A **sports field** is an area on which sports are played; these include but are not limited to: baseball, soccer, football, pickle-ball, volleyball, or similar.

A **plaza** is typically a public square, marketplace, or similar open space in a built-up area and for use by the public.

A **town center** is the commercial or geographical center or core area of a town. Town centers are traditionally associated with shopping or retail. They are also the center of communications with major public transport hubs such as train or bus stations.

A **conservation easement** is an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural state, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat, or other use or condition consistent with the protection of open land.

A **trail easement** (or **use easement**) is a perpetual legal agreement that allows others to use someone's land in the manner specifically provided for within the easement.

Common Areas (HOA)

The CC&Rs typically define general **common areas** those available for the use of all the homeowners in the development. The majority of common elements in a development are usually 'general' common elements. Their exact location should be depicted in the development's plat or map. In a single-family home development, often all of the common elements are general common elements. General common elements might include such things as a pool, a park, or a clubhouse.

PARKS
OPEN
SPACE &
TRAIL
PLANNING

POST Planning

Let's Implement

Town of Hideout, UT