

ORDINANCE NO. 09-03

AN ORDINANCE ADOPTING A GENERAL PLAN FOR THE TOWN OF HIDEOUT UTAH

WHEREAS, the town of Hideout, Utah, was recently incorporated and is without a General Plan for the Town; and,

WHEREAS, pursuant to Section 10-9a-401 et.seq. of the Utah Code, a General Plan has been prepared for recommendation by the Planning Commission, to the Town Council; and

WHEREAS, the Planning Commission has reviewed the General Plan and has considered input from the public thereon, and has forwarded the plan to the Town Council with a recommendation that it receive their approval; and,

WHEREAS, it is determined to be in the best interest of the Town of Hideout and its Citizens that the General Plan be adopted and approved.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH:

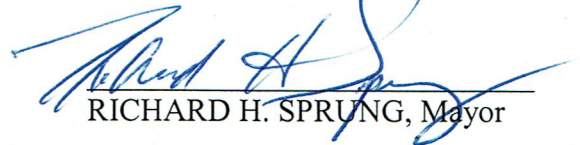
SECTION I: Repealer. If any provisions of the Town's Code heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION II: Enactment. The General Plan for the Town of Hideout, Utah , including the General Plan Map and all other accompanying documents attached hereto and incorporated herein by this reference, are hereby adopted and enacted into law as the Town of Hideout General Plan.

SECTION IV: Severability. If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION V: Effective Date. In order to protect the health, safety and welfare of the citizenry and public at large, this ordinance shall go into effect immediately upon posting.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 11th day of February, 2009.


RICHARD H. SPRUNG, Mayor

ATTEST:


Cindy Lohmeier
Town Clerk

Approved: February 11, 2009
Posted: February 12, 2009

HIDEOUT GENERAL PLAN

January 2009

Planning Commission:

Dave Erichsen

Kip Paul

Chris Hemmersmeier

Dan Matta

Joe Walz

INTRODUCTION

The Town of Hideout, Utah is located approximately five miles east of Park City, and is known for its breathtaking views of the Jordanelle Reservoir and the Wasatch Mountain range, including Mt. Timpanogas and the Deer Valley ski resort. With close access to three world-class ski resorts and numerous recreational areas, the Town of Hideout offers its residents a resort town atmosphere full of recreational opportunities with close proximity to all the amenities of a big city.

The Town of Hideout was incorporated in 2008 with approximately 750 residents, but with a large amount of undeveloped and vacant land. As a result, the intent of this General Plan is for guiding future growth and development in the Town of Hideout and to promote an economically healthy and functional town that allows for responsible growth and makes Hideout a great place to live. This General Plan provides an officially adopted guide to future development for the Town Council, Planning Commission and other concerned governmental entities, committees, residents, property owners, business people and others interested in the future of the Town of Hideout.

The fundamental purposes of the General Plan include the following:

- Preserving Community Identity
- Controlling Density
- Mitigating Impacts of Growth
- Promoting Public Interest
- Creating Long Range Objectives to Govern Short Range Actions

GENERAL LAND USE

The main focus of the General Plan is to provide designations for land use within the Town of Hideout. It also provides policies for each of the land use elements incorporated within the Plan. This is to ensure that guidelines are in place for future development decisions in Hideout. The Land Use Plan is general.

General Land Use Policies:

1. All zoning and other land use decisions shall be consistent with the General Plan.

2. Sensitive lands in a proposed development shall be identified on a plan prepared and stamped by a licensed geotechnical engineer or licensed geologist. No land shall be developed that does not conform to the physical constraints standards established by recommendations of a geological engineer or a geotechnical engineer licensed in the State of Utah for a particular development.
3. Innovative urban planning should be used in all zones to protect, enhance and blend development with the unique natural character of the area.
4. Growth should pay its own way; i.e. the costs for new public infrastructure should be paid by the development that generated the need and that will benefit there from.
5. Clustered developments should be encouraged to promote open space and view sheds where it is consistent with surrounding neighborhoods.
6. Medium and low-density development should be encouraged.
7. Higher density development may be allowed within the areas proposed for such.
8. Preserve and enhance existing vegetation where possible for visual buffers and erosion control.

RESIDENTIAL LAND USE

The majority of the zoning in Hideout is for residential uses. However, it is the objective of the General Plan to indicate the Town's goal with regard to development, to introduce greater density variations within the zones indicated in order to accomplish preservation of mountain views and open space. The objective is to achieve preservation of key scenic features and important amenities per the General Plan.

Residential Policies:

1. Set standards for minimum lot sizes, setbacks, building heights, and maximum lot coverage.
2. Set architectural guidelines consistent with surrounding neighborhoods.
3. Establish road standards.
4. Areas that contain designated open space, parks, or other scenic/natural resources should be zoned at a lower overall density with clustering encouraged preserving the desired resource(s) and resulting net density shown on the Land Use element.
5. Apartment/condominium housing should be located so as not to block views of the mountains and the building mass should avoid a boxy appearance.
6. Promote a sense of community.

7. Encourage the development of neighborhood watch programs.

RESORT AREAS

Hideout's proximity to world-class ski resorts, mountain views, and the Jordanelle Reservoir combined with its own natural beauty provides significant opportunities for the Town to promote resort development. This type of development both provides tax revenues and supports mountain residential community living.

A significant area within the Town has been identified as being able to support a Resort Specialty Planned Area (RSPA). To be zoned as a RSPA the development should contain a resort amenity that can be used to anchor the resort. An 18 hole golf course or larger golf course within the development is required in order to be zoned as a RSPA.

COMMERCIAL LAND USE

As the Town of Hideout grows, it will need a corresponding growth in commercial development. The Town should include not only a viable commercial and activity core, but also include the surrounding and integrated uses that support and add life to the core area. Commercial uses are to be permitted in the RSPA.

Commercial Policies:

1. All commercial development should have a pleasing appearance with attractive and ample landscaping.
2. The Town strongly supports developing a primary, unified, pedestrian-oriented commercial center to create a safe and comfortable atmosphere for patrons to the area.
3. The Town supports creating and maintaining a healthy, vibrant, small retail area that will provide convenient shopping for residents while minimizing travel.
4. Encourage neighborhood businesses.
5. Create architectural guidelines for commercial structures.

LOW-COST HOUSING

One of the goals is to promote an adequate supply of housing to meet the needs of all economic segments of the community. Hideout will continue to encourage

a diversity of housing types and cost ranges, including those that will permit persons of low and moderate incomes to locate here. Low-cost does not necessarily equate to market demand. The current supply of low-cost homes exceeds the market demand.

Low-Cost Housing Policies:

1. Insure compliance with the Fair Housing Act of 1968 that prohibits discrimination in sales, rental, and financing of dwellings based on race, color, creed, gender religion, national origin, financial status, source of income or disability.
2. Permit increased density where traded off for open space, i.e. playground for children, open picnic area, etc., within a development.
3. Openly coordinate and assist builders who desire to build low cost housing.

PARKS AND RECREATION

Parks and recreation are important aspects of a healthy community. Recreation opportunities help attract people and businesses to a community. In a mountain community, open space and native habitat should be encouraged over large sodded parks as should smaller pocket parks be favored over larger parks.

Parks and Recreation Policies:

1. The Town shall strive to increase the total developed parkland.
2. New development shall provide neighborhood park facilities or impact fees-in-lieu to meet the demand created by the residents of the development.
3. The Town shall encourage the development of a bicycle/pedestrian trail network to connect to neighborhood parks, open spaces, recreation and other community facilities, the purpose of which is to preserve and appreciate native landscapes, wildlife habitats and natural beauty.

OPEN SPACE

Open space is land not used for buildings or structures, a respite from development. Open space may be mountains, farmland, golf courses, parks and ridgeline vistas. Permanent, accessible open space within the community is important to the residents' quality of life.

Open Space Policies:

1. The Town shall actively pursue the preservation of such significant open space through zoning, conservation easements, acquisition, clustering, by enlisting the aid of organizations such as the land trusts, and other land preservation techniques.
2. The Town shall attempt to preserve land as designated open space and left in a natural state for public, recreational purposes.

PUBLIC LANDS

There is some public land within and near the Town of Hideout that is managed mostly by the Bureau of Reclamation (BOR).

Public Land Policies:

1. Lands within the Town under the jurisdiction of the U.S. Bureau of Reclamation should be carefully reviewed for development impacts and/or opportunities by the Town.

TRANSPORTATION

The transportation element of the General Plan addresses the transportation of people, goods, and services within the Town of Hideout and its interaction with surrounding communities. The primary objective is to provide guidelines that will develop and maintain a safe transportation system that meets the needs of the community both now and in future.

Transportation Policies:

1. The construction of new roads, and widening of existing roads, should be paid for by those who generate the need and who will benefit from such improvements. In most cases, this means a developer or group of developers will need to pay for new roads or road widening to serve their project(s). Where a proposed road will also clearly benefit existing development, a combination of developer(s) and existing residents may jointly fund road improvements, through special service districts.
2. Establish speed limits based on traffic engineering analysis. Enforce speed limits.

3. Protect crossings for children, particularly near schools and recreation areas.
4. Improve guidance of traffic on streets through striping, raised medians and islands, reduction of roadside obstructions, and other traffic engineering solutions.
5. In submittals for development approval, the determination of roadway use and capacities and the road impacts of the development shall be based upon a traffic study in accordance with accepted traffic engineering principles.
6. Establish safety of the transportation system as a priority and work diligently to meet applicable safety standards.
7. Design transportation to assure efficient traffic flow throughout the Town with compatible connections to regional transportation systems.
8. Aesthetic consideration are an important element of the street design in addition to the transportation role the street serves.
9. Support and encourage cyclists, pedestrians, and other non-motorized travel within the Town of Hideout. Coordinate with adjacent jurisdictions to offer continuous routes for travel and recreation between communities. Bike trail planning should consider the needs of all residents: children, teenagers, retirees and tourists. As Hideout grows, well-planned and functional bikeways systems will be an important part of the community development plan.
10. Preserve peace and quiet in residential areas through circulation design that slows traffic flow and encourages safe driving practices.
11. The Town will attempt to preserve natural swales, to the extent practicable, and search for other drainage techniques that might be affordable alternatives to curb and gutter and that will preserve the character of the Town.
12. The Town should establish a program to regularly maintain and inspect all traffic control devices within its jurisdiction.
13. The Town should consider the establishment of public transportation or inter-local agreements that could provide public transportation.

PUBLIC UTILITIES

A. Water.

Like most western towns, Hideout's future growth is closely tied to the availability of water.

Water Policies:

1. Level of Service. The minimum level of service for culinary water is to maintain a water system capable of meeting the daily and peak demand of Town residents and businesses, including the provision for adequate fire flows. The distribution system must be sized to accommodate peak hourly instantaneous flows.
2. The Town should encourage the gradual reduction of per capita consumption of water from the current level.
3. The Town should adopt water conservation measures for its own facilities, including:
 - xeriscape landscape design;
 - installation of water saving plumbing fixtures;
 - use of secondary water for major irrigated areas;
 - use of irrigation control systems responsive to weather conditions that reduce water runoff.
4. Users of large amounts of water for landscaping and other exterior purposes shall be encouraged to use secondary and irrigation water rather than culinary water.

B. Wastewater.

Re-use of wastewater is encouraged when possible. Re-use of wastewater has a potentially valuable application for water-intensive irrigation (agriculture, golf courses, etc.)

Wastewater Policies:

1. Level of Service. The minimum level of service is to maintain a collection and treatment system capable of meeting the daily and peak flows for the service area in compliance with State and Federal standards.
2. Examine the practicality of a Town owned and operated wastewater facility.
3. Enforcement of state laws requiring sewer connection within three hundred feet of sewer mains.

C. Gas/Electric.

Gas is provided by Questar, which services all areas of Hideout. Electric is provided by Rocky Mountain Power, which services all areas of Hideout.

Gas/Electric Policies:

1. The Town encourages the conservation of energy resources in anticipation of future costs and shortages.

COMMUNITY IMAGE

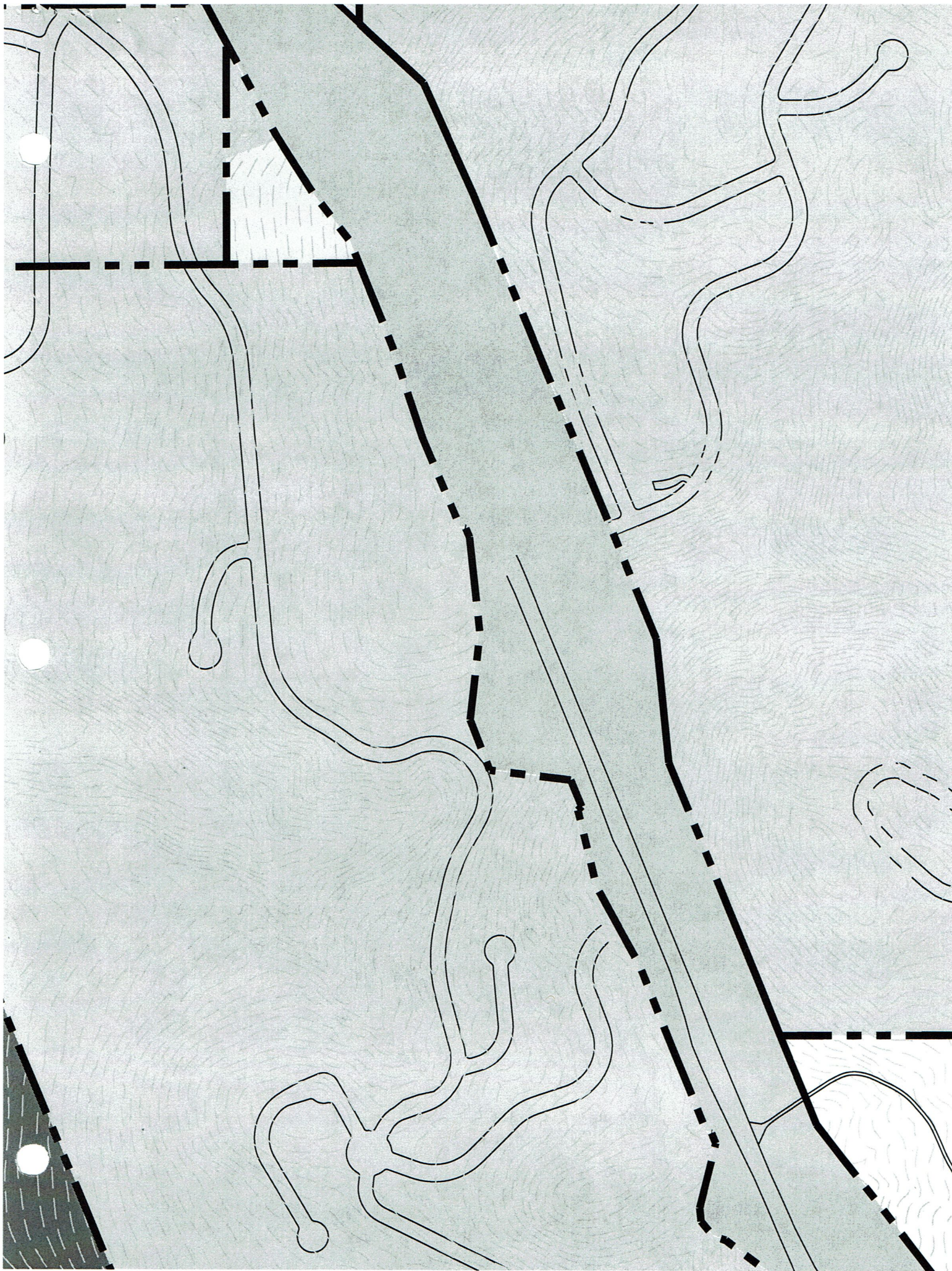
The physical appearance of a community conveys an impression about the values and pride of the community. The Town of Hideout should appear to be a small, friendly, and well maintained community, nestled harmoniously in a unique and beautiful natural setting.

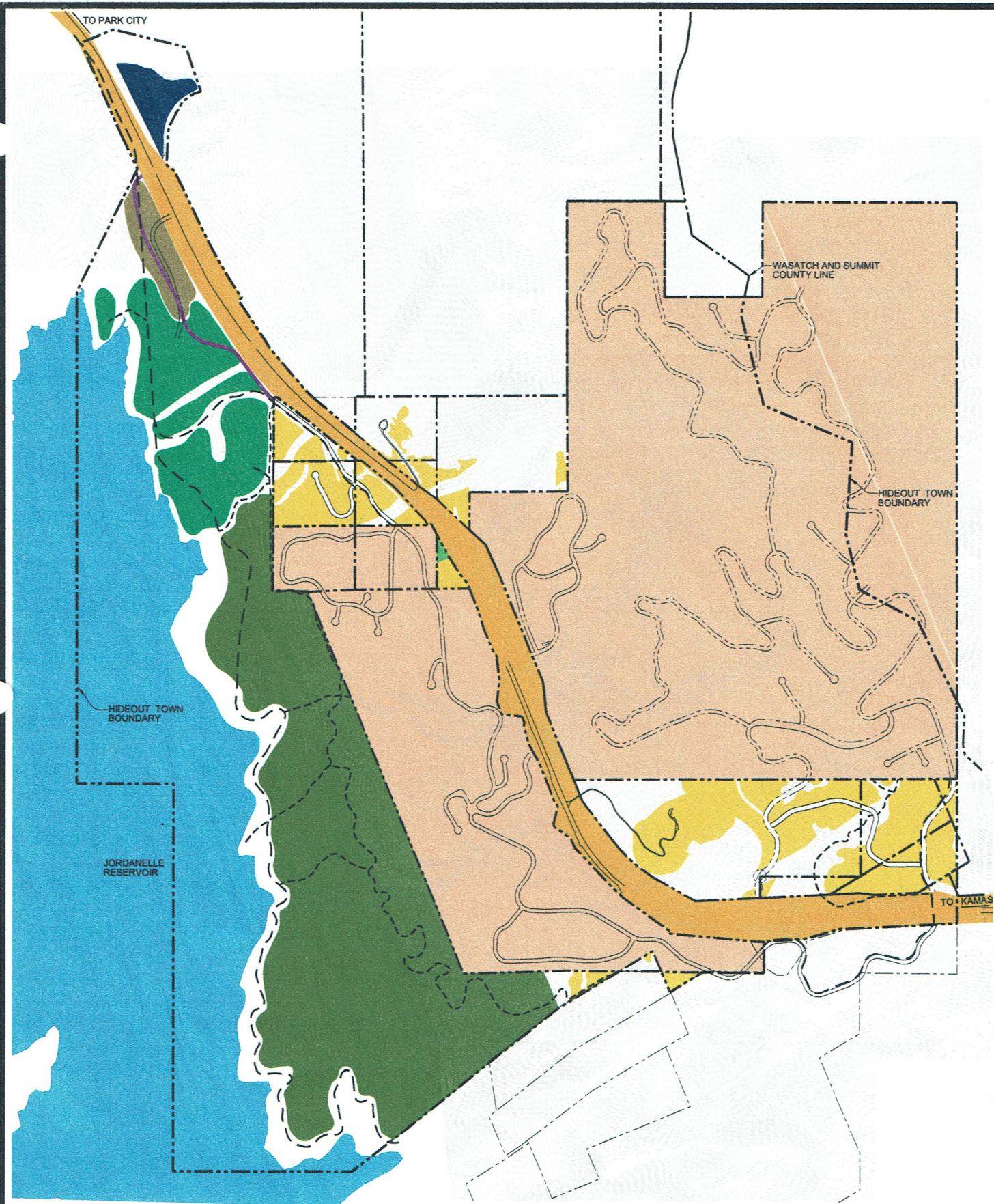
Community Image Policies:

1. Encourage fewer, more modest in size and design signage.
2. Upgrade the Town entrances and high traffic routes with landscaping and well maintained roads to give a pleasant first impression of the community.
3. Encourage basic design standards to assure that new building are "good neighbors" to existing development and to ensure that they do not detract from the natural beauty of the areas.
4. Encourage underground power lines and other utilities.
5. Walls and fences, when needed, must be innovatively designed so as not to leave streets monotonous and sterile. Natural colors and materials should be used, and a landscaped buffer area should be placed between walls and streets.

ENVIRONMENTAL CONCERNS













The protection, conservation, development, and use of natural resources, including the quality of air, forests, soils, rivers and other waters and other natural resources should be considered in future development.





NOTE:
ALL ROADS ARE CLASSIFIED AS
LOCAL COLLECTORS UNLESS
OTHERWISE IDENTIFIED.

LEGEND

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|---|--|---|
|  RESIDENTIAL AFFORDABLE HOUSING |  PUBLIC OPEN SPACE DAY USE ONLY |  OPENSACE RECREATIONAL USES |
|  RESIDENTIAL LOW DENSITY |  EXISTING AND POTENTIAL REGIONAL TRAILS |  HIDEOUT LAKESIDE COMMUNITY CENTER |
|  R.S.P.A. RESORT SPECIAL PLANNING AREA |  EXISTING AND POTENTIAL LOCAL TRAILS |  MINOR ARTERIAL ROAD |
|  ROSS CREEK PARK AREA DAY USE ONLY |  EXISTING AND POTENTIAL ROAD CORRIDORS |  MAJOR COLLECTOR ROAD |

**HIDEOUT, UTAH
GENERAL PLAN**

