

Richardson Flat Annexation

Hideout is in the process of annexing the Richardson Flat area to provide much needed goods and services for the 20,000 new residential housing units around the Jordanelle that have already been approved for development by Wasatch County, Summit County, and Hideout. Hideout accounts for less than 10% of these units. These approved units far exceed our current population and the existing services available in our area are not sufficient to support this type of growth.

The following are some quick details regarding the project:

- We are committed to doing this the right way by developing smaller, walkable shopping facilities (no big box retail), 17 miles of trails, including connections to the Rail Trail, and more than 200 acres of open space.
- We want your input and feedback as we work to determine and finalize details for this new community to help ensure it complements and enhances the area. We will be scheduling meetings and providing other opportunities to collaborate.
- This effort is a win-win for the residents and future residents along the Jordanelle as well as those living in the greater Park City community. It will provide for the needs of those residing east and south of Park City and create a transportation hub that will help reduce traffic, especially on SR 248 into the town.
- We communicated this plan to annex Richardson Flat along with other areas more than a year ago. We also provided public notice to all affected entities last August. We are adhering to the laws and prescribed process. We look forward to working with our regional partners and the public to solve the growing needs of this area.

The following is more information regarding the project and annexation:

Hideout's annexation policy plan was revised a year ago to include property in the Richardson Flat area, and public notice was provided to every affected entity at that time.

When the law changed to allow Hideout to act on its annexation plan, it moved forward in the best interest of its residents and the area. There has been much discussion this week concerning the Hideout's proposed annexation of a part of Richardson Flat. In some corners the comments have not been factually correct, and in others very enthusiastic. We would like to present the reasons why Hideout looked for a partner in this long-neglected area to invite them to join our Town.

In the summer and fall of 2018, Hideout hosted several public meetings with most of our residents, organized by BYU's Urban and Regional Planning Department. These meetings were designed to elicit the areas in which distinct improvements could and should be made to the Town's quality of life. Very high on the eventual list was the need to cope with the challenges that will arise as the Jordanelle area builds out. Echoing our Town's concerns, in March, the

Park Record reported about the challenges surrounding the influx of 20,000 residential housing units already approved for development around Jordanelle.

Hideout has been thinking long and hard about how we as a Town and a region cope with the demands presented by this already green-lighted growth. The daily demands for publicly available services will be significant. People will be in search of groceries, gas, take-out, dry cleaning, haircuts, coffee, and many other amenities. A workforce will need to be found to supply these needs, which will bring its own housing challenges. These new residents will include families with children needing to be educated. These additional homes will also increase demand for police, fire and emergency services. Transportation will become a major concern as these new residents move about in their vehicles, commuting to work, shopping and recreating. Finally, with the ripple effects of COVID-19, many urban planners are projecting that businesses will increasingly be conducted remotely from home or at local office centers.

The pressure to satisfy these basic needs – workspace, education, shopping, traffic movement – requires a proactive plan to address this spate of residential units slated to be constructed to the east and south of Park City. Hideout sees the solution to these challenges occurring in Richardson Flat and has looked for a partner in this area to join our Town. Richardson Flat is at the nexus of two major transportation arteries – SR 248 and US 40 – allowing the large number of new and existing residents throughout the Jordanelle area convenient access to shopping and many other services.

Developing this area also will naturally make the existing, but never used, Richardson Flat parking area a highly valuable transit center for residents seeking to utilize Park City's many amenities such as fine dining, theatre, sponsored events and skiing without the need to drive into town. Hideout also plans additional biking trails in this area to lessen traffic, including trails that would connect into the Rail Trail and a Spine Trail along SR 248. These new trails would provide alternate transportation to and from Park City and to communities to the east; and an option for cyclists who dread using the busy and dangerous SR 248 for road cycling.

Constructing local, walkable shopping facilities and situating a well-used transportation center in this location will reduce traffic and stress on Kearns Blvd, as these new residents will not be forced into Park City to shop. Without this development, the likely outcome will be more traffic on Kearns Blvd. into Park City and more traffic into Kimball Junction. These current retail centers are too far to be conveniently reached by bus, so cars will be used, resulting in more traffic congestion, parking challenges and more frustrated residents than already exist. The Richardson Flat proposal, on the other hand, will think and work through many of the details that plague other developments in our area.

Hideout truly believes this annexation effort is a win-win for the residents and future residents along the Jordanelle as well as those living in the greater Park City community. It will reduce traffic, address community needs, provide needed workforce housing, and add miles of outdoor space for an active community.

