

A scenic landscape photograph of a mountain range. In the foreground, a calm lake reflects the sky. The middle ground shows rolling hills and a small cluster of buildings. The background features a large, rugged mountain peak with patches of snow. The sky is filled with large, white clouds.

# *Hideout*

General Plan of 2019



## Acknowledgements

The Hideout General Plan of 2019 is a comprehensive document resulting from the collaboration of many important groups and individuals. Beginning in August of 2018, local leaders, members of the Brigham Young University team, and numerous Hideout residents regularly met, gathered, and discussed information relevant to the Plan. Further, the BYU team conducted a survey of residents to get their input on a variety of aspects of life in Hideout. This General Plan would not exist were it not for the great support and involvement of the parties identified below and numerous kind, community-minded residents within the Town.

Thank you to all.

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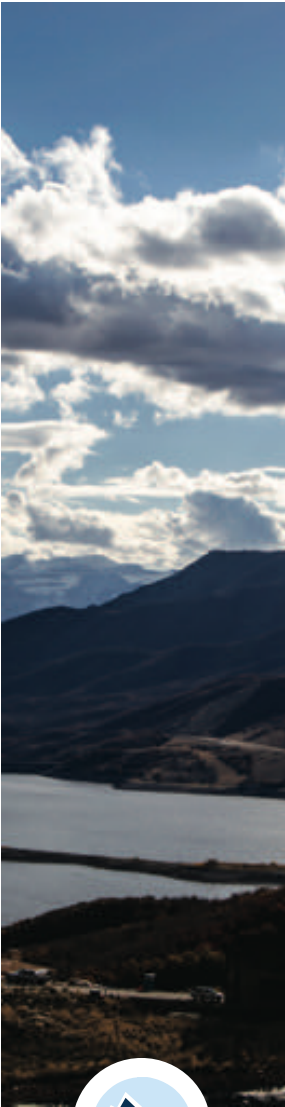
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# Introduction



# 1.1 The Town of Hideout

The Town of Hideout is a place full of nature, beauty, people, homes, peacefulness, community, and wild-life. Hideout is not just a location on the map, it is a destination for people to thrive amongst the beauty of the Wasatch Mountains and Jordanelle Reservoir. The breathtaking views and proximity to the natural environment are what drew many of Hideout's current residents to the area. Located just southeast of Park City, Hideout enjoys a mountain lifestyle without directly servicing the tourism industry. Residents enjoy the simplicity and serenity of the Town and its incredible potential for the future.

# 1.2 Historical Sketch

Even before becoming a town, Hideout served as a place of peace and refuge for individuals and families seeking to retreat from the busyness of 21st-century life. Over time, however, what started out as a one-man plan for developing the unincorporated area of beautiful views turned into an official town through an interesting, short-lived piece of Utah State legislation. This legislation, H.B. 466, stated that a potential town of 100-999 residents could petition to become an official town if the petition met state law conditions and the signers owned a majority of the land.

In November of 2007, real estate agent Richard Sprung used the passing of H.B. 466 to propose that Hideout become a town; however, the petition was denied because of Hideout's then

insufficient population. Sprung sued on the grounds that the minimum population requirement was met if the Todd Hollow apartment complex on the north end was included. Courts ruled in favor of Sprung and called for Wasatch County to grant the petition. The Town of Hideout was finally established in July of 2008.

The first mayor of Hideout was Bob Martino, a developer who began construction of some of the first homes in the Town. This administration included Mayor Martino with several of his employees and partners serving on the Town Council. A vast percentage of the available private land in Hideout was approved for development by the first administration, and the Town took responsibility of serving existing residents and the new residents moving in.

In 2010, the US Census showed 656 people living in Hideout. As in 2008, the majority of the 2010 population was housed in the Todd Hollow Apartment Complex, since renamed the Deer Mountain Affordable Community. Since then, developers have continued to build a number of new luxury homes throughout Hideout. Projects approved by this first Town administration include high-end condos, townhomes, and single-family homes, many of which are already completed or currently under construction.

In November of 2017, Mayor Philip Rubin and a new administration were voted into office. Because Hideout is largely made up of privately-owned residential properties, there have been challenges organizing the Town, providing services for residents, and regulating development. The current administration has

observed that infrastructure maintenance has been limited, and services such as water, electricity, and gas are needed to service more than 2,200 proposed doors. Collecting revenue to provide for necessary maintenance within the Town is a priority of the current administration. Hideout seeks to become a stable operating municipality in which its residents and the environment are its prime focus.

As the population of Utah grows, Hideout will need to increase its capacity to serve and provide for current and future residents. Hideout's brief history shows maximum potential for its enduring future. It has the potential to build on its start as a planned bedroom neighborhood and become a thriving community that takes care of its people. The best way to capitalize on the potential of the Town of Hideout and help shape the way it grows is through the adoption of a general plan.

# 1.3 Demographics

All information and graphics that follow are made of data acquired from the United States Census Bureau. Primary data points were taken from the 2010 Decennial Census and supplemented with statistics from the American Community Survey and other Census Bureau programs. It should be noted that the following demographic statistics depict an outdated historical representation of Hideout's current population as the Town has experienced significant changes in the past eight years and will continue this rapid transformation moving forward in the coming years.

## 1.3.1 Future Population Projections

Using data from the United States Census Bureau the BYU team produced projections to evaluate the most likely population growth trend for Hideout. The tables on the right and graph below demonstrate the results of the analyses. If population growth trends in Hideout remain consistent, the Town can expect a population of just over 3,300 by the year 2040.

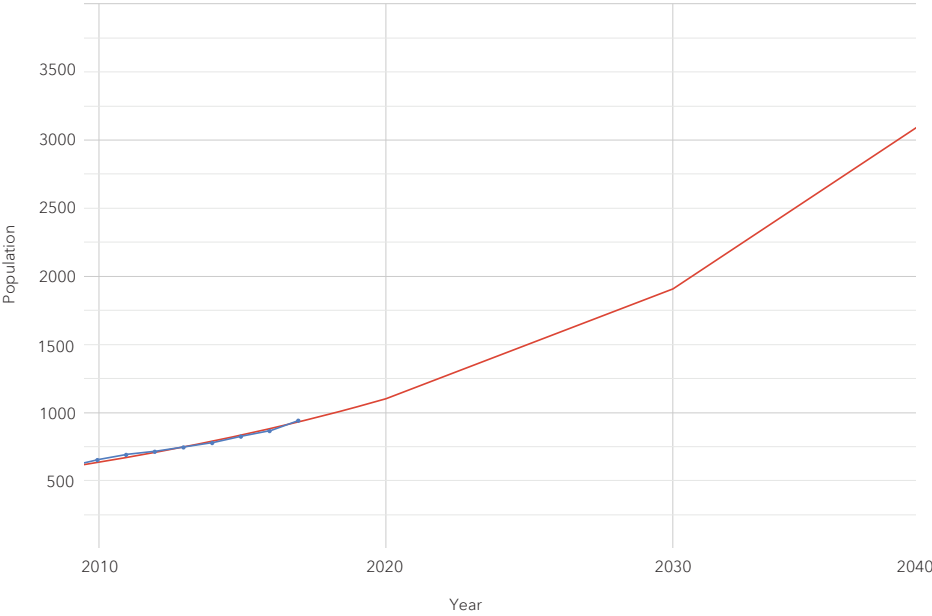
Year	Population
2008	543
2009	607
2010	656
2011	694
2012	717
2013	749
2014	781
2015	828
2016	869
2017	945

Table 1.1: Recorded Population

Year	Population
2018	987
2019	1043
2020	1102
2030	1908
2040	3303

Table 1.2: Projected Population

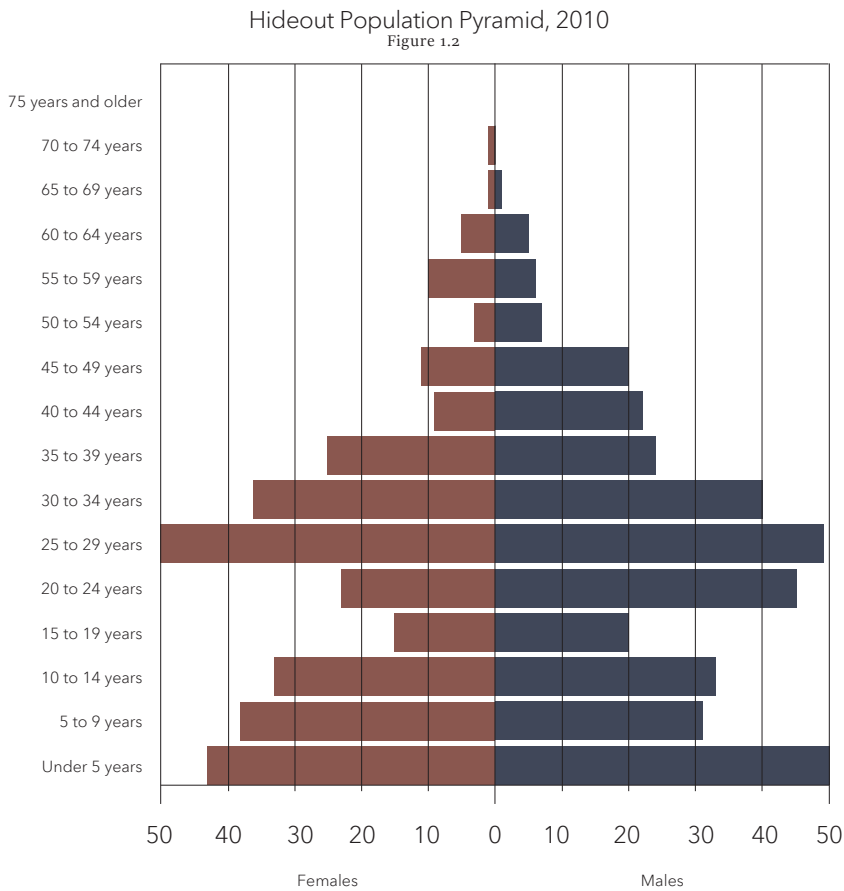
Hideout Population Projection  
Figure 1.1





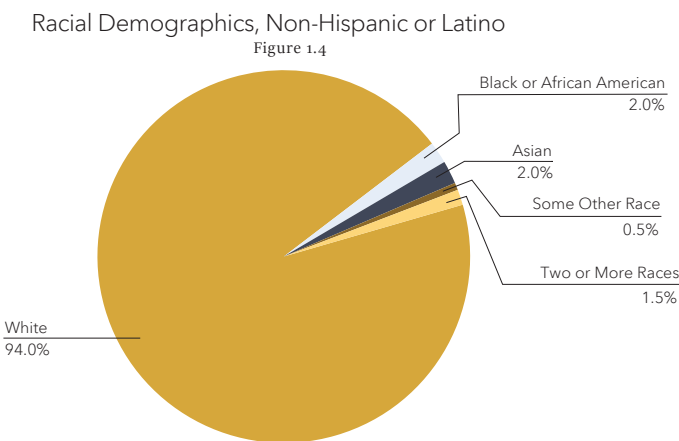
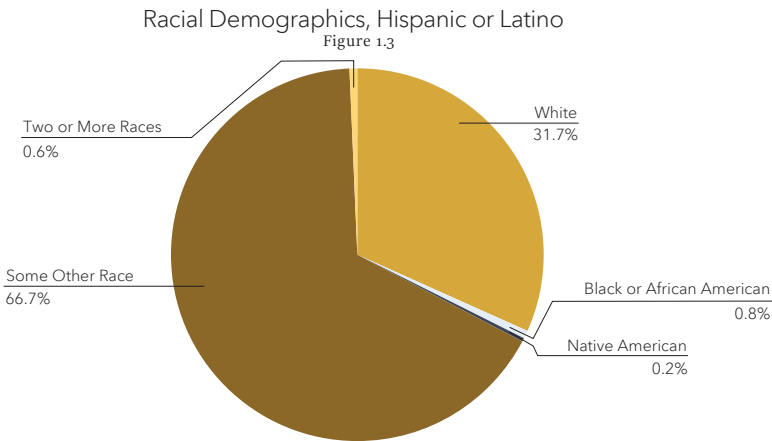
1.3.2 Age and Sex

This population pyramid demonstrates the age and sex demographics of Hideout. As per the 2010 Census, a significant majority of Hideout residents are under 30 years old. Since the largest population of residents live at the Deer Mountain Affordable Community, this data graphic, and the others to follow, reflect the complex's significance within the community.



1.3.3 Race

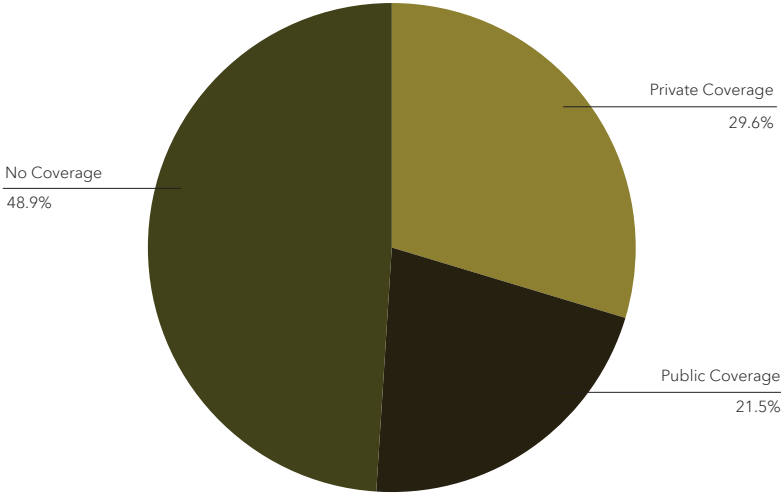
These pie charts depict the racial makeup of the 656 Hideout residents at the time of the last census. In 2010, seventy-seven percent considered themselves to be of Hispanic or Latino descent.



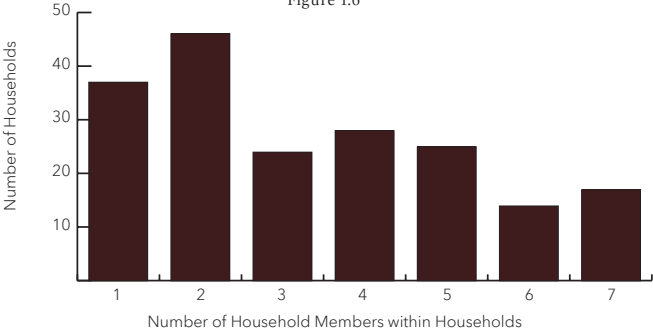
1.3.4 Households

The graphics displayed on this page and the page following represent data concerning household types and household compositions in Hideout. Also included here for reference are resident health insurance coverage statistics.

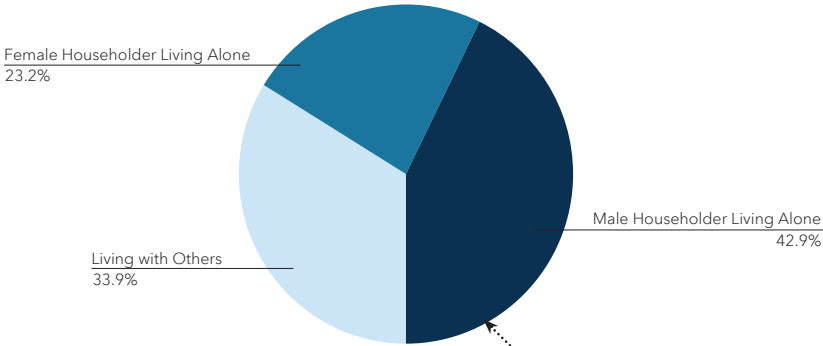
Resident Health Insurance Coverage  
Figure 1.5



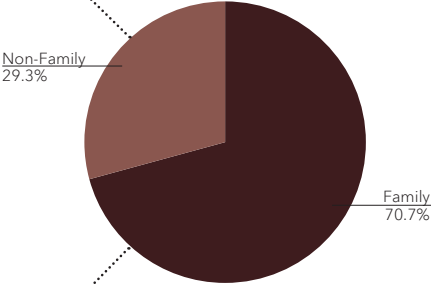
Household Size  
Figure 1.6



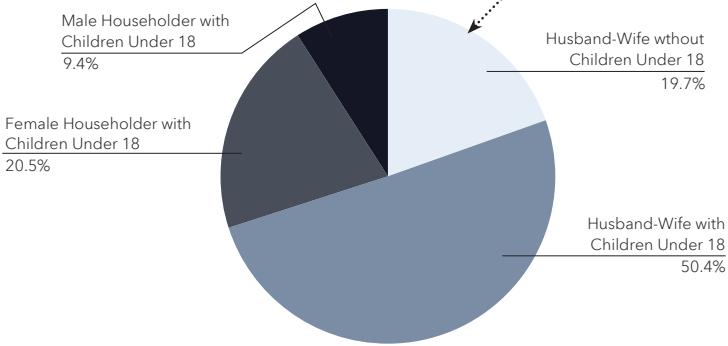
Non-Family Households  
Figure 1.7



Household Type  
Figure 1.8



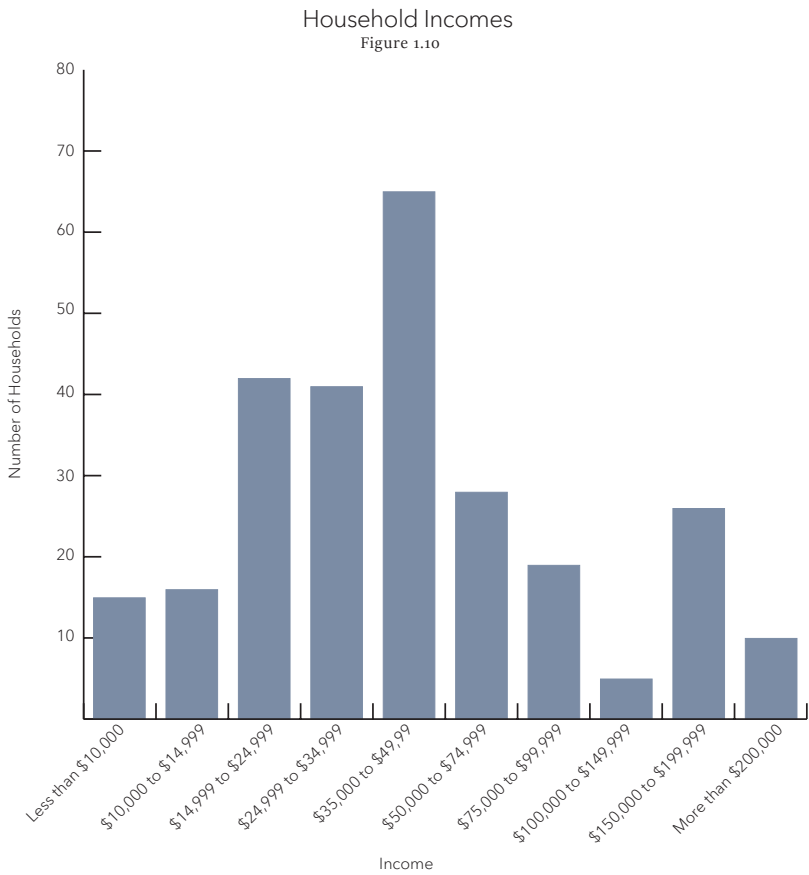
Family Households  
Figure 1.9





1.3.5 Income

The estimated median income of Hideout residents in 2016 was \$38,839.00. Of the estimated 267 households of Hideout in 2016, income data revealed the following:



Data about the population within Hideout living below the poverty level is currently unavailable.



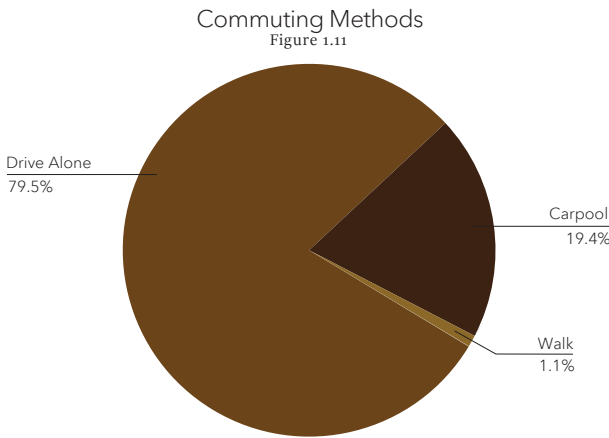
1.3.6 Employment

The American Community Survey estimates that in 2016, Hideout had 399 residents 16 and older who held jobs. Shown below is a table showing in which industries these residents worked.

Industry	% of working population
Agriculture, forestry, fishing and hunting, and mining	0.25%
Construction	14.54%
Manufacturing	10.03%
Wholesale trade	0.50%
Retail trade	6.77%
Transportation and warehousing, and utilities	3.26%
Information	0.00%
Finance and insurance, and real estate and rental and leasing	4.51%
Professional, scientific, and management, and administrative and waste management services	11.28%
Educational services, health care, and social assistance	10.03%
Arts, entertainment, recreation, accommodation and food services	35.09%
Other services	3.76%

Table 1.3

Of these 399 workers, an estimated 376 commute to work. The Census Bureau data separates the modes of travel as shown in the graphic below.

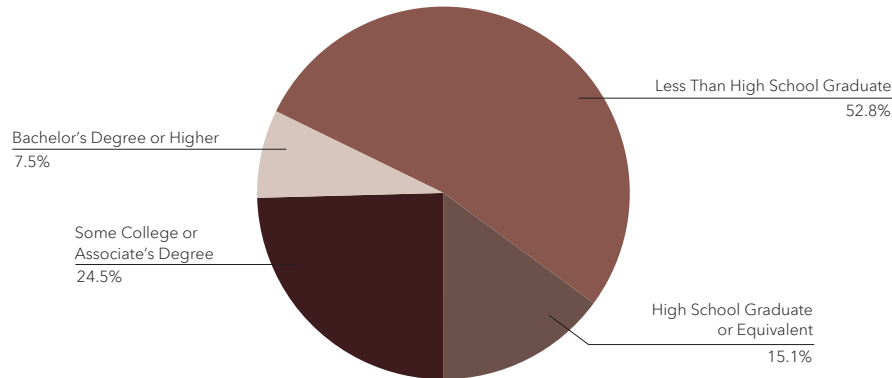


### 1.3.7 Education

Data for this particular graphic was obtained from the United States Census Bureau American FactFinder.

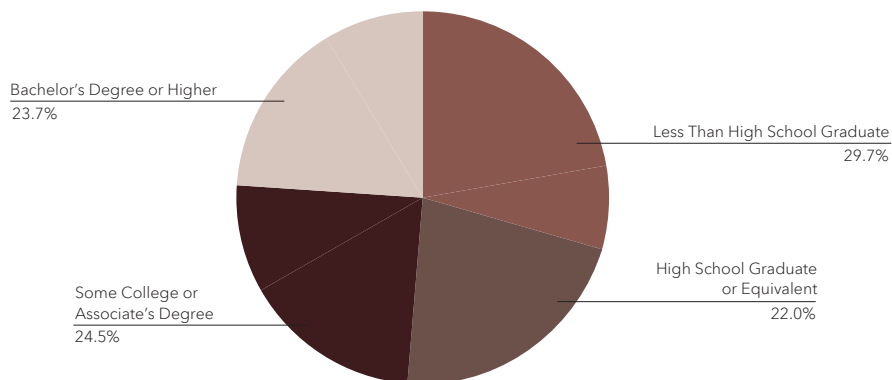
Educational Attainment of Residents Ages 18 to 24

Figure 1.12



Educational Attainment of Residents Ages 25 and Older

Figure 1.13



## 1.4 The General Plan

The purpose of a municipal general plan is to guide future growth and development within and around a town. Hideout's General Plan is intended to aid the Town in creating and maintaining a stronger sense of community and place. This document sets the stage for Hideout to grow and develop while still maintaining its distinctive character. It outlines the current social, economic, and environmental conditions of Hideout and provides perspective on what the future should look like.

This Plan is a basis for land annexation, future residential development, commercial additions, environmental regulations, public service distribution, and transportation routes. Information relevant to these and other topics is included throughout this document to help the Town make informed decisions for the benefit of its community and environment. In short, the General Plan articulates a practical vision for the present and the future of the Town.

### 1.4.1 State Law and the General Plan

The Municipal Land Use, Development, and Management Act (MLUDMA) requires all municipalities in Utah to update their general plan every 10 years (§10-9a-401 of the Utah State Code). Although Hideout's previous General Plan was adopted in 2012, the Town elected to update the document prior to its 10-year expiration date because of the significant number of changes it has experienced in recent years.



Utah State Code also mandates that a general plan include components for land use, moderate income housing, and transportation. At the discretion of the local government, additional elements can be included in order to better serve their community. The Hideout General Plan will include several supplemental elements which will be discussed below.

This General Plan should be treated as a living document. As Hideout grows and evolves, this Plan can and must evolve with it. Should this document need any modifications throughout its lifetime, it may be amended as per §10-9a-404 in the Utah State Code.

### 1.4.2 Organization

Each chapter of this document covers an element and includes an overview, an analysis of existing conditions, public input, goals formed from the public sentiment, and implementation ideas for the Town to consider as it seeks to achieve their goals.

Hideout's General Plan contains the following elements:

**Land Use:** This chapter will discuss Hideout's current zoning practices, potential areas for appropriate commercial zoning, and methods to protect the Town's viewsheds from overly rapid development.

**Housing:** This chapter will discuss the current conditions of Hideout's housing stock, the public's input on the future of housing, goals the Town has created to provide for and manage this future growth, and an approach to accomplish these goals.

**Economic Development:** This chapter will discuss Hideout's current economic conditions, future business potential, and the benefits and cautions that it should consider in its local economic development.

**Transportation:** This chapter is an overview of the existing transportation system condition, a summary of resident input on potential improvements, and a discussion of solutions and strategies that can be considered for personal motor vehicles, pedestrians, cyclists, and public transit.

**Public Facilities:** This chapter will look at the mapping of current public facilities and infrastructure, including accommodations for any future growth, and increasing the quantity and quality of public spaces such as parks and trails.

**Environment:** This chapter will discuss potential safety risks related to the geography of the Town, hazards imposed on the environment (including wildlife) as a result of human development, and ways to foster a healthy relationship between Hideout's residents and the natural environment.

**Annexation:** This chapter will discuss Hideout's goals and opportunities for annexing future areas in a strategic manner, as well as the purpose for which these areas should be included. Most importantly, annexing any parcel should benefit the town's current and future development, economy and lifestyle. Such benefits must also be experienced by those individuals and commercial enterprises included in any annexation.

1.4.3 The Process

The Hideout General Plan of 2019 is the result of an extensive compilation process. An Executive Committee consisting of the Mayor, Town Council, Planning Commission, and Town Staff worked with the BYU team over the course of several months to guide the process and create the General Plan. The above members helped collect data, distribute surveys, and draft vision statements and goals for the Plan.

Throughout this process, meetings were held to identify community needs, discuss Town aspirations, and plan implementation strategies. Public workshops provided residents with the opportunity to voice their concerns and opinions for each element. Additionally, a community survey was conducted to compile opinions and concerns of those unable to attend

meetings. Data from this survey has been included throughout this document and in Appendix C. Original versions of both the Spanish and English surveys are available in Appendices A and B respectively.

This General Plan was compiled using all of the information gathered. After an extensive drafting and editing process, the Plan was presented to the Planning Commission who approved the document and recommended it to the Town Council for adoption.

Below is a more detailed timeline of the meetings including what and when tasks were accomplished.

1.4.4 Implementation

The Hideout General Plan is a document created by the residents and elected officials for the benefit of the community. It is a mechanism for

change only when—or if—the residents and local leaders desire it to be such. The remainder of this document is the result of months of work and hundreds of individual comments. This Plan represents Hideout’s aspirations for the future.

While the General Plan can be a legally binding document, the majority of its influence will be the result of local leaders and residents taking initiative based on its contents. To increase the usability of the General Plan and encourage the success of Hideout, each chapter discusses potential mechanisms that can be used to achieve the element goals and fulfill the Community Vision statement.

Date	Meeting Purpose
September 19, 2018	The Executive Committee met to start the process of updating the General Plan. Hideout’s current demographic and population information and existing conditions were discussed along with a potential vision statement.
October 10, 2018	The Executive Committee met to approve a town Vision Statement upon which the General Plan would focus. Goals for each element were approved.
November 1, 2018	A public workshop was held where residents and Town members could provide input on the General Plan and how they would like to shape Hideout’s future. Maps and comment sheets were available to be filled out.
November 14, 2018	A second public workshop was held to gather further information concerning the residents’ goals for the General Plan itself.
December 6, 2018	The Executive Committee held a special work meeting to discuss necessary revisions and additions to the initial draft and evaluate data from the Public Survey.
December 20, 2018	The consultant team presented the completed General Plan to the Town Planning Commission for approval and recommendation to the Town Council for Adoption.
January 19, 2019	The Town Council discussed the implications of the General Plan and what it would help Hideout achieve. The council voted unanimously to adopt the plan.

Table 1.4





# Community Vision





The purpose of this General Plan is to guide all future planning and development efforts by Hideout and its residents. It establishes the community’s needs and wants and then sets goals that will help the Town meet those desires. Putting these ideas to paper sets in motion a process that provides a legal foundation upon which the Town can take further planning-based action.

The Community Vision establishes three primary goals. These goals are the framework upon which all other goals within the General Plan are based. Town staff, elected officials, and appointed officials are to do everything within their power to implement this Vision; however, the greatest effects will be seen as residents and town officials work together.



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 ac-  
centuating 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 transpor-  
tation options.



2.2 Executive Summary of Goals within the General Plan

2.2.1 Land Use Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Preserve viewsheds	Develop a definition for items such as “viewshed” and “ridgeline”, and establish mechanisms to protect viewsheds within the Town	Mayor & Town Council	Planning Commission & Town Staff
	Preserve green space	Survey and inventory green space and sensitive lands	Mayor & Town Council	Planning Commission & Town Staff
	Preserve the unique topography	Review cities with unique mountain topography and consider similar zoning codes	Mayor & Town Council	Planning Commission & Town Staff
Goal #2	Manage the intensity of land use	Establish clear variations in levels of density that can be used to accommodate appropriate growth	Mayor & Town Council	Planning Commission & Town Staff
	Promote a mix of residential and commercial uses appropriate for the community	Consider potential areas of appropriate commercial growth while also maintaining controlled development	Mayor & Town Council	Planning Commission & Town Staff

2.2.2 Housing Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Create an inviting neighborhood atmosphere	Establish superior design standards in town code	Mayor and Town Council	Planning Commission & City Staff
Goal #2	Encourage a balanced mix of housing types	Consider methods of determining proportionate amounts of differing housing types	Mayor and Town Council	Planning Commission and Town Staff



## 2.2.3 Economic Development Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Encourage commercial uses to serve resident needs	Strive to increase resident participation in town meetings and consider their input when implementing commercial zoning within the Town	Mayor, Town Council, & Residents	Planning Commission & Town Staff
Goal #2	Enhance public gathering spaces	Create strict design standards for public areas and intentionally plan to preserve contiguous open spaces	Mayor & Town Council	Planning Commission & Developers
	Enhance community connectivity	Strategically locate commercial uses in central areas	Mayor & Town Council	Planning Commission & Developers
Goal #3	Encourage uses that are financially beneficial to the Town	Limit the types of commercial uses that can be approved and built through zoning regulations	Mayor & Town Council	Planning Commission & Developers
	Improve the quality of life	Developers should involve the public when deciding what commercial uses are needed and desired	Mayor & Town Council	Planning Commission, Developers, & Town Staff
	Generate income to maintain public infrastructure	Collect sales and property taxes from commercial uses to be turned over to the Town and delegated for public use such as infrastructure maintenance	Town Council	Town Clerk & Accountant

## 2.2.4 Transportation Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Improve pedestrian connectivity	Strongly encourage sidewalks and pedestrian trails for all development and redevelopment projects	Mayor & Town Council	Planning Commission & Town Staff
	Improve bicycle infrastructure	Upgrade bicycle trails and connect Jordanelle trail infrastructure with Town trails	Mayor & Town Council	Planning Commission, Town Staff, & Parks and Trails Committee
	Improve motor-vehicle facility connectivity	Require developments to provide multiple access points	Mayor & Town Council	Planning Commission & Town Staff
Goal #2	Map existing and planned trails	Map trails and include information such as status, type, and connections	Planning Commission	Parks and Trails Committee
	Improve quantity of trails	Establish a general trails plan and require new development to include trails that will be deeded to the Town	Mayor & Town Council	Planning Commission, Town Staff, & Parks and Trails Committee
	Improve the quality of trails	Identify highest traffic paths as candidates for improvements such as widening or paving	Planning Commission	Town Staff
Goal #3	Determine the ideal transit situation	Survey residents to determine preferred transit schedules, destinations, and special needs	Planning Commission	Town Staff
	Coordinate with Park City transit regularly	Negotiate with Park City transit to implement changes that will benefit residents and meet their needs	Mayor	Mayor & Town Staff
Goal #4	Coordinate with UDOT on safety along SR-248	Explore the use of town policing authority to enforce speed limits on SR-248, add signalized intersections, and lengthen turn and deceleration lanes	Mayor & Town Council	UDOT & Town Engineer
	Coordinate with UDOT on wildlife management along SR-248	Evaluate solutions for wildlife preservation and management along the corridor	Mayor and Town Council	UDOT & Town Staff

## 2.2.5 Public Facilities Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Create public spaces to congregate and recreate	Ensure public facilities are adequate for current and future populations and that expansion is planned for and carried out to accommodate those needs.	Mayor & Town Council	Planning Commission & Town Staff
	Promote development that helps create a Town center where residents can meet and congregate	Survey residents to determine the preferred types and locations of public gathering places	Town Residents & Developers	Planning Commission & Town Council
Goal #2	Enhance and expand current utilities	Ensure water, sewage, and electrical lines are developed, operated, and maintained to best service the needs of the Town	Mayor & Town Council	Planning Commission & Town Staff
	Enhance and expand parks	Locate unused land to reserve for the development of parks	Mayor & Town Council	Planning Commission, Town Staff, & Parks and Trails Committee
	Meet with homeowner associations to make private trails public	Negotiate with HOA and MDA to create public access agreements	Homeowner Associations & Town Council	Planning Commission, Town Council, & Parks and Trails Committee
	Enhance and expand trails	Identify locations for future trails that ensure connectivity and reserve the space for recreational rights-of-way	Mayor & Town Council	Planning Commission, Town Staff, & Parks and Trails Committee
	Expand telecommunications including broadband services	Invest in and improve telecommunication infrastructure with the inclusion of higher speed broadband internet services	Mayor & Town Council	Mayor & Town Staff
Goal #3	Prioritize the maintenance, mapping, and improvement of existing infrastructure	Ensure all utility systems are regularly maintained including regular cleaning, inspection, and testing of utilities	Mayor & Town Council	Planning Commission & Town Staff
Goal #4	Negotiate with school districts so children can attend schools that will not require excessive commutes	Meet with Summit and Wasatch School Districts to provide Hideout better access and improved bus services to closer schools	Mayor & Town Council	Mayor & Town Council
Goal #5	Create a Master Plan for the Town's trails, parks, and open space	Create special committees to determine existing conditions and possible additions	Town Council & Planning Commission	Parks and Trails Committee & other designated Committees
	Investigate possible access to public amenities	Partner with Jordanelle State Park to provide access and amenities to town residents	Mayor & Town Council	Mayor & Town Council



## 2.2.6 Environment Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Protect Hideout's stunning viewsheds	Regulate development and collect impact fees to be used for purchasing open space to preserve view corridors	Mayor & Town Council	Planning Commission
	Mitigate potential natural hazards including fires	Commission natural hazard risk assessments and regulate where and how land is developed	Mayor & Town Council	Planning Commission
	Mitigate pollution	Consider collecting impact fees as a means of regulating air pollution and toxic runoff. Minimize vehicle idling time.	Mayor & Town Council	Planning Commission
	Monitor light, air, and noise pollution	Implement monitoring systems to measure and collect data on light, air, and noise pollution and determine further mitigation strategies	Mayor & Town Council	Planning Commission
Goal #2	Organize community recycling efforts	Take initiative to protect the environment and provide recycling services in phases as they become financially feasible for the Town	Mayor & Town Council	Planning Commission & Parks and Trails Committee
Goal #3	Encourage interaction with the natural beauty of Hideout	Establish public open spaces and other outdoor facilities for gathering and recreating	Mayor & Town Council	Planning Commission
Goal #4	Protect the local environment	Educate and involve the community concerning good stewardship practices and consider adding environmentally focused ordinances to the municipal code	Town Council & Planning Commission	Town Council, Planning Commission & designated committees

## 2.2.7 Annexation Goal Summary

Goal	Strategy	Implementation	Responsible Parties	Execution or Enforcement
Goal #1	Approach Annexation in an intelligent and strategic manner	Revise the existing annexation policy to guide future annexations in more detail	Mayor & Town Council	Planning Commission & Town Staff
	Consult with experts on future annexation plans	Utilize independent experts to provide financial analysis and advice regarding parcels considered for annexation	Mayor & Town Council	Planning Commission & Town Staff
Goal #2	Consider Annexations aligned with the Community Vision and goals	Perform cost-benefit analyses to determine if an annexation is in agreement with the Vision and General Plan goals	Mayor & Town Council	Planning Commission & Town Staff
	Prioritize Commercial Development	Identify parcels that have the potential for commercial development and that conform with the economic development part of the General Plan	Mayor & Town Council	Planning Commission & Town Staff





# Land Use





## 3.1 Overview

### 3.1.1 Introduction to Land Use

When Hideout, Utah was incorporated in 2008 it was founded as an area with majestic viewsheds, large amounts of undeveloped land, and low densities. Over the past ten years, the amount of undeveloped land has diminished as more low and medium density housing has been built or has been covered by previously negotiated Master Development Agreements (MDAs). These previously negotiated MDAs pose a significant challenge to creating a cohesive community with the ability to provide for Town-wide amenities and public facilities. Hideout will need to account for its unique topography when considering future land use decisions.

This chapter, along with all subsequent chapters within the General Plan, is based on the Community Vision. The Land Use Element is vitally important to the Hideout General Plan because it helps to connect all of the other elements that will be hereafter included. It details a path to attract and provide standards for appropriate future growth. This chapter will discuss land use policies that will shape where, when, and how development will or will not occur within Hideout now and in the future.

It is also important to remember that land use planning may extend beyond the current municipal boundaries of Hideout to cover future annexed land. The Planning Commission and Town Council should utilize this chapter to make appropriate land use decisions that align with the goals and maps within this chapter.

### 3.1.2 Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Bedroom Community:** a community made primarily of residences, with little to no commercial or industrial uses

**Bonding:** an issuing of certificates by a government promising to repay borrowed money at a fixed rate of interest at a specified time, typically used to fund capital improvements

**Community Impact Board (CIB):** an organization that provides loans and grants to local governments that are impacted by mineral resource development on federal land

**Density:** the ratio between built structures floor area and the area of the parcel on which those structures stand

**Density Pods:** the construction of buildings in a tight group while leaving the surrounding lane open, also referred to as “cluster zoning”

**HOA:** homeowners association

**Households:** a group of people living together with official or unofficial familial connection

**Housing stock:** the existing supply of residences available for use in a community

**Impact Fee:** a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure

**Infrastructure:** the physical structures and connections that create intra-community and

inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Intensity:** the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not

**MDA:** master developer agreement

**Moderate income:** up to eighty percent (80%) of the local median income

**Municipality:** a city or town that has corporate status and local government

**Open / Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Zoning:** laws that delineate allowed and prohibited land uses in specific geographic locations

## 3.2 Existing Conditions

The following zones come from Hideout Code and a zoning map provided by town officials. Title 11, the Hideout Land Use and Development Code, details zoning regulations and land use considerations. The Hideout Land Use and Development Code

contains existing zoning types as well as potential zoning types that are currently unused within the community.

### 3.2.1 Mountain (M)

The Mountain zone classification is provided to limit development so as to minimize disturbance to the natural environment, protect water supplies, protect wildlife, and protect natural resources and viewsheds. Permitted uses within the Mountain zone include accessory buildings, gas pipelines, gas pressure control stations, highways and streets, single family detached housing, underground pipelines and control stations, underground power and communication lines, underground sewage, water pipelines and control stations, water pumping plants. Conditional uses include covered water storage, electric utility, electrical transmission lines, equestrian facilities, golf courses, green houses, hotels, lodges, single family attached (townhomes), single family cluster, swimming pools, relay towers, water storage, and water treatment plants. Building heights are limited to thirty-five feet. Additionally, there are significant lot size, offset and building spacing requirements; as well as requirements for residential units. The Mountain zone is the default zone in Hideout, meaning, unless otherwise zoned, the Mountain zone will apply.

Current Hideout neighborhoods zoned Mountain are Todd Hollow and portions of Golden Eagle.

### 3.2.2 Residential Single Family (RSF)

The objective in establishing a Residential Single Family area is to provide larger lot development that

will contain detached low density housing. Residential Single Family zoning areas contain larger lots meant for larger homes with correspondingly higher monetary values. Housing in this zone should respond to the topography and the amenities located near the site. Permitted uses within this RSF zone include single family detached housing, recreation, trail systems, golf courses, and parks. Building heights are limited to thirty-five feet or 2 ½ Stories, whichever is greater. Gross Density cannot exceed 6 Units per acre. Minimum setbacks for homes front, side and rear are 20 feet, 10 feet and 20 feet respectively. Residential Single Family is a common zone throughout Hideout because of the demand for high-quality single-family housing. There is Residential Single Family zoning on both sides of SR-248.

Current Hideout neighborhoods zoned RSF are Hideout Canyon, Silver Sky, Soaring Hawk, and Reflection Lane.

### 3.2.3 Residential Medium Density (RMD)

The Residential Medium Density classification is provided to allow for greater density. Permitted uses within this zone include single family attached (townhomes), timeshares (or other shared ownership facilities), condominiums, apartments, seasonal employee housing, recreation, trail systems, and parks. The maximum Gross Density for the Residential Medium Density zone is 6 to 20 Units per acre. Building heights are limited to forty-two feet or 3½ Stories, whichever is greater. Minimum setbacks for homes front, side and rear are 20 feet,

10 feet and 20 feet respectively. The Residential Medium Density zone is located on both sides of SR-248.

Current Hideout neighborhoods zoned RMD are Rustler, KLAIM, and parts of Golden Eagle.

### 3.2.4 Resort Village Medium Density (RVMD)

The Resort Village Medium Density classification is provided to allow for a potential mixed-use Resort Village. Permitted uses include convention facilities, hotels, condominium hotels, condominiums, single family attached (townhomes), timeshare (or other shared ownership facilities), offices, retail, dining, services, affordable housing, single family detached, entertainment, kiosks and street vendors, equestrian facilities, storage, support facilities and resort features. The maximum Net Density allowable for the Resort Village Medium Density classification is a range from 6 to 70 Units per acre. The maximum allowable building height is 6 Stories above ground. The Residential Medium Density zone is located on either side of SR-248.

Current Hideout neighborhoods zoned for RVMD are Reflection Ridge, Shoreline, and parts of Golden Eagle.

### 3.2.5 Resort Village High Density (RVMD)

The Resort Village High-Density classification is provided to allow for a mixed-use Resort Village. Permitted uses in this zoning area include convention facilities, hotels, condominium hotels, condominiums, single family attached (townhomes), timeshares (or other shared ownership facilities), offices, retail, dining, services, affordable housing,



single-family detached, entertainment, kiosks and street vendors, equestrian facilities, storage, support facilities and resort features. The maximum Net Density allowed in this zoning area is 6 to 80 units per acre. Commercial uses will be limited to the amount of floor area on the street level story and to a maximum of fifty percent of the second story. The maximum allowable height is 8 stories.

The current Hideout neighborhood zoned RVHD is The Settlement.

### 3.2.6 Resort Specially Planned Area (RSPA)

The Resort Specially Planned Area zone is provided to create a nationally recognized resort, to preserve and enhance the beauty and environmental integrity of an RSPA, and to provide amenities supporting year round activities. Permitted uses within the Resort Specially Planned Area zone include affordable housing, amphitheaters, condominiums, density pods, fitness/wellness centers, golf club houses, golf courses, high end retail, dining or entertainment, hotels, meeting facilities, parking, private residence clubs, seasonal community housing, single family attached (townhomes), single family cluster, single family attached, timeshares (or other shared use facilities), trail systems, and transit systems. The RSPA zone must include at least four designated facilities/uses. The property contained within the RSPA shall be granted 1.5 ERU's per acre as its base density. The development will establish its base density ERU totals (Maximum ERU's for the property included in the RSPA) by multiplying its total acreage contained in the

RSPA by 1.5. While there is no height restriction, there are restrictions on the height of each floor. For residential, each floor must be between 8 and 12 feet. For commercial, each floor must be between 12 and 18 feet. For hotels, each floor must be under 30 feet.

### 3.2.7 Planned Performance Development (PPD)

The Planned Performance classification is provided to encourage imaginative and efficient utilization of land, to develop a sense of community, and to ensure compatibility with the surrounding neighborhoods and environment. Permitted uses within the Planned Performance Development zone include day care centers, personal services, recreational facilities and structures, single family attached (townhomes), and single family cluster. The Planned Performance Development classification is available only if it is designed as an add-on to an approved facility (within RSPA). The maximum gross density allowed for this zone is 1 to 5 units per acre.

There is currently no land in Hideout zoned for PPD.

### 3.2.8 Hospitality Casita (HC)

The Hospitality Casita classification is provided to allow for small casitas or bungalows as an additional room type for a hotel, other lodging or timeshares (or other shared use facilities) in the RSPA. Permitted uses within the Hospitality Casita classification include hospitality and short-term rental, timeshares (or other shared use facilities), recreation, hospitality support and resort features.

The Hospitality Casita classification is available only if it is designed as an add-on to an approved facility. The maximum Gross Density allowed for this zone is 20 to 40 units per acre. Additionally, the maximum allowable building height is the greater of 25 feet or 2 stories.

There is currently no land in Hideout zoned for Hospitality Casita.

### 3.2.9 Neighborhood Commercial (NC)

The purpose of commercial use areas is to provide appropriate locations where business, commercial, entertainment, or related activities may be established, maintained, and protected. Permitted uses in the Neighborhood Commercial area include convenience stores, restaurants, neighborhood services, offices, parks, and Resort Features. The maximum allowable height is 45 feet.

Neighborhood Commercial zoning is currently limited to the mouth of Hideout Canyon.

### 3.2.10 Community Site (CS)

The Community Site classification considers areas and facilities that are communal places for residents and visitors. This type of zoning will foster a sense of place and community. Permitted uses within areas of the Community Site classification include convention/conference centers, equestrian facilities, amphitheaters, community centers, parks, trail systems, overlooks, and other gathering places as determined appropriate by the Town Council.

### 3.2.11 Open Space (OS)

The Open Space classification has the purpose to preserve visual corridors, to provide recreational opportunities, and enhance the "open" feeling of the community. Permitted uses include ski areas, golf courses and their ancillary uses, trail systems including equestrian/pedestrian/bicycle/cross-country uses, equestrian facilities, parks, overlooks, amphitheaters, developed and natural parks, ancillary park facilities, and natural terrain.

### 3.2.12 Resort Feature (RF)

A Resort Feature is a facility or area which serves as a major attraction. In other words, it provides activities or reasons for visitors to travel to the Resort Planned Area. Permitted uses include, but are not limited to, cross country ski trails, golf courses,

lake/water activities, tubing hills, convention facilities, amphitheaters, distinctive pedestrian walks or plazas, skating ponds or rinks, health or spa facilities, water sport areas, swimming pools, trailheads, rock climbing walls and hot springs.

## 3.3 Public Input

Resident input is critical to creating plans that reflect community needs. Following the initial executive committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents gave their input on the goals and ideas developed by the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered the public's input through conversation and written feedback. Notes on resident input are included in this subsection, and a scan of the

original annotated issue map is shown on the following page.

### 3.3.1 Public Meeting Input

Density Concerns:

- "Keep the Town low density."
- Minimize high density (tall stack) condos that hurt views of the Reservoir.
- Several individuals talked about maintaining lower densities
- "Keep small Town, bedroom feel."

Commercial Zoning

- A Maverick Gas Station was proposed but has not happened. Several people expressed interest in a closer Gas Station to Hideout.
- "We need more conveniences."
- If MIDA is annexed, there is potential for a "massive" amount of commercial zoning.
- There are two potential areas for commercial zoning. (One is across from Deer Mountain and

8b. If the following housing choices were to be allowed in Hideout, which (if any) should be restricted to certain zones within the town?

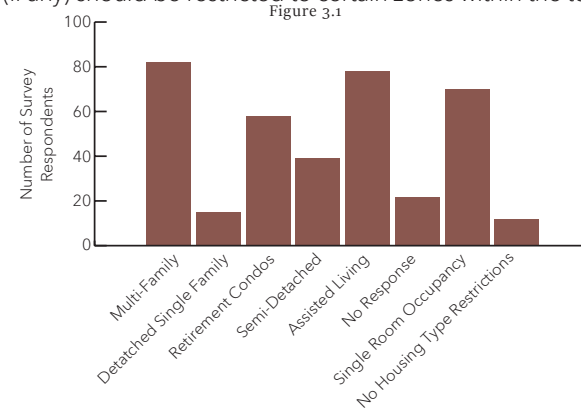




Figure 3.2: Public Input Map, Land Use

the other is near Tuhaye and Golden Eagle Rd)

- “Put conveniences and commercial zoning down the road on the edge.”
- There is one partially commercially zoned area near Town hall
- “Soaring Hawk should have no commercial development.”
- “At some point, commercial zoning along 248 will be necessary to expand the tax base in order to fund the 2 million improvements that people want.”

#### Other Zoning Type/Code Comments

- “We need height standards for homes & apartments. This should be in the code.”
- “Retaining walls are ugly. They need to be aesthetically pleasing. Maybe terraced for structure.”
- “Devote resources to update our code and conform code with the state.”
- “Reflect the current zoning on the map”
- Interest in assisted living community/schools. Zoning would need to be changed to allow this
- Several individuals talked about preserving wild spaces

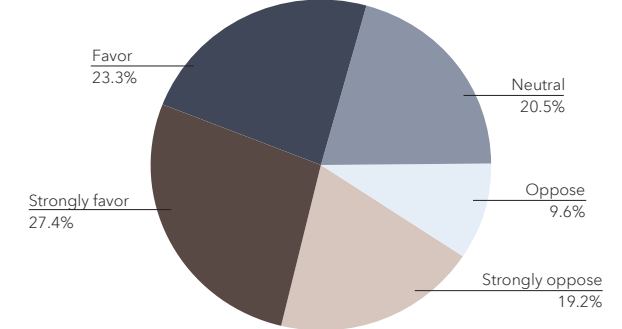
### 3.3.2 Survey Data

On the survey distributed to the public for further input, questions 8 (shown on the previous page) and 10 (shown on the right), were pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions of survey respondents only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.

### Land Use

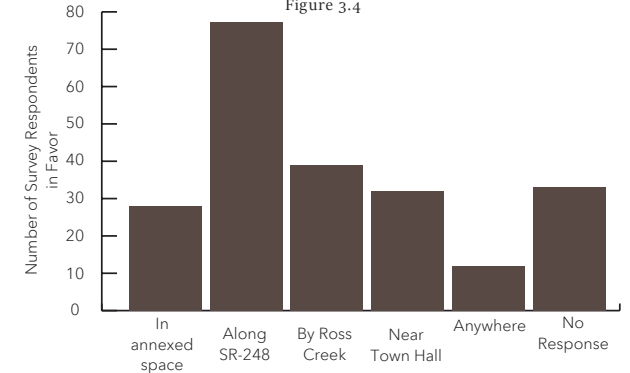
10a. Do you favor or oppose encouraging commercial growth within the town?

Figure 3.3



10b. If you favor commercial growth, where in the town should it occur? (Select all that apply)

Figure 3.4



### 3.3.3 Analysis of Feedback

Hideout desires to provide for a variety of land uses and densities. This includes residential and commercial use areas. The strong support for single-family homes and semi-detached homes (townhomes) provides a mandate to continue to supply them.

Additionally, the favorable opinion on commercial growth indicates the resident's desire to expand commercial use of land. The relationship of planned land uses should demonstrate thoughtful consideration of existing development, environmental conditions, service and transportation needs, and fiscal impacts.





## 3.4 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement, responses from the residents, and ideas from similar communities, Hideout created two land use goals to help realize the Community Vision. These goals should be used as guidelines for accommodating future growth and development while also protecting the majestic physical landscape.

### 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.

## 3.5 Approach

To achieve the goals outlined in section 3.4, courses of action must be prioritized according to Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources, expertise) limit how quickly the Town can achieve the goals spelled out in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take initiative. This section discusses each goal and includes

recommendations on how to work toward them. These recommendations are not absolute or binding. Instead, they are ideas to consider as the Town engages in more detailed planning and fund allocation.

### 3.5.1 Goal 1

Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.

One of the most important concerns to residents of Hideout is preserving the majestic views created by the unique mountain topography and providing more open green space. Several residents expressed their worries that as development continues, there is a high risk of losing the very thing that drew them to Hideout. For this reason, it is a goal of this General Plan to update and enforce an accurate zoning code that reflects the Community Vision.

Hideout currently has a Zoning Regulations section of the Town Code. However, due to the everchanging nature of Hideout, the code stands in immediate and frequent need of attention. Hideout is unique, but has much in common with neighboring municipalities. Hideout's leaders should review zoning code from municipalities with similar mountain topography. Hideout can draw inspiration from neighboring municipalities and then tailor the code as necessary. This process of reviewing other code will provide Hideout with ideas for variations in density that can maximize the potential of the Town's unique topography. Additionally, stricter guidelines and verbiage must be used in the Town Code if the preservation of viewsheds

is a goal of Hideout. This specifically includes height restrictions that will serve to eliminate view-obstructing developments. Finally, the Town should survey and inventory both the green and sensitive lands. By doing this, the Town can ascertain where potential land acquisitions should be prioritized so as to protect and conserve these parcels. These decisions will ensure that Hideout's special environment is preserved. For more details on how to preserve the physical landscape of Hideout, there is a thorough discussion on the environmental element of the General Plan in chapter 8.

### 3.5.2 Goal 2

Maintain the unique character of Hideout by managing the intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

Hideout is constantly changing. Ultimately, this change is unavoidable and actually quite important. It will occur without much regard for time or past decisions. Consequently, managing the intensity of land use and incorporating a mix of uses is critical to establishing a strong foundation for future development.

To effectively manage the intensity of land use in Hideout, the Town Code and its zoning map should establish clear variations in levels of density that can be used to accommodate appropriate growth. By establishing clear variations, there will be less unintended flexibility with greater consistency in future development.

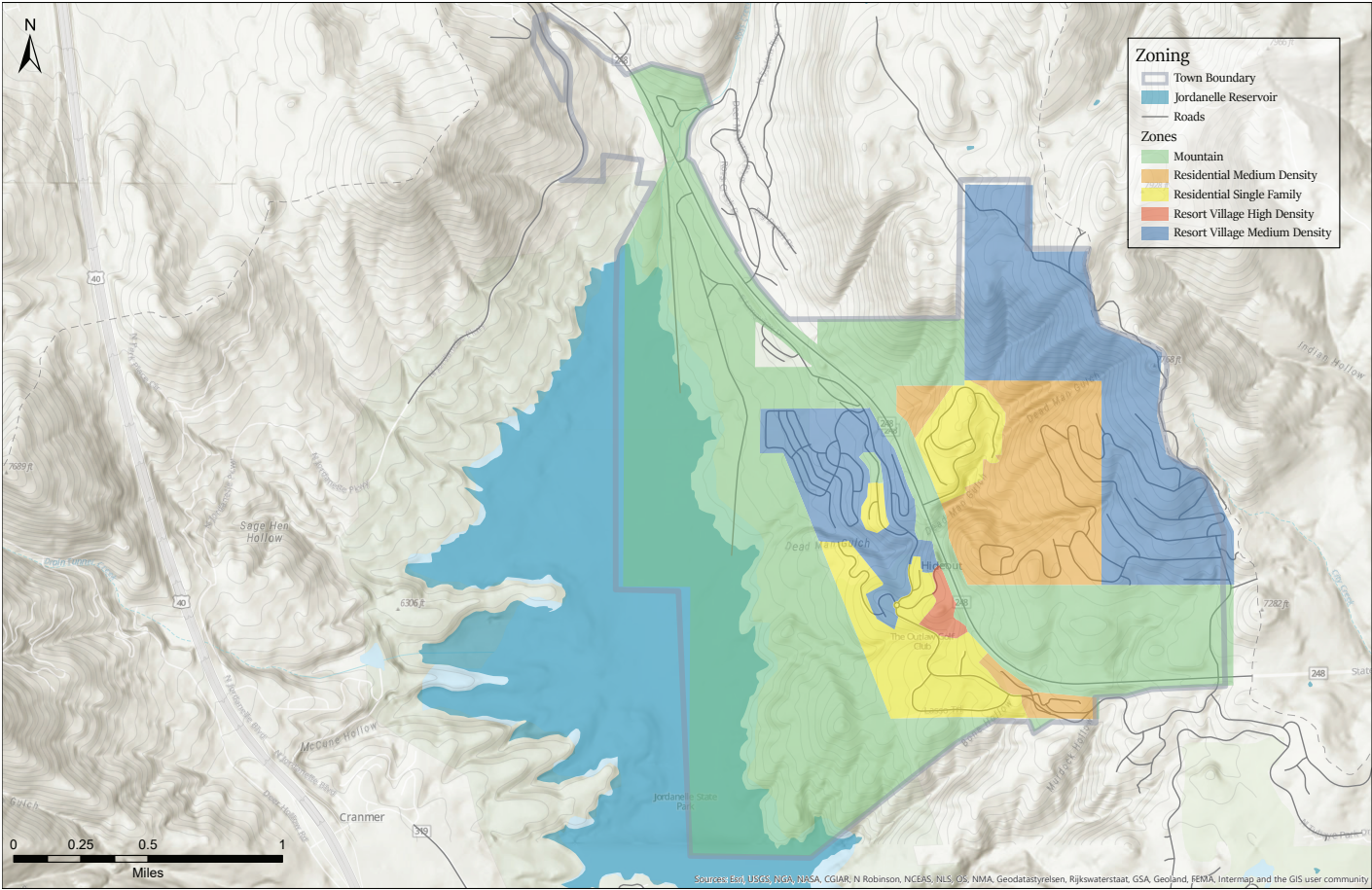
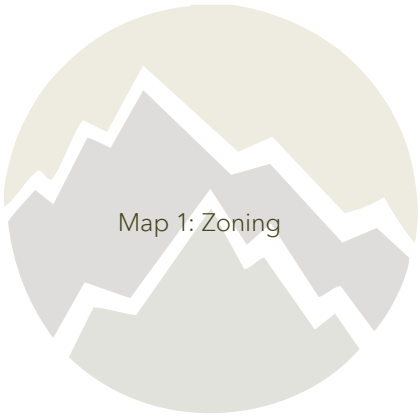
Hideout can maintain its small-town feel despite the growth it will experience. Through strategic land use design and mixed-use zoning, the

small-town feel can be maintained and even accentuated. Appropriate mixes of residential and commercial uses will provide Hideout with a larger tax base and access to basic amenities. The goal of promoting a mix of

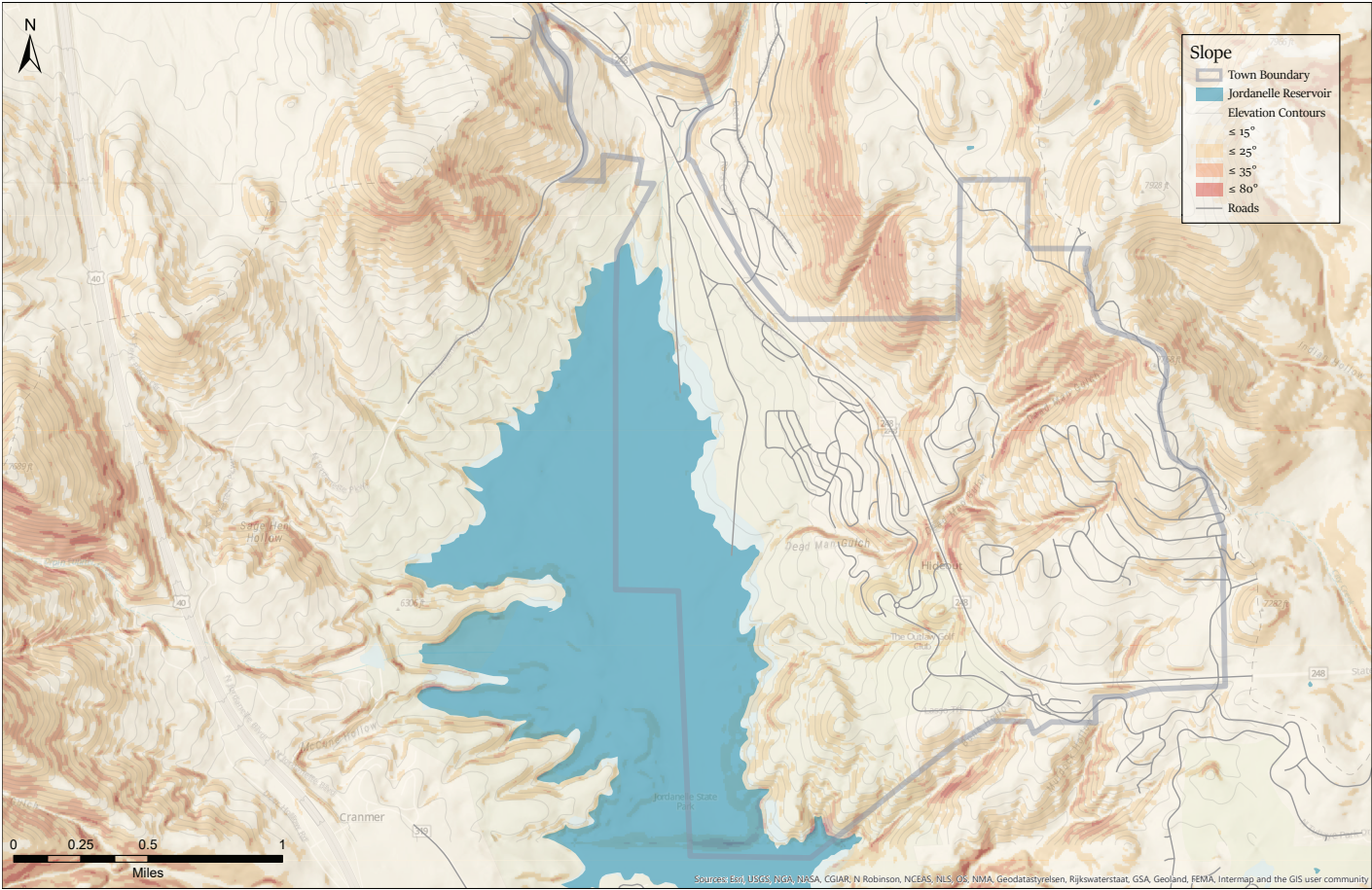
uses allows for appropriate commercial growth while also maintaining controlled development. It is anticipated that Hideout will increase economic development through innovative design and zoning of commercial

properties. This decision will draw more people to Hideout and property values should rise.











# Housing





## 4.1 Overview

### 4.1.1 Introduction to Housing

Since its incorporation in 2008, Hideout has functioned as a bedroom community for residents who commute to neighboring cities for work. It is also a popular location for individuals and families looking to purchase a second home for seasonal living or retirement due to the beautiful views overlooking the Jordanelle Reservoir and its iconic small-town feel.

This chapter will discuss Hideout's existing housing stock, resident input as to their expectations for the future of housing in Hideout, goals the Town has created to provide for and manage this future growth, and an approach of how to accomplish these goals.

It is important for the Town to have a strategic housing plan in order to ensure smart growth. As there are several different housing densities, it is important to know what the current demand is for housing types in order to appropriately plan for future growth.

### 4.1.2 Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Bedroom Community:** a community made primarily of residences, with little to no commercial or industrial uses

**Bonding:** an issuing of certificates by a government promising to repay borrowed money at a fixed rate of interest at a specified time, typically used to fund capital improvements

**Community Impact Board (CIB):** an organization that provides loans and grants to local governments that are impacted by mineral resource development on federal land

**Density:** the ratio between built structures floor area and the area of the parcel on which those structures stand

**Density Pods:** the construction of buildings in a tight group while leaving the surrounding lane open, also referred to as "cluster zoning"

**HOA:** homeowners association

**Households:** a group of people living together with official or unofficial familial connection

**Housing stock:** the existing supply of residences available for use in a community

**Impact Fee:** a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure

**Infrastructure:** the physical structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Intensity:** the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not

**MDA:** master developer agreement

**Moderate income:** up to eighty percent (80%) of the local median income

**Municipality:** a city or town that has corporate status and local government

**Open / Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Zoning:** laws that delineate allowed and prohibited land uses in specific geographic locations

## 4.2 Existing Conditions

The abundance of residential zoning has allowed Hideout to provide for many future neighborhood development options, including a mix of single-family residences, townhomes, apartments, and condominiums.

As of 2010, Hideout had 217 housing units. After a residential survey, it was concluded that there are now around 330 units with many additional units currently under construction or planned for near term development. The 656 residents accounted for in the 2010 census create a median household income of \$38,839.00 and an average household size of 3.43. Currently, more than half of the Town's residents live in the Deer Mountain Affordable Community on the north end of the Town. Others are dispersed in the Town's single-family residences and townhomes.

### 4.2.1 Single and Multi-family Housing

Hideout currently has 52 single-family units, 94 townhome units, and 184 apartment units (which all exist in the Deer Mountain Affordable Community). There are six new approved developments (Deer Springs, Deer Waters, Shoreline, The Settlement, Golden Eagle, and KLAIM) that will include a mix of single-family residences, townhomes, fourplexes, and condominiums. Awaiting completion, the planned mixed-use development called The Settlement will add more condominiums and some small commercial entities to the community, potentially increasing commerce and economic activity within the Town.

Once the six aforementioned neighborhood developments are completed, the Town will have 184 apartment units, 457 condo units, 749 townhome units, and 729 single-family units. This equates to housing stock made up of 9% apartments, 22% condominiums, 35% townhomes, and 34% single family residences.

### 4.2.2 Value of Existing Housing Stock

The current market value of housing stock can be used to determine affordability of housing units in Hideout, UT. Units at Todd Hollow Apartments range from \$830 to \$1011 a month (without utilities). Information provided by Berkshire Hathaway Home Services indicates that single-family homes currently on the market in Hideout range from \$800,000 to almost \$2,000,000 with an average value of \$1,274,818. Townhomes currently on the market range from \$790,000 to about

\$840,000 with an average value of \$822,788. Based on the median sales price of homes sold each month in 2018, the average value of a home in Hideout is \$824,256. Compared to the median home value in Wasatch County of \$418,900, Hideout's housing stock is of considerably greater value than most homes in the county.

### 4.2.3 Age of Existing Housing Stock

As Hideout has only been in existence for 10 years, the majority of homes in the town are at most 10 years of age. Consequently, most homes in Hideout do not yet need any significant rehabilitation nor will these units likely need any for at least another ten years.

### 4.2.4 Condition of Existing Housing Stock

Since the bulk of homes and other residential developments are fairly new and in good repair, there are no homes that have deteriorated or are uninhabited that would need to be removed.

## 4.3 Moderate-Income Housing

The State of Utah defines the term "moderate income housing" in their Code as "... housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income of the metropolitan statistical area for households of the same size."

The State requires that every town's general plan must address

moderate-income housing. This is due to a statewide concern about the availability of affordable housing options. Utah State Code requires that the general plan must include sections for the following five issues:

1. An estimate of the existing supply of moderate income housing located within the municipality;
2. An estimate of the need for moderate income housing in the municipality for the next five years as revised annually;
3. A survey of total residential zoning;
4. An evaluation of how existing zoning densities affect opportunities for moderate-income housing; and
5. A description of the municipality's program to encourage an adequate supply of moderate income housing

As of 2010, the median income for Hideout was \$38,839.00. Eighty percent of this figure is \$31,071.20. This is the amount that the State recommends Hideout use to determine whether or not housing within the Town is affordable. More than half of the households in Hideout are moderate income or below. As the only apartment complex in Hideout, Todd Hollow apartments house those who are in need of affordable housing. Although there are not any other affordable housing options available currently, there are multiple developments that have been approved which will include condominiums at a moderate income level.

### 4.3.1 Estimate of Existing Housing Supply

According to the 2010 Census, there were twenty-six vacant housing





## Hideout General Plan

units out of a total of 217 housing units in Hideout. This gives a total vacancy rate of 12%. Fourteen of these units were for seasonal, recreational, or occasional use. A table summarizing the Hideout door count as of January 2019 can be found in Appendix D.

### 4.3.2 Estimated Need of Moderate-Income Housing

Most of the need for moderate income housing in Hideout will be to serve the Town's own growth.

In Hideout, the need for affordable housing comes from those who have jobs in Park City. As there is currently no commercial activity in Hideout, the majority of those who live here work elsewhere, with Park City being the closest option

### 4.3.3 Survey of Residential Zoning

Hideout has listed the following four Residential Zone types in their Town Code:

**Residential Single Family (RSF)**- This designation is meant for larger lot development and shall contain detached housing. Gross Density shall not exceed 6 units per acre. Permitted uses include single family detached housing, recreational, trails, golf, and parks. Building heights are limited to thirty-five (35) feet or 2 ½ Stories, whichever is greater.

**Residential Medium Density (RMD)**- The RMD zone allows for greater density near recreational facilities such as the golf course and near the Resort Villages. Gross Density is 6 to 20 units per acre. Permitted uses include residential attached, townhomes, timeshares and other shared ownership facilities, condominiums,

apartments, flats, seasonal employee housing, recreational, trails, parks and other Resort Features. Building heights are limited to forty-two (42) feet or 3½ Stories, whichever is greater.

**Resort Village Medium Density (RVMD)**- This classification provides a zone for a mixed-use Resort Village. The maximum Net Density allowed in this zone ranges from 6 to 70 units per acre. Commercial uses will be limited to the amount of floor area on the street level Story and to a maximum of fifty percent (50%) of the second Story. Permitted uses include convention facilities, hotels, condominium hotels, condominiums, townhomes, timeshare and other shared ownership, office, retail, dining, service, community uses, affordable housing, single-family residences, entertainment, kiosks and street vendors, equestrian facilities, service, storage, support and Resort Features. Building heights are limited to 6 Stories above ground.

**Resort Village High Density (RVHD)**- The RVHD zone also allows for a mixed-use Resort Village with some slight changes. The maximum Net Density allowed in this zone ranges from 6 to 80 units per acre. Commercial uses will be limited to the amount of floor area on the street level Story and to a maximum of fifty percent (50%) of the second Story. Permitted uses include convention facilities, hotels, condominium hotels, condominiums, townhomes, timeshare and other shared ownership, office, retail, dining, service, community uses, affordable housing, single-family residences, entertainment, kiosks and street vendors, equestrian facilities, service, storage, support

and Resort Features. Building heights are limited to 8 Stories. Basement and below grade structures will not be counted as a story.

There are four additional zones in Hideout's Town Code that permit certain types of residential development but are not exclusively residential:

**Mountain (M)**- Residential permitted uses within the Mountain zone include single family detached dwellings. Conditional uses include lodges, single family attached (townhomes), and single family clusterings. Building heights are limited to thirty-five feet. Additionally, there are sections of code dedicated to lot size, setbacks, and building spacing requirements; as well as a section with specific requirements for residential units. The Mountain zone is the default zone in Hideout, meaning, unless otherwise zoned, the Mountain zone will apply. Current Hideout neighborhoods zoned Mountain are Todd Hollow and portions of Golden Eagle.

**Resort Specially Planned Area (RSPA)**- Residential permitted uses within the Resort Specially Planned Area zone include condominiums, timeshares or other shared-ownership products, private residence clubs, townhomes, single-family homes, and seasonal community housing of other affordable housing. The property contained within the RSPA shall be granted 1.5 ERU's per acre as its base density. The development will establish its base density ERU totals (Maximum ERU's for the property included in the RSPA) by multiplying its total acreage contained in the RSPA by 1.5. While there is no height restriction, there are restrictions on the height of each floor. For residential, each floor must be between 8 and 12 feet.

**Planned Performance Development (PPD)**- Permitted uses within the Planned Performance Development classification include single family attached (townhomes), and single family clustering. The maximum Gross Density allowed for this zone is 1 to 5 units per acre. There is currently no land use in Hideout zoned for PPD.

**Hospitality Casita (HC)**- The Hospitality Casita classification is provided to allow for small casitas or bungalows as an additional room type for a hotel, other lodging or timeshares (or other shared use facilities) in the RSPA. Residential permitted uses within the Hospitality Casita classification include short-term rental and timeshares (or other shared use facilities). The Hospitality Casita classification is available only if it is designed as an add-on to an approved facility. The maximum Gross Density allowed for this zone is 20 to 40 units per acre. Additionally, the maximum allowable building height is the greater of 25 feet or 2 stories. There is currently no land use in Hideout zoned for HC.

For a more comprehensive explanation of each of the zones contained in this section, please refer to the previous chapter - Land Use.

### 4.3.4 Effect of Zoning on Housing Opportunity

Hideout's current zoning policies permit the development of affordable housing options. While the housing market in the Town at this time lacks a variety of moderate-income options, there are approved developments containing plans for condominiums, fourplexes, and stacked flats which, upon completion, will increase housing options within the Town.

## Housing

Current zoning within Hideout permits multi-family housing developments, however, public input suggests that a significant majority of residents are not in favor of additional high-density developments. Since more than half of the housing units in the Town exist at the Todd Hollow apartments, it could prove beneficial to balance that out with more single-family residences and townhomes.

Following the initial executive committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents provided their input on the goals and ideas developed by the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered the public's input through conversation and written feedback. Notes on resident input a scan of the original annotated issue map are included in this subsection.

### 4.3.5 Strategies to Meet Future Needs of Moderate-Income Housing

Hideout currently allows for a mix of residential uses throughout the community. The Town intends to continue allowing affordable housing and to monitor the affordability of housing on an annual basis to determine if any corrections are needed.

The approved neighborhoods of Shoreline, The Settlement, and Deer Waters will all include high-density development in the form of stacked flats, condominiums, and fourplexes. These have the potential to increase the number of affordable living options in Hideout.

In order to prepare for necessary affordable housing opportunities, the Town should consider the changes in demand that will inevitably occur as the Town grows. While current affordable housing needs are being met, the Town needs to prepare for future growth in this sector of the housing marketplace.

## 4.4 Public Input

Resident input is critical to creating plans that reflect community

#### Views

- Preserve the views
- Developers are layering housing and we are losing our views
- Houses are being built too tall and they are blocking the views
- Keep construction off ridge above Soaring Hawk neighborhood
  - It is very steep and dangerous, but they also do not want their beautiful view of the mountain obstructed

#### Environment

- For every house built, we need an allotment of green space
- Plan for less density and more wilderness

#### Commercial and Residential Zones

- Commercial needs to be distanced from residential
- Do not want commercial to intermingle or be anywhere near housing; otherwise, it will destroy the views and ruin the quality of the neighborhoods
- Residents do not want a hotel near them

#### Housing Type

- Too many multi units planned



Hideout General Plan

- Need more single-family homes to balance it out
- Medium density housing is high enough
- There is already too much high density
- Some residents want more affordable income housing

Development

- Stop oversaturation
- The Town is receiving too much development, too fast
- Limit and slow down development

Other Comments

- Home designs are antiquated

- Residents are not allowed to utilize modern materials and designs
- Residents are not allowed to use solar panels
- Residents want to know the town's timetable – when things are going to be built and where

4.4.2 Survey Data

On the survey distributed to the public for further input, questions 4, 5 (each shown below) and 8a (shown on the following page) were pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions of survey

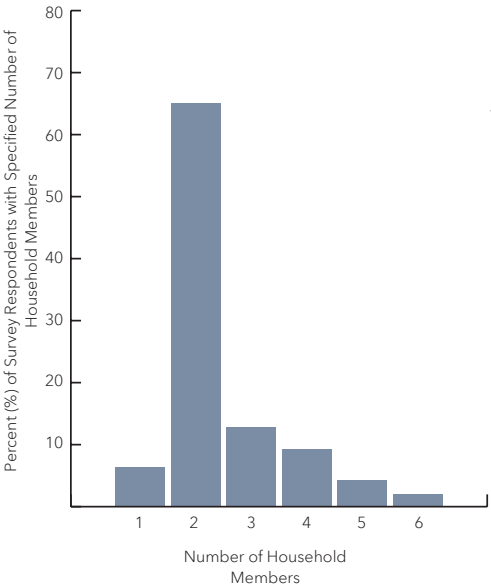
respondents only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.

4.4.3 Analysis of Feedback

The majority of public survey respondents were couples who own rather than rent their homes. It is also apparent that among respondents, single-family homes and townhomes are the most favored type of housing in Hideout. Residents made it clear in the public workshops that there is already enough high-density development in Hideout, and they would like to see more single-family homes throughout the Town. However, most also believe that development is occurring too

4. What is your household size? (Household meaning all who live in your house/unit)

Figure 4.1



5. Do you currently own or rent this property/household?

Figure 4.2

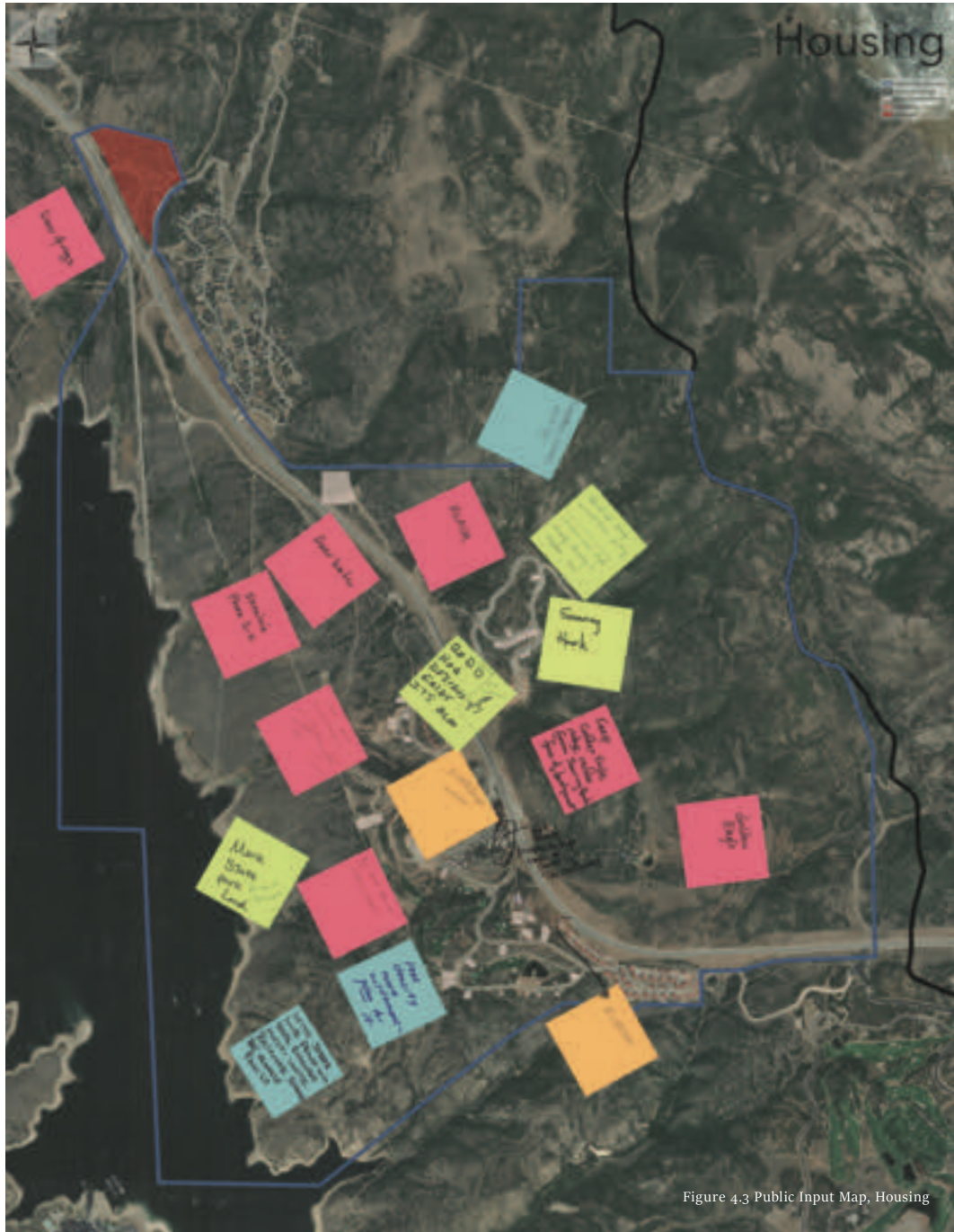
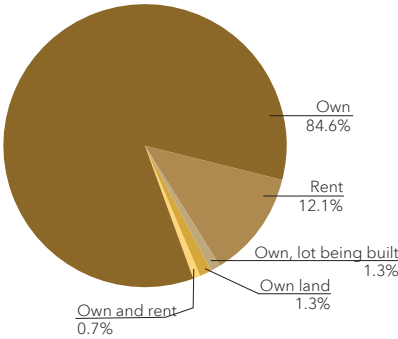


Figure 4.3 Public Input Map, Housing



quickly. Residents are concerned that the oncoming layers of housing and development may block their views and reduce the amount of green space in Hideout. Most agree that what the Town needs is less development and more wilderness.

4.5 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement, responses from residents, and Utah's requirement of a moderate-income housing plan, Hideout created two housing goals to help realize the Community Vision. These goals should be used as guidelines for creating appropriate growth in Hideout.

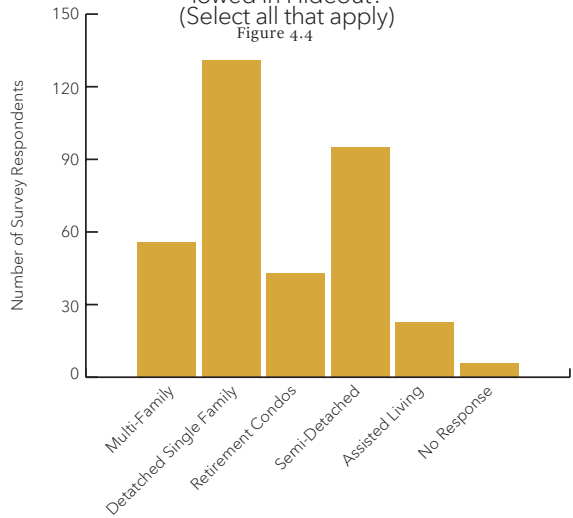
4.5.1 Hideout's housing goals are to:

- 1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.
- 2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

4.6 Approach

To achieve the goals outlined in section 4.5, courses of action must be prioritized according to Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources,

8a. What type of new housing do you feel should be allowed in Hideout? (Select all that apply)  
Figure 4.4



expertise) limit how quickly the Town can achieve the goals envisioned in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take the lead on these goals. This section discusses each goal and includes recommendations on how to achieve them. These recommendations are not absolute nor are they binding. Instead, they are ideas to consider as the Town engages in more detailed planning and revenue allocation.

4.6.1 Goal 1

Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.



Creating an inviting neighborhood atmosphere is important to the success of any new town. Design standards are used in many town codes as a way to connect and coordinate the community's look and feel. These standards include a plethora of topics such as building materials, building height, distance between buildings, setback requirements, lot area, signs, landscaping, building architecture, fencing, railing, lighting, parking, loading, and access, etc. Each one of these items can have specified requirements in Town code to ensure that neighborhoods throughout Hideout are stylistically coordinated. For example, the city of Payson, Utah requires that homes in their Conventional Residential Zoning District not be over thirty-five feet in height, but not under ten. In terms of landscaping, they require complete

4.6.2 Goal 2

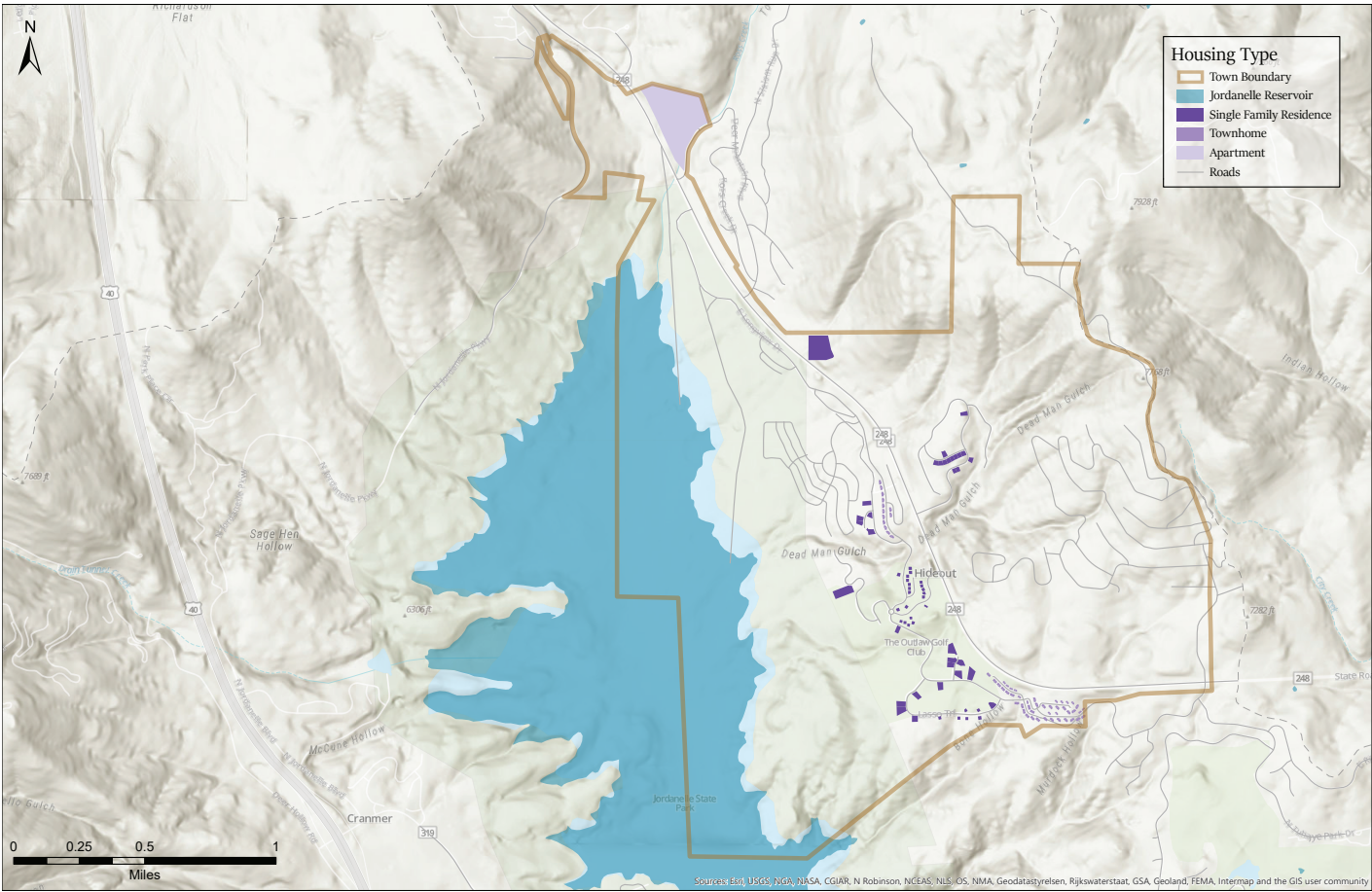
Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

Having a balanced mix of housing types can help in creating an inviting neighborhood atmosphere as well as accommodate current and future residents. The Town can reach this goal by considering methods of determining proportionate amounts of different housing types. This can include setting certain limitations to the total number of housing types as well as taking into account current demand.

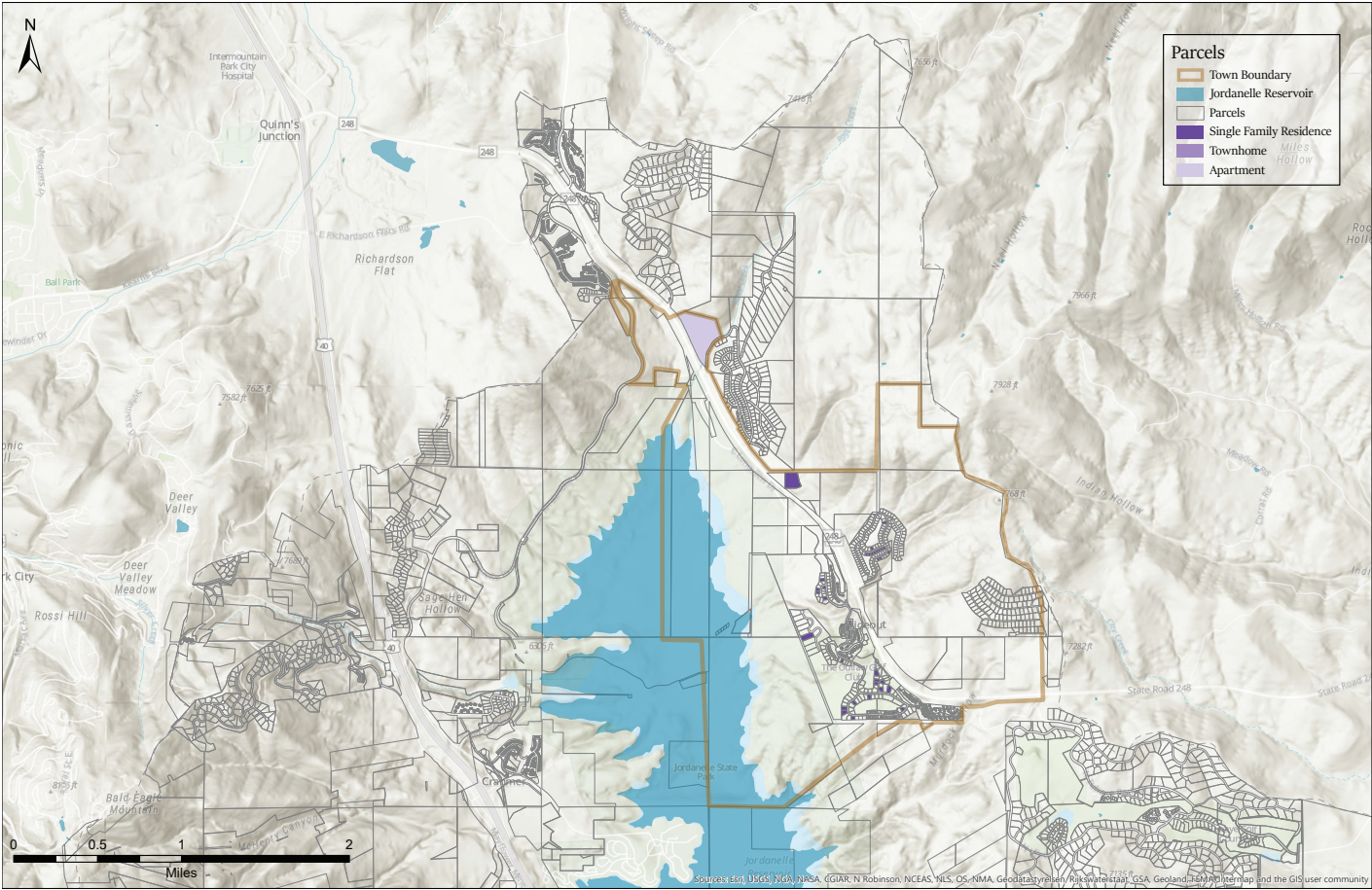
Having the appropriate mix of housing stock is important in order to provide options for those of all income levels. This does not mean that housing types need to interlace and merge with one another, but rather that there is a sufficient amount of each housing type placed at different locations within the Town. This will ensure that property values are not negatively impacted while at the same time supplying sufficient housing for all levels of income. If the Town chooses, code can be written defining specific distances to be placed between developments of different housing types.



Map 3: Housing Types









# Economic Development





## 5.1 Overview

### 5.1.1 Introduction to Economic Development

Economic development aims to promote the livability and social well-being of a community through commercial development. Such development can include commercial buildings such as shops or restaurants, service centers such as gas stations, and employment facilities like office buildings and work centers. Each of these economic uses can create jobs in a town, provide services for residents, and increase the social, political, or economic standing of a community. Economic development and economic growth go hand in hand. Once a local economy has developed, the money that is spent, the goods that are consumed, and the infrastructure that is utilized in that development all promote local economic growth.

Towns can increase their revenue and budget expenditures through economic development. These revenue increases are accomplished by collecting sales or gross receipt taxes from sold goods, and higher property taxes from commercial buildings. Revenue streams from sales tax and commercial property taxes allow a town to pay for important services such as road maintenance, fire station coverage, and public works facilities.

Hideout seeks to encourage economic development focused on serving its residents. The economic development chapter of the General Plan will discuss Hideout's current economic conditions, future business potential, and the benefits and cautions that Hideout should consider in planning for its local economic development.

### 5.1.2 Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Bedroom Community:** a community made primarily of residences, with little to no commercial or industrial uses

**Bonding:** an issuing of certificates by a government promising to repay borrowed money at a fixed rate of interest at a specified time, typically used to fund capital improvements

**Community Impact Board (CIB):** an organization that provides loans and grants to local governments that are impacted by mineral resource development on federal land

**Density:** the ratio between built structures floor area and the area of the parcel on which those structures stand

**Density Pods:** the construction of buildings in a tight group while leaving the surrounding lane open, also referred to as "cluster zoning"

**Gross Receipt Tax:** taxes on the total gross revenues of a company

**HOA:** homeowners association

**Households:** a group of people living together with official or unofficial familial connection

**Housing stock:** the existing supply of residences available for use in a community

**Impact Fee:** a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure

**Infrastructure:** the physical

structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Intensity:** the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not

**MDA:** master developer agreement

**Moderate income:** up to eighty percent (80%) of the local median income

**Municipality:** a city or town that has corporate status and local government

**Open / Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Zoning:** laws that delineate allowed and prohibited land uses in specific geographic locations

## 5.2 Existing Conditions

### 5.2.1 Facilities

Currently, the Outlaw Golf Course is the only commercial entity within Hideout. The Outlaw Golf Course is a 9-hole course in the

Hideout Canyon development. It is privately owned, but open to the public.

Other approved developments in Hideout have promised to include commercial uses, such as The Settlement, which has included plans for a fitness center, full-service bar, and fine dining restaurant. However, these commercial uses have yet to materialize and are subject to the developer's plans. Commercial development may also be included in Shoreline Phase II.

The nearest commercial facilities are located in Park City and Kamas. Hideout residents must travel to gas stations, grocery stores, restaurants, and other stores and services located in these cities. Park City is about 15 minutes west of Hideout, and Kamas is about 10 minutes east of Hideout. Both cities are only accessible via SR-248.

### 5.2.2 Zoning

There is potential for economic development, but it is constrained by available commercial zoning. Hideout allows commercial uses to be mixed within certain residential zones; however, explicit commercial zones are limited. Two parcels of land have been donated to the city by a developer who agreed to build a public works building for the Town. Other commercial uses such as clubhouses have been proposed as components of plans for development, but those developments have yet to materialize.

### 5.2.3 Finances

Hideout's budget includes only very limited revenue from local economic uses. Other than the golf course, there are no commercial properties from which Hideout can generate property or sales taxes.



## 5.3 Public Input

Resident input is critical to creating plans that reflect community needs. Following the initial executive committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents gave their input on the goals and ideas developed by the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered resident input through conversation and written feedback. Notes on resident input a scan of the original annotated issue map are included in this subsection.

### 5.3.1 Public Meeting Input

#### In favor of economic development

- Small Local Restaurants / Coffee Shops
- Gas Station
- Convenience Store / Neighborhood Market
- Hotel
- Cell tower
- Beach for recreation
- Ski / Outdoor Outfitter

- Fitness / Yoga Facility
- Spa
- Salon / Barber
- Sylvan Learning Center
- Kids arts and crafts place
- Area for festivities to attract users the views
- Computer / phone repair
- Consignment shops
- Bank branch

#### Resistance to economic development

- We want to be a bedroom community
- No strip clubs or liquor stores
- No hotels
- No stop signs
- Nothing compact
- No commercial development
- Increase skiable area, but no commercial
- Don't disturb views
- Don't want a gas station

#### Other comments

- Want it for tax base, small conveniences and services but nothing big
- We are ok with higher property taxes to avoid having commercial uses
- We want to control our density, will the cost of having commercial uses be more damaging than the revenue it brings in?
- Provide services as far as impact

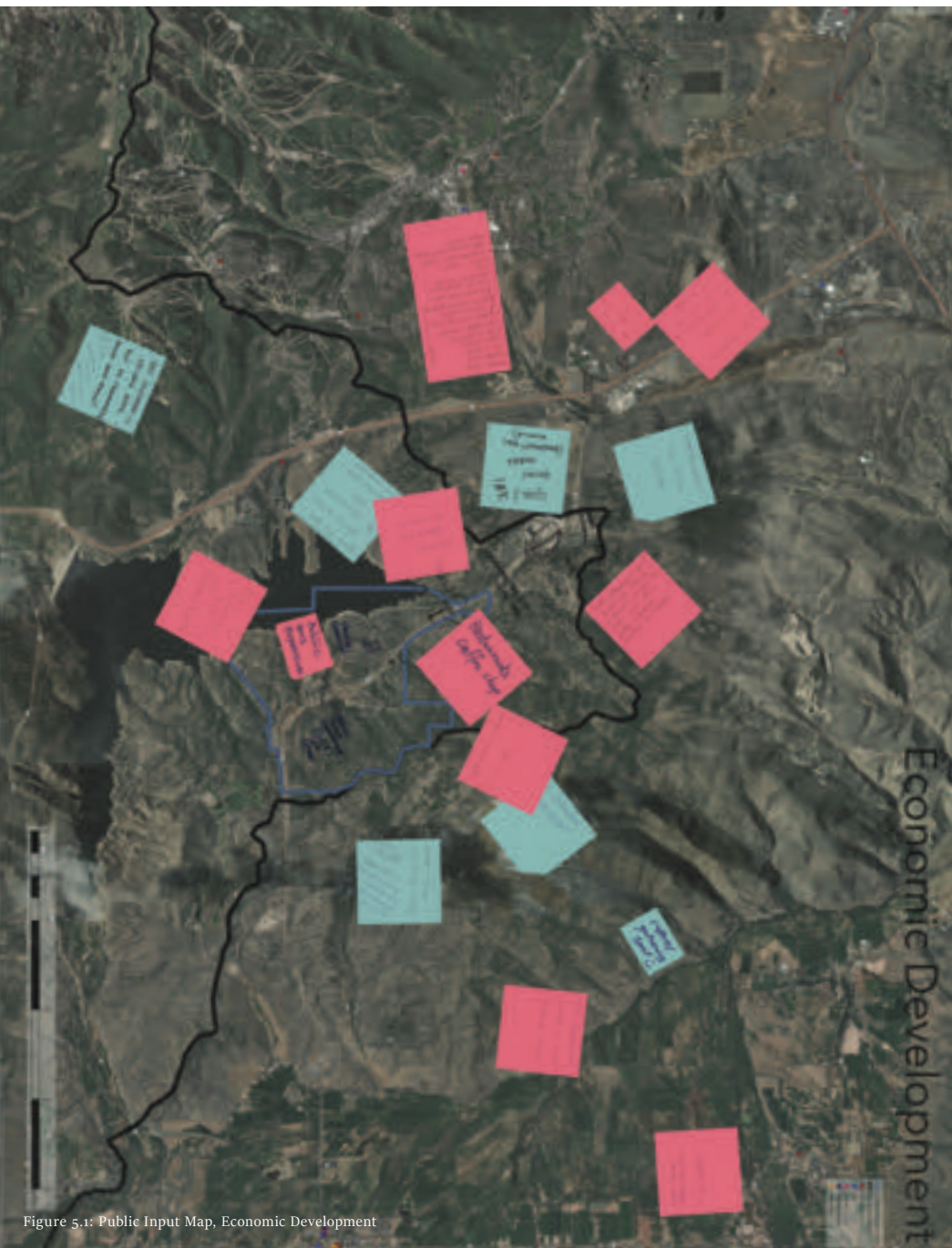
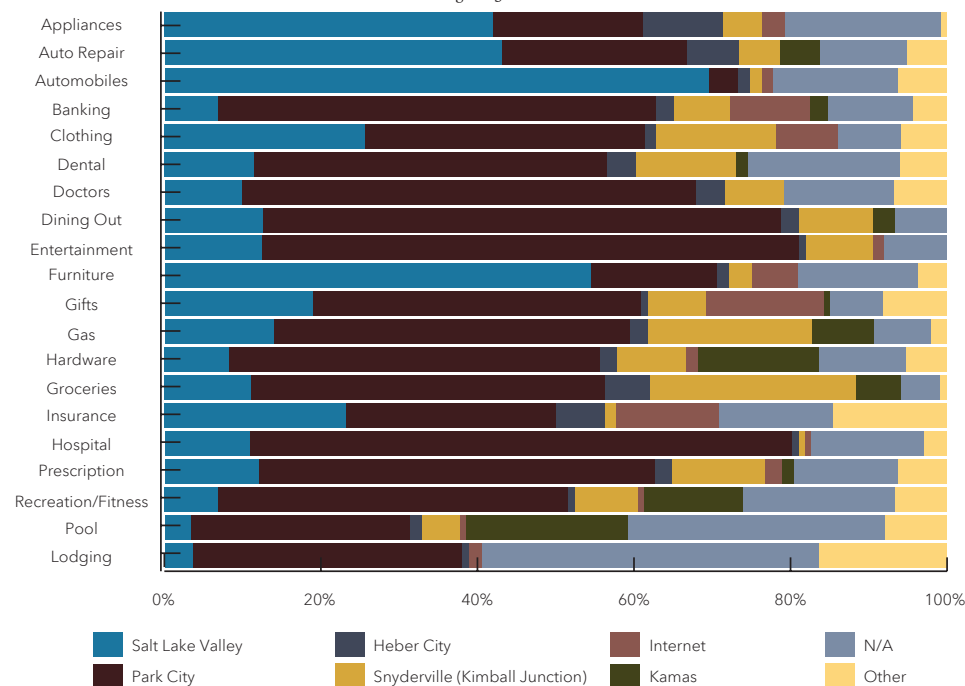


Figure 5.1: Public Input Map, Economic Development

## Economic Development

### 9. In which location do you purchase or use a majority of the following goods and services?

Figure 5.2



fees from developing it will pay for

- If we do not want commercial development, but developers do, we will fight them
- We do not want a lot of light from stores or streets disturbing the views
- We would prefer more apartments rather than have a hotel
- Need a stoplight at Jordanelle Parkway and Brown Canyon Road— it's a fatal accident waiting to happen.
- 10 minutes to Kamas or PC. Not

friendly to burn gas for 1 cup of coffee.

- Public bus expansion
- The golf course is not going to make money with its layout, the developer is trying to avoid maintenance costs by disregarding the course

### 5.3.2 Survey Data

On the survey distributed to the public for further input, questions 9 (shown above) and 10 (shown on the

following page) were pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions of survey respondents only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.

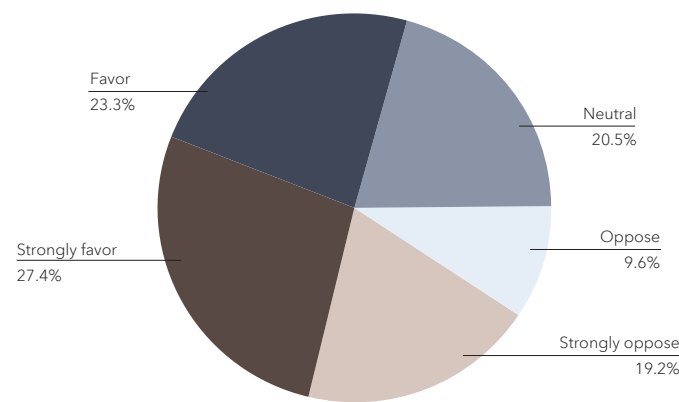
### 5.3.3 Analysis of Feedback

Hideout residents showed varied opinions concerning economic



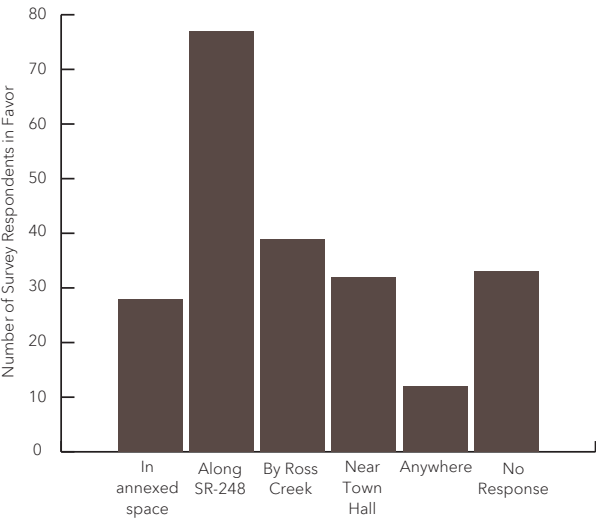
10a. Do you favor or oppose encouraging commercial growth within the town?

Figure 3.3



10b. If you favor commercial growth, where in the town should it occur? (Select all that apply)

Figure 3.4



development in the Town in both the survey and public meetings. A majority of respondents showed interest in adding more commercial amenities to Hideout, and locating new amenities along SR-248. Locating commercial space along SR-248 could create a potential main street that would centralize shopping, and slow down traffic with the addition of stop signs or lights. To accommodate those who favor and those who oppose commercial growth, the Town can regulate the types, amount, and function of commercial space allowed.

5.4 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement, responses from residents,

and future projections based on the current economic conditions, Hideout created three economic development goals to help achieve the Community Vision. These goals should be used as guidelines for economic development and commercial related items such as future zoning, annexation, land use, and development plans.

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.

5.5 Approach

To achieve the goals outlined in section 5.4, courses of action must be prioritized according to Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources, expertise) limit how quickly the Town can achieve the goals laid out in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take an active role in promoting the sensible and well-planned development of the Town. This section discusses each goal laid out above and includes recommendations on how to work toward these goals. These recommendations are not absolute

or binding. Instead, they are ideas to consider as the Town engages in more detailed planning and fund allocation.

5.5.1 Goal 1

Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.

Economic development cannot exist without zoning that permits commercial uses. Hideout can also control the types of commercial zoning in order to regulate development along the lines consistent with resident desires. Low-density commercial zoning can prevent commercial uses, such as hotels or warehouse stores that residents do not want in the Town. Mixed use zoning can also allow for restaurants and shops to be located near homes and apartments to prevent a designated commercial center. Commercial and residential uses can be mixed in simple ways such as putting a restaurant in a clubhouse where it will be easily accessible and cater to residents' needs.

Based on the current occupation of land uses within Hideout, looking to annexation may prove integral to the economic development of the Town. Land that is occupied commercially and brought into Hideout will influence the local economy. Coordinating current economic goals with existing economies in proposed annexation will allow for smooth commercial additions to the town.

Most importantly, to serve the needs of Town residents, residents should have a voice in choosing commercial uses. Planning Commission meetings are a great opportunity for residents to gather and give input on proposed commercial developments.

By advertising when these meetings are held and encouraging attendance, the residents have the opportunity to influence what forms of economic development Hideout adopts. A relationship between the town, developers, and residents will encourage desired commercial uses, benefiting each party. Creating a commercial development team that facilitates economic discussion could better promote communication between the parties as well.

5.5.2 Goal 2

Coordinate with local developers to enhance public gathering spaces and community connectivity.

Public gathering space allows the community to be better connected. Public gatherings and community activities are not likely to occur without an appropriate gathering space. By zoning for economic development in the Town's central areas, more residents will be able to patronize these amenities. Locating commercial spaces in faraway developments can hamper efforts to improve community connectivity. Residents can visit with each other while at the grocery store or coffee shop if those stores are centrally located in Town, so all residents can access them conveniently. The locations and types of commercial uses can be strategically planned to connect the community.

Commercial uses in Hideout can be designed to increase public gathering space and encourage actual public usage. Strict design standards can regulate how commercial entities can provide and enhance gathering spaces. Requiring developers to reserve a certain amount of land for public gathering spaces will help create



informal places for the community to gather and interact. A clubhouse,, festival area, or recreation center where the Town can hold activities will help the community gather and connect. Goals and strategies in the Public Facilities element further discuss the implementation of a designated gathering space.

5.5.3 Goal 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.

Hideout would receive sales and property taxes generated from all commercial enterprises. This tax revenue will be collected by the County and returned to the Town for its use. Hideout can begin by collecting property taxes from the golf course. Property and sales taxes generated by restaurants would help fund public facilities such as parks and trails, and sales taxes from grocery stores can facilitate the maintenance of the Town's infrastructure and improve municipal services.

Hideout can limit the types of commercial uses that can be built through zoning regulations and Planning Commission approval, so that only financially beneficial and community accepted uses are implemented. If Hideout elects that only a small portion of its overall revenue comes from sales taxes, zoning can be limited to a number of parcels, supporting only a few, smaller commercial stores.

Sufficient revenue is necessary to operate a town, but the way it can be generated varies. If a town's budget is not funded through commercial taxes, a town can increase property



tax levies on residential buildings to pay for their needed services. Other alternatives include imposing a tax on utility bills, charging developers impact fees, or imposing other miscellaneous taxes such as natural resource use. If developers are required to maintain infrastructure, or annual fees are charged by homeowners' associations, there may be sufficient income to fund the Town's needs. These are all suitable options that Hideout can utilize to generate revenue in place of encouraging economic development. Before raising residential property taxes, the Town should consider public sentiment and look for alternatives.



# Transportation





## Hideout General Plan

### 6.1 Overview

#### 6.1.1 Introduction to Transportation

This chapter provides an overview of the Town's current transportation infrastructure and strategies for improving the effectiveness of this system. This system is composed of components such as users, control mechanisms, roads, sidewalks, trails, and public transit. Although recreational paths and trails are not typically considered necessary to the functioning of a transportation system, they will be discussed here as a supplementary system. The effectiveness of this system is measured by mobility and accessibility. These are key components in planning for improvements to the transportation system. Mobility is the ability to move persons and goods from one point to another through a variety of means. Accessibility is the availability of transportation services, usually connoting the level of difficulty of using these services.

Hideout will meet its residents' needs by providing proper and timely maintenance of existing facilities as well as building other transportation facilities to accommodate growth within the Town. These facilities include paved roads, sidewalks, bike lanes, and various grades of pedestrian trails. All infrastructure planning will occur in conformance to the fiscal capacity of the Town and in coordination with the county government and the Utah Department of Transportation as needed. Facilities will be constructed with the overall goals of creating a connected community and minimizing the impact on the natural environment. Additionally,

Hideout will improve its mobility and accessibility by coordinating with outside transit services to provide services that serve its residents' needs.

#### 6.1.2 Definitions

**Accessibility:** a measure of opportunities available to an individual to utilize transportation facilities within a certain geographic area and the barriers to utilize these facilities

**Active Transportation:** any transportation mode where movement is directly powered by human processes

**Facilities:** paths built for use by certain modes of travel such as roads, sidewalks, and railroads

**Infrastructure:** the physical structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Level of Service (LOS):** a measure used by traffic engineers to describe traffic conditions on a facility based on the volume of vehicles using the facility and the capacity of the facility

**Mobility:** a measure of the ease of travel for a population

**Motor Vehicle:** any manmade machine that is internally powered by a fuel source such as gasoline, diesel, or electricity

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel

of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Transit:** vehicles that carry large numbers of individuals and are publicly available, even if they are privately operated

**Trail:** a linear route managed for human-powered, stock, or off-highway vehicles (OHV) forms of transportation or for historic or heritage values. (This definition is according to the US Forest Service, National Parks Service, Bureau of Land Management, and Fish & Wildlife Service interagency definition)

**Transportation Mode:** a transportation mode is a method used for travel such as personal motor vehicle, public transit, bicycling, or walking

**Wayfinding:** a system of signage that guides individuals within an area; examples include trailhead signs, city maps, and welcome signs

### 6.2 Existing Conditions

#### 6.2.1 Roads

The majority of Hideout's roads have been constructed or repaved since 2010. As such, they are generally in good repair. A recent engineering study evaluated the roads in Hideout; it evaluated items such as condition, type of damage, and cost to repair. A map indicating the conditions of the roads (from "good" to "critical") is included at the end of the chapter (Map 7: Road Condition).

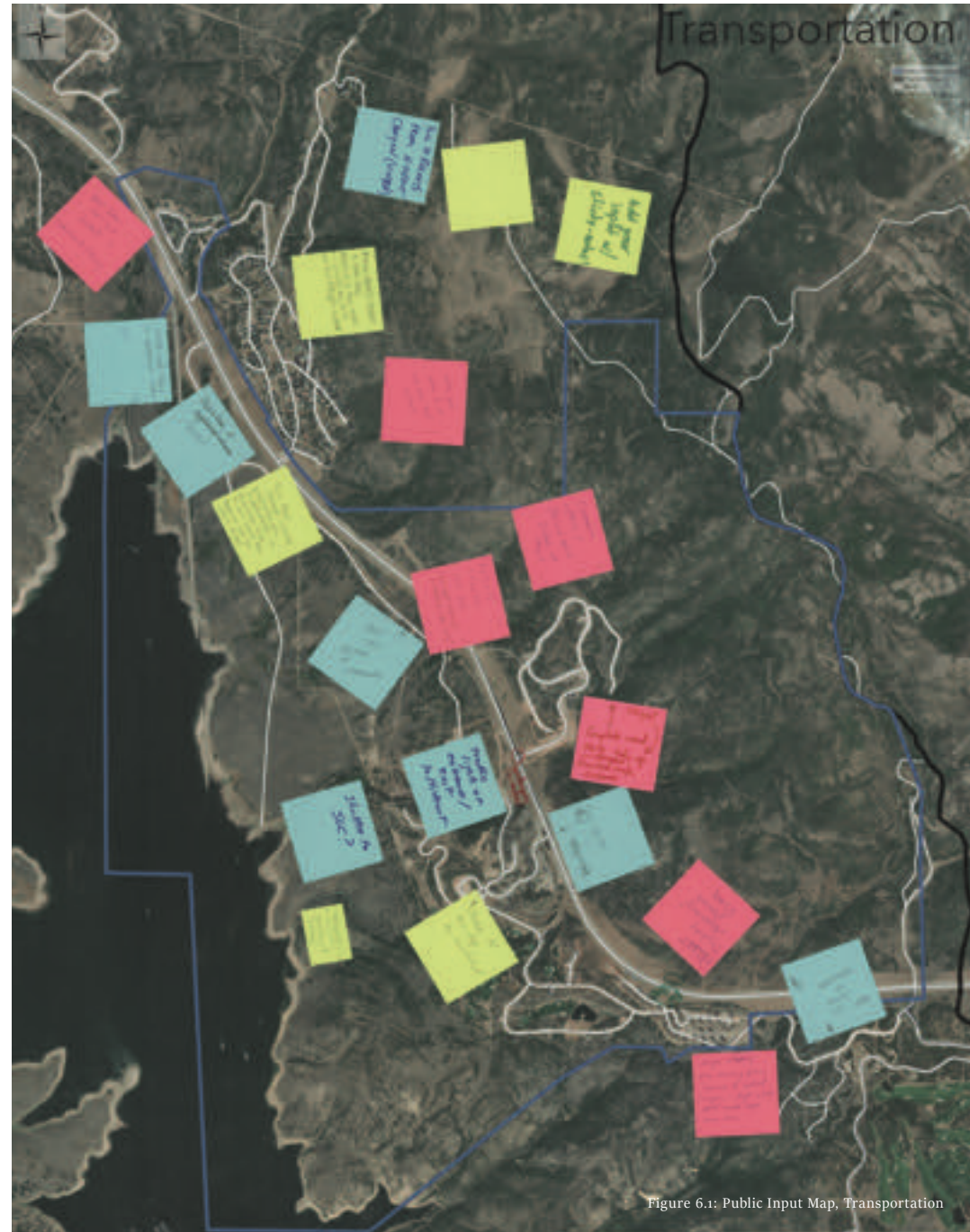


Figure 6.1: Public Input Map, Transportation

6.2.2 Sidewalks

Sidewalks are available only on a few roads in Hideout. Sidewalks are primarily in the vicinity of the Town Hall and the Outlaw Golf Club. A map of roads with sidewalks is included in included at the end of the chapter (Map 5: Alternative Transportation).

6.2.3 Public Transit

Public transit access is limited. The only transit stop in Hideout is currently located near Deer Mountain Affordable Community. These transit stops are serviced three times in the morning and three times in the early evening. A map indicating the location of this stop is included at the end of the chapter.

6.2.4 Trails

The majority of trails in Hideout are privately owned and regulated. Consequently, few are available for public use. Many residents moved to Hideout specifically for the views and access to the outdoors. However, a lack of sufficient trails and trail access significantly limits the opportunity for the outdoor recreation which many residents enjoy. There are currently several trails proposed for future installation. Of the few public trails that do exist, access from developments to these recreational facilities is minimal to nonexistent. A map of the Hideout Community Preservation Association trails is included in Appendix E.

6.3 Public Input

Resident input is critical to creating plans that reflect community needs. Following the initial executive

committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents provided input on the goals and ideas developed by the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered the residents' input through conversation and written feedback. Notes on resident input as a scan of the original annotated issue map (on previous page) are included in this subsection.

6.3.1 Public Meeting Input

Roads

- The southeast gravel section of Longview needs to be paved.
- Longer turn lanes coming from Kamas due to the high speeds on SR-248.
- Display projected roads on general plan maps.

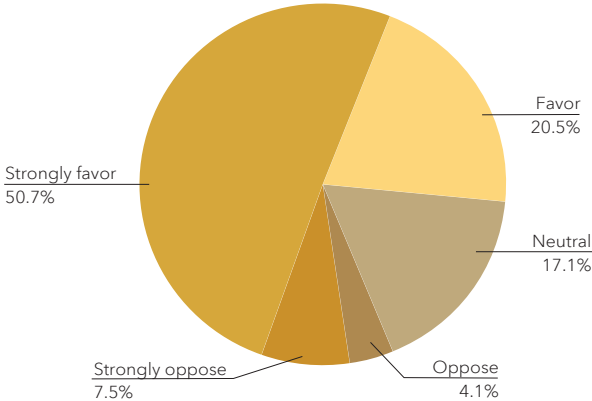
Trails

- Provide access to the Jordanelle Trail that doesn't involve SR-248.
- Have trails connecting residents to parks.
- Connect trails to other Jordanelle communities and between subdivisions.

- Complete Fox Hollow and address the scarred earth cutout near the current end of the road.
- Reduce speeds on SR-248.
- Pave the north end of Longview.
- Address noise issues from SR-248.
- Accidents near the neighborhood entrances on the northwest end of Hideout
- Dedicated bike Lanes along 248
- How many deer and other large animals are picked up by UDOT along 248 in Hideout
- Wildlife policy, how do they interact with 248 and potential under/overpasses?

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

Figure 6.2



- Have Trails Committee provide input on developments' trails plans.
- Transportation and recreation-oriented trails
- Adopt a trails plan

Connectivity

- Connect uphill and downhill sides of the Town.
- "We moved to Blackrock because we have kids, and they have grass and sidewalks."
- Electric bikes and scooters
- Jordanelle communities access: Parking and access to the shoreline

Public Transit

- Park & Ride for the bus stops near subdivision entrances.
- Have a bus to resort areas during the winter.
- Kamas - Park City bus stop by the roundabout
- Shuttle to Salt Lake City
- Transportation to Park City Saturday & Sunday
- More public buses to Park City, most of us work in Park City but live and shop in Heber
- Bus route to Heber

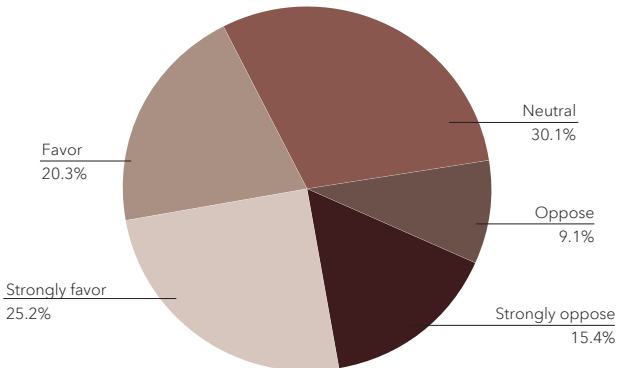
6.3.2 Survey Data

On the survey distributed to the public for further input, questions 11a (shown on the previous page), 11c, and 12 (each shown to the right) were pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions of survey respondents only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.



11c. Do you favor or oppose town bonding for the addition or improvement of public roads?

Figure 6.3



12. What improvements (if any) would you like to see in the roadway infrastructure?

Improvement Type	Number of Respondents	Percentage of Total Respondents
Selected Multiple Options	76	51.01%
Mentioned SR-248	69	46.31%
Stoplights on SR-248	52	34.90%
Increased public transportation access	49	32.89%
Pedestrian access across SR-248	39	26.17%
Ecoducts (wildlife crossings)	35	23.49%
Sidewalk modifications	33	22.15%
Speed limit changes	31	20.81%
On-street parking restrictions	16	10.74%
N/A (no improvements)	15	10.07%

Table 6.1



6.3.3 Analysis of Feedback

Taking the survey responses and in-person feedback together, there is strong support for the Community Vision of creating a connected community through roads, trails, transit, and other facilities. Residents realize the challenges that are presented by existing conditions, but the strategies suggested by this plan, as well as the creation of a supplementary transportation master plan, can help Hideout meet those challenges in a healthy and effective way.

6.4 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement, responses from the residents, and previous engineering studies, Hideout created four transportation goals to help realize the Community Vision. These goals will serve as a performance measure for existing conditions as well as a guide for future planning and development. Since transportation policy has a significant impact on other policies and on residents, appropriate implementation is vital to the Town's success. Thus, all other initiatives implemented by Hideout should take into account their impact on transportation.

6.4.1 Hideout's transportation goals are to:

- 1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.

- 2. Improve the quantity and quality of trails in the area.
- 3. Increase the frequency of transit services to nearby cities.
- 4. Address user and wildlife safety concerns related to SR-248.

6.5 Approach

To achieve the goals outlined in section 6.4, implementation must be prioritized based on Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources, expertise) limit how quickly the Town can achieve the goals detailed in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take initiative to achieve these goals. This section discusses each goal and includes recommendations on how to work toward achieving them. These recommendations are not absolute or binding. Instead, they are ideas to consider as the Town engages in more detailed planning and fund allocation.

6.5.1 Goal 1

Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.

One of the keys to a robust transportation system is connectivity. Multiple routes prevent single blockages from severely impacting a community. Unfortunately, the geography of Hideout heavily constrains motor vehicle connectivity. Intelligently designing future transportation

infrastructure will benefit residents for generations.

In order to travel from one location, individuals use different modes of transportation. For example, personal motor vehicles (cars, trucks, SUVs, etc.) use roads, and pedestrians use sidewalks. Since each mode has unique needs and challenges, they will be considered separately before their interactions are discussed.

Walking is our most basic form of travel. Today, walking makes up a small fraction of the miles traveled in the United States. Given the many physical, mental, and emotional health benefits of active transportation, Hideout plans to provide residents with as many opportunities as possible to walk in our Town.

Sidewalks form the basis of pedestrian travel in urban areas. Proper design and regular maintenance ensure maximum benefits for residents. The Americans with Disabilities Act suggests that sidewalks be 60 inches wide. This standard may be reduced to 36 inches if 60-inch wide passing areas are spaced every 200 feet. Sidewalk surfaces should be slip-resistant, stable, and free of obstructions. They should also have a slope of less than 1:20; otherwise, they are considered ramps under ADA definitions and are subject to different design standards.

The greatest safety risks for pedestrians are interactions with motor vehicles. Over the last decade, pedestrian fatalities have risen from 10% of national traffic fatalities to 16%. As pedestrian demand increases, Hideout will encourage pedestrian facilities such as sidewalks, trails, and crosswalks in new developments and coordinate with the Utah Department of Transportation (UDOT) to install

appropriate pedestrian facilities along and across SR-248.

The hillside nature of Hideout often results in winding switchbacks for motor vehicles. In some cases, improved pedestrian access could result in pedestrians reaching their destinations more quickly than motorists.

Another important connectivity issue for Hideout pedestrians is crossing SR-248. UDOT does have plans for the eventual installation of signals at several locations in Hideout. The UDOT SR-248 Access Plan is included in Appendix F. However, pedestrian crossing in the interim will continue to be dangerous unless the Town takes action. As fiscal resources allow, Hideout will coordinate with UDOT to install pedestrian and cyclist bypass facilities on SR-248.

Bicycle speeds typically range from 5-20 mph. This means that they can coexist with motor vehicles on small local roads. However, as vehicle speeds increase, the risk to cyclist safety rises quickly. Bike lanes are often implemented to help separate cyclists from other modes of transportation and to help motorists know where to expect cyclists. Although bike lanes are rarely necessary on smaller local streets, they may be a beneficial addition to primary roadways such as SR-248.

In regards to trails, the needs of bicyclists and pedestrians varies greatly. Bicycles' higher speeds and larger turning radius require longer sightlines, wider travel paths, and larger turns. Meanwhile, pedestrians can navigate much tighter areas with ease. Thus, trail planning should take into consideration the needs of cyclists in creating trails that are usable for all skill levels.

Just like motorists, cyclists



require parking facilities at their destinations. For local destinations this typically takes the form of bike racks; however, transit connections often feature more secure forms of storage, such as lockers.

Given Hideout's remote nature, nearly all residents use public or private motor vehicles on a daily basis. This makes them a central part of Hideout's transportation system and a priority when it comes to management and maintenance policy.

Road construction, management, and maintenance is typically

one of a town's biggest budget items. A municipality can greatly extend the average lifespan of its road by requiring high construction standards, reducing traffic volumes where possible, and scheduling regular maintenance. Therefore, Hideout will maintain its roads as regularly as possible given fiscal constraints. Since SR-248 is a UDOT facility, Hideout should work closely with UDOT to ensure adequate maintenance and improvement is performed on a timely basis. The UDOT Access Improvement Plan, as well as the Cooperative Agreement, are included in Appendices E and F respectively.

## Hideout General Plan

It is important that the Town prepare for most foreseeable disaster scenarios. Greater road connectivity will provide direct access for emergency responders as well as alternate escape routes in the event that one road is blocked.

Surprisingly, parking can incur unseen costs on residents, businesses, and governments. By taking a restrictive approach to vehicle parking, Hideout will be able to retain its small-town feel while also investing in more neighborhood improvement projects. It should be noted that limitations on parking facilities require investment in active transportation and public transit to ensure that residents are able to use alternate transportation.

### 6.5.2 Goal 2

Improve the quantity and quality of trails in the area.

One of Hideout's most striking features is its environment. Many residents initially moved to Hideout to enjoy the outdoors. Throughout the public input process, one of the most discussed transportation topics was trails. From pedestrian to cyclist, transportation-oriented to recreation-focused, unfinished to paved, residents expressed desires for nearly every type of trail facility. Increasing both the quality and quantity of public trails will enhance current residents' experiences and attract future residents with similar values.

Although many trail users in Hideout will be residents, major trail access points should still have appropriate parking and other amenities for general use. Maps, wayfinding, and other information should be posted at all access points to give direction to those unfamiliar with these trails.

Trails in Hideout may be classified according to the US Forest Service Trail Class Matrix (see Appendix I). As the town and developers continue to construct trails, this classification system will ensure continuity throughout the community.

### 6.5.3 Goal 3

Increase the frequency of transit services to nearby cities.

Public transit was another well-discussed topic during the public input process. Although there is an occasional shuttle to Park City, residents expressed a desire for more frequent service as well as routes to Heber, Salt Lake City, and Kamas. To facilitate the effective transit service, Hideout will first survey residents to understand their needs and what services would be most valuable to them. Then, in coordination with transportation specialists and relevant agencies, Hideout will create a transit plan that outlines specific routes, timing, and service providers.

Transportation modes interact in two primary ways: crossing and connection. Crossings are usually crosswalks at intersection or mid-block locations and produce safety and timing issues. Connections are where an individual changes modes, i.e. parking lots and transit stops. Both types of interactions can be improved with conservative engineering processes and human-centric design. To encourage public transit use, in particular, more transit stops should be built that are easily accessed, have appropriate parking nearby, and have shelter and other related facilities.

Facilities such as parking lots or park and ride areas should focus on ease of use, safety, and pleasing aesthetics, for all modes, but especially pedestrians. Many municipalities do not take pedestrians into

considerations, and thus, if Hideout develops high standards for these areas, the community will stand out as a pleasant place to live and visit. This would include extending paved sidewalks throughout Hideout.

### 6.5.4 Goal 4

Address user and wildlife safety concerns related to SR-248.

As road sizes and traffic volume increase, non-motorist usability declines and, in fact, can become dangerous and undesirable. By keeping human usability as a priority, Hideout can develop standards that promote residents' daily experiences. These may include clear directional signage with easily read graphics and lettering, a unified design scheme for all Hideout visuals, and prioritizing safety for all modes of travel.

When safety is a primary concern, certain engineering assumptions should be modified. An example of prioritizing safety is pedestrian walking speed. Many municipalities and departments of transportation use 4 feet/second, but research has shown that 3 feet/second is more accurate in populations concerned with safety, children, or the elderly. Thus, Hideout may consider more inclusive assumptions when designing pedestrian facility standards.

In regard to motor vehicles,

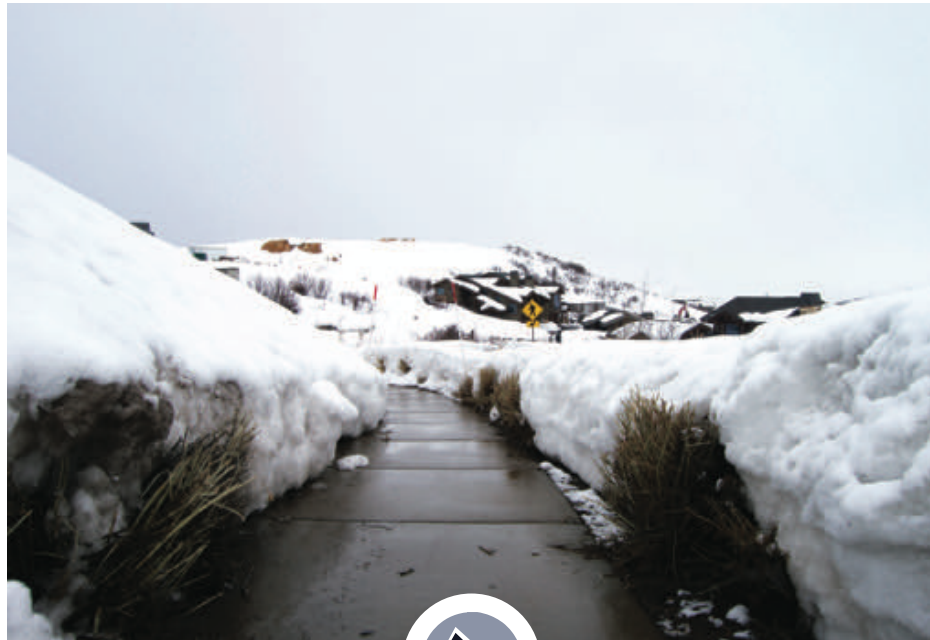
## Transportation

SR-248 can easily be traveled at speeds of 80 mph or greater; however, even current speed limits (50-65 mph) are high for areas that experience residential traffic. Additionally, the

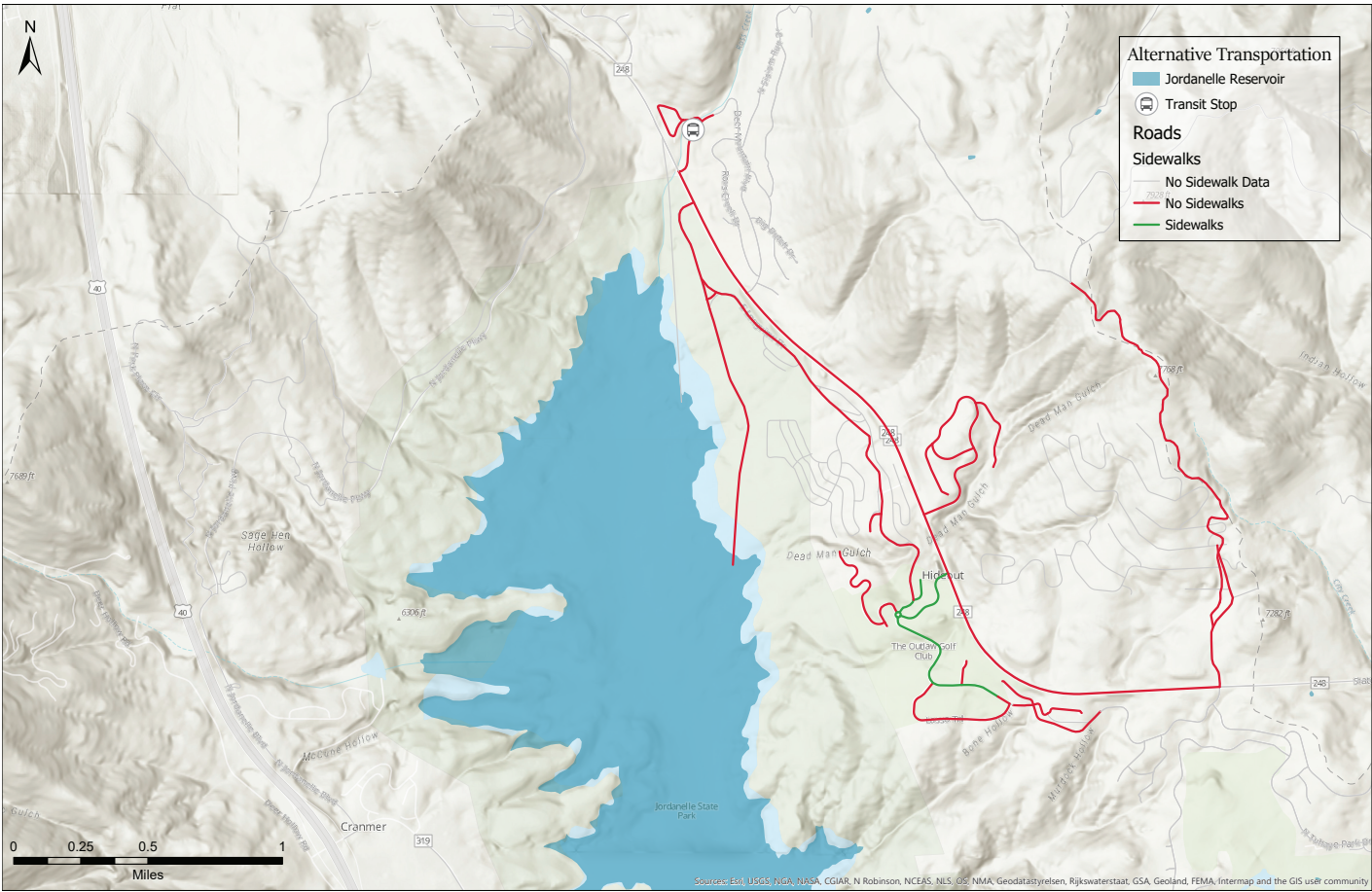


majority of residents have expressed concerns about safety and noise issues related to SR-248. Therefore, Hideout will pursue courses of action that will increase safety and reduce traffic noise on the portion of SR-248 that runs through the Town.

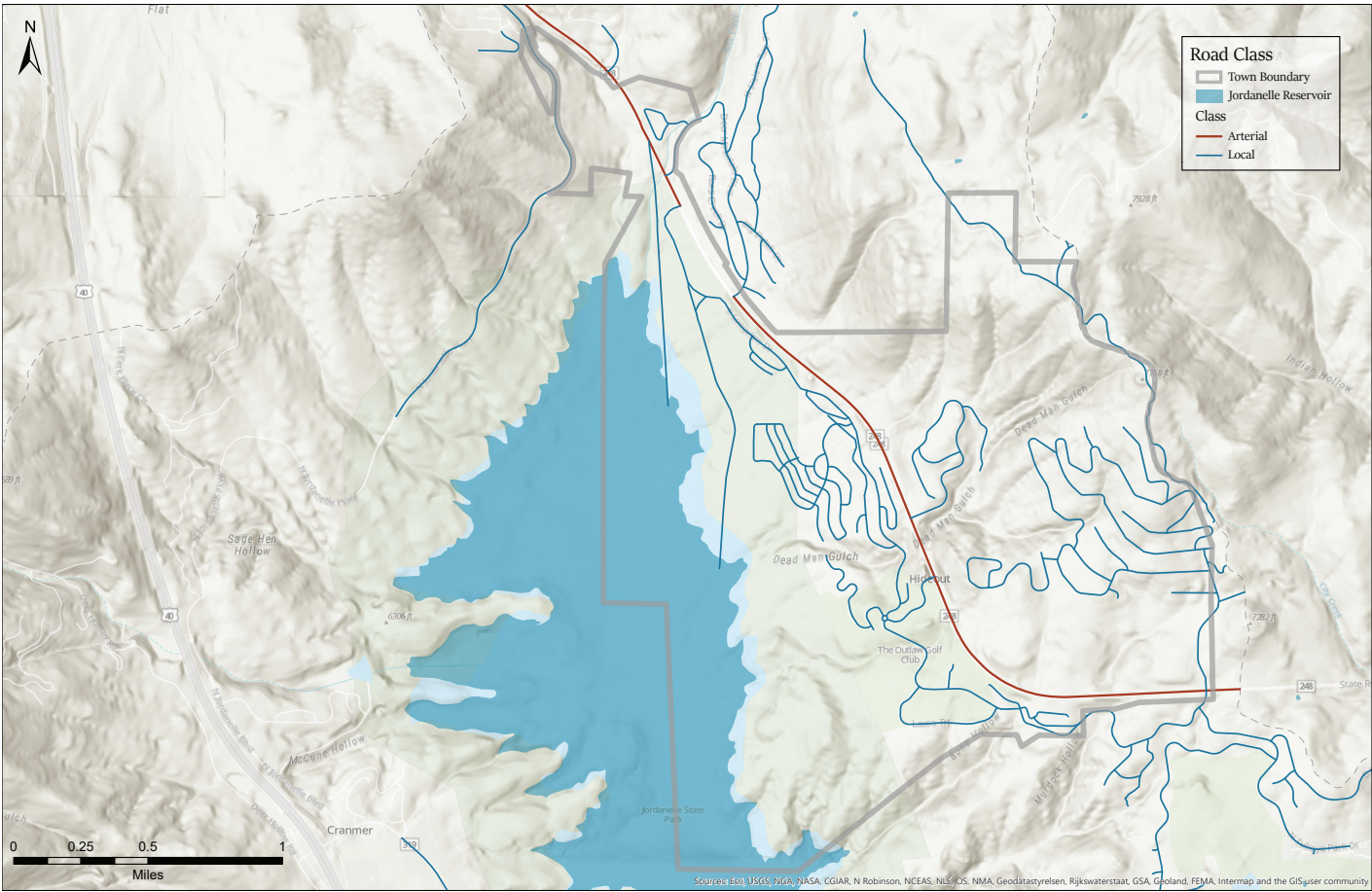
Hideout is surrounded by large tracts of public and undeveloped lands. As a result, local wildlife often comes into contact with motor vehicles, especially on SR-248. In considering potential wildlife protection solutions, Hideout will coordinate with UDOT to determine the most effective and feasible options available.

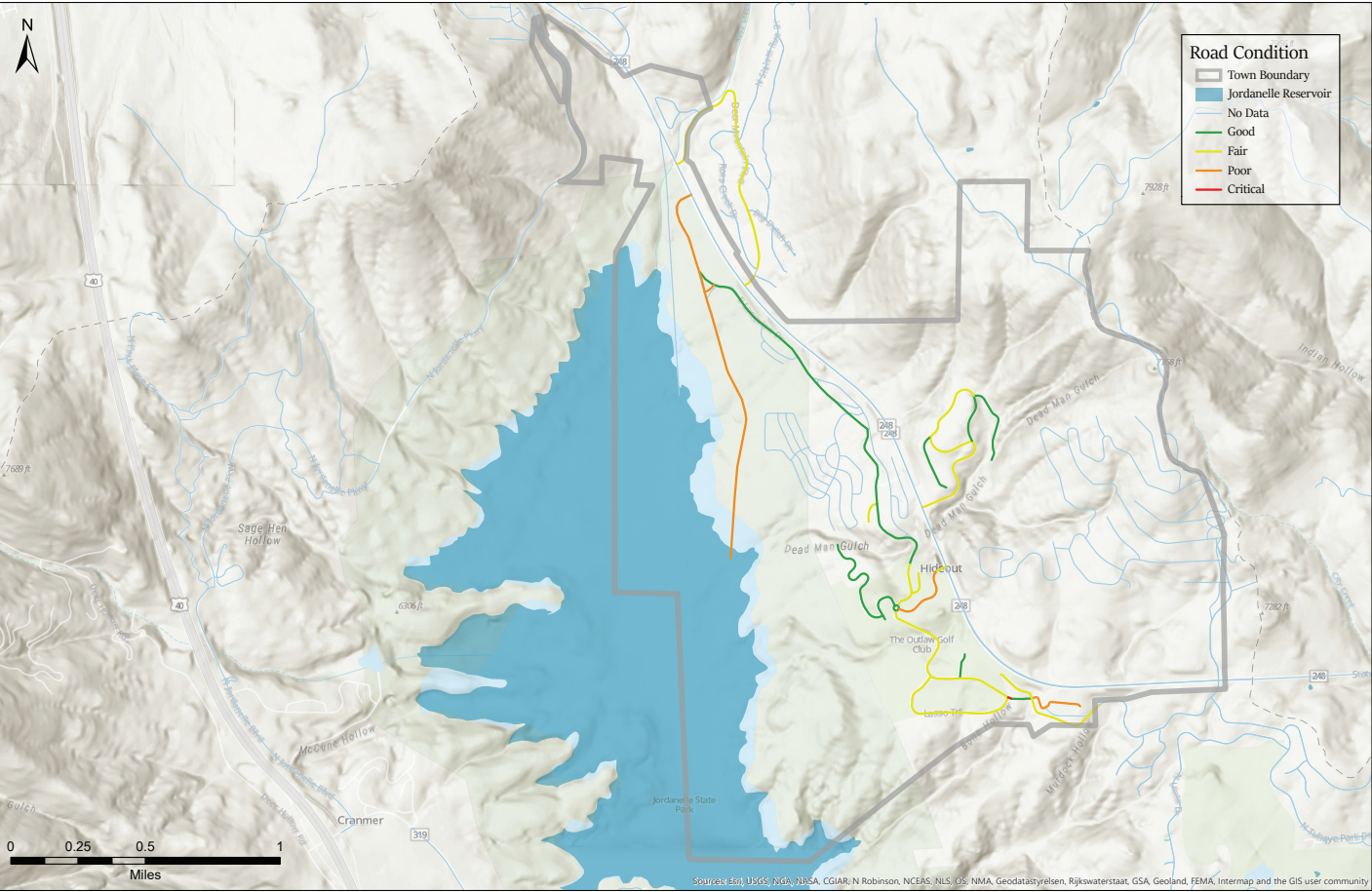


Map 5: Alternative Transportation











# Public Facilities





## 7.1 Overview

### 7.1.1 Introduction to Public Facilities

Public facilities include but are not limited to public buildings, electric and gas services, sewage, water, telecommunications, schools, fire and police stations, hospitals, parks and trails. These facilities are a necessary investment to support and sustain Hideout. This chapter includes a plan to ensure the Town has adequate public utilities and facilities. These facilities are essential to promote the livability of Hideout. By providing these services, the quality-of-life for Hideout residents will be improved.

This chapter includes information to help Hideout provide adequate utilities and infrastructure. It is important that any future development is built with the community in mind. Developments need to consider the construction of, and the demand for, public facilities and infrastructure in advance. Hideout must plan for the placement and construction of public facilities now to prepare for current and future needs.

### 7.1.2 Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Bedroom Community:** a community made primarily of residences, with little to no commercial or industrial uses

**Bonding:** an issuing of certificates by a government promising to repay borrowed money at a fixed rate of interest at a specified time, typically used to fund capital improvements

**Chlorine residual:** a low level of

chlorine that remains in water after its initial application. It is an important safeguard against the risk of microbial contamination after treatment.

**Culinary (potable) water:** water of a quality sufficient for ingestion.

**Community Impact Board (CIB):** an organization that provides loans and grants to local governments that are impacted by mineral resource development on federal land.

**Emergency responders:** crisis services such as ambulances, firefighters, and police

**HOA:** homeowners association

**Households:** a group of people living together with official or unofficial familial connection

**Housing stock:** the existing supply of residences available for use in a community

**Impact Fees:** monies charged to a developer by a municipality to offset the indirect costs of development such as emergency services, utilities, or environmental management

**Infrastructure:** the physical structures and connections that create intra-community and intercommunity links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Livability:** a living standard that is habitable, comfortable, and fulfills daily needs.

**Municipality:** a city or town that has corporate status and local government

**Open / Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Park:** a large public green area in

town that is used for recreation  
**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Public Facilities:** physical systems including, but not limited to, public buildings, electric and gas services, sewage, water, schools, fire and police stations, hospitals, parks and trails

**Telecommunication:** connections to internet, phone, and cable services

**Wildlife Corridor:** areas that are left open to help facilitate wildlife migration and feeding

**Zoning:** laws that delineate allowed and prohibited land uses in specific geographic locations

## 7.2 Existing Conditions

### 7.2.1 Water

According to the annual drinking water quality report, Hideout sources its water from surface water purchased from Jordanelle Special Service District. The water is periodically monitored for chlorine residual. Water pressure is designed to maintain minimum pressures at all points of connection and under conditions of flow, as required by the State of Utah Administrative Rule R309-105-9.



Currently, there is no separate system for irrigating, so all landscaping is maintained using culinary water.

### 7.2.2 Telecommunication

Telecommunications are a necessary utility that should be provided for all residents within the Town. The internet provider for Hideout is Utah Broadband and Allwest. Allwest runs along SR-248 but does not have any direct lines to residents' homes other than in the Todd Hollow section of Town. Hideout has no landlines for phone and/or cable.

### 7.2.3 Electric and Gas Service

Hideout receives electrical power through Rocky Mountain Power and gas is received from Dominion Energy.

### 7.2.4 Sewage

Since Hideout has no sewage treatment facilities, wastewater treatment is provided by the Jordanelle Special Service District. Jordanelle Special Service District services

wastewater systems for northern, eastern and southeastern sections of Wasatch County.

### 7.2.5 Emergency Responders

There are no fire stations, police stations, or hospitals in Hideout. Hideout is served by the Wasatch County Fire District. Police protection is provided by the Wasatch County Sheriff's Office. When the Jordanelle Parkway is completed, the response time of emergency vehicles will drop from fifteen minutes to about eight minutes. The closest hospitals to Hideout are Intermountain Park City Hospital and Heber Valley Hospital.

### 7.2.6 Schools

Hideout has no schools. Since Hideout is part of Wasatch County, children attend schools in Heber, also located in Wasatch County. Roughly eighty children are bussed an hour to and from school each day. Although schools in Summit County either in Kamas or Park City are significantly closer than Heber's schools, transportation is not provided from Hideout to schools in these communities because they are located in Summit County.

### 7.2.7 Parks and Trails

The majority of the parks and trails in Hideout are privately owned and regulated. Consequently, few are available for public use. Many residents moved to Hideout specifically for the views and access to the outdoors. However, a lack of sufficient trails and inadequate trail access significantly limits the opportunity for outdoor recreation. There are

currently several trails proposed for future installation. Of the few public trails which do exist, access from developments to these recreational facilities is minimal to nonexistent. Connectivity between different trails and facilities could greatly increase the use and desirability of these public facilities.

## 7.3 Public Input

Resident input is critical to creating plans that reflect community needs. Following the initial executive committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents gave their input on the goals and ideas developed by the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered public input through conversation and written feedback. Notes on resident input and a scan of the original annotated issue map are included in this subsection.

### 7.3.1 Public Meeting Input

**Water**

- Pressure is low in some areas.

**Schools**

- Citizens want a solution for schools
- Build a school in Hideout
- Have better access to other nearby schools.
- Four buses full of kids traveling one hour each way.
- Possibly work out an agreement with Summit County so the kids can go to their schools and not in Heber.

**Fire Stations**

- The proximity of fire stations



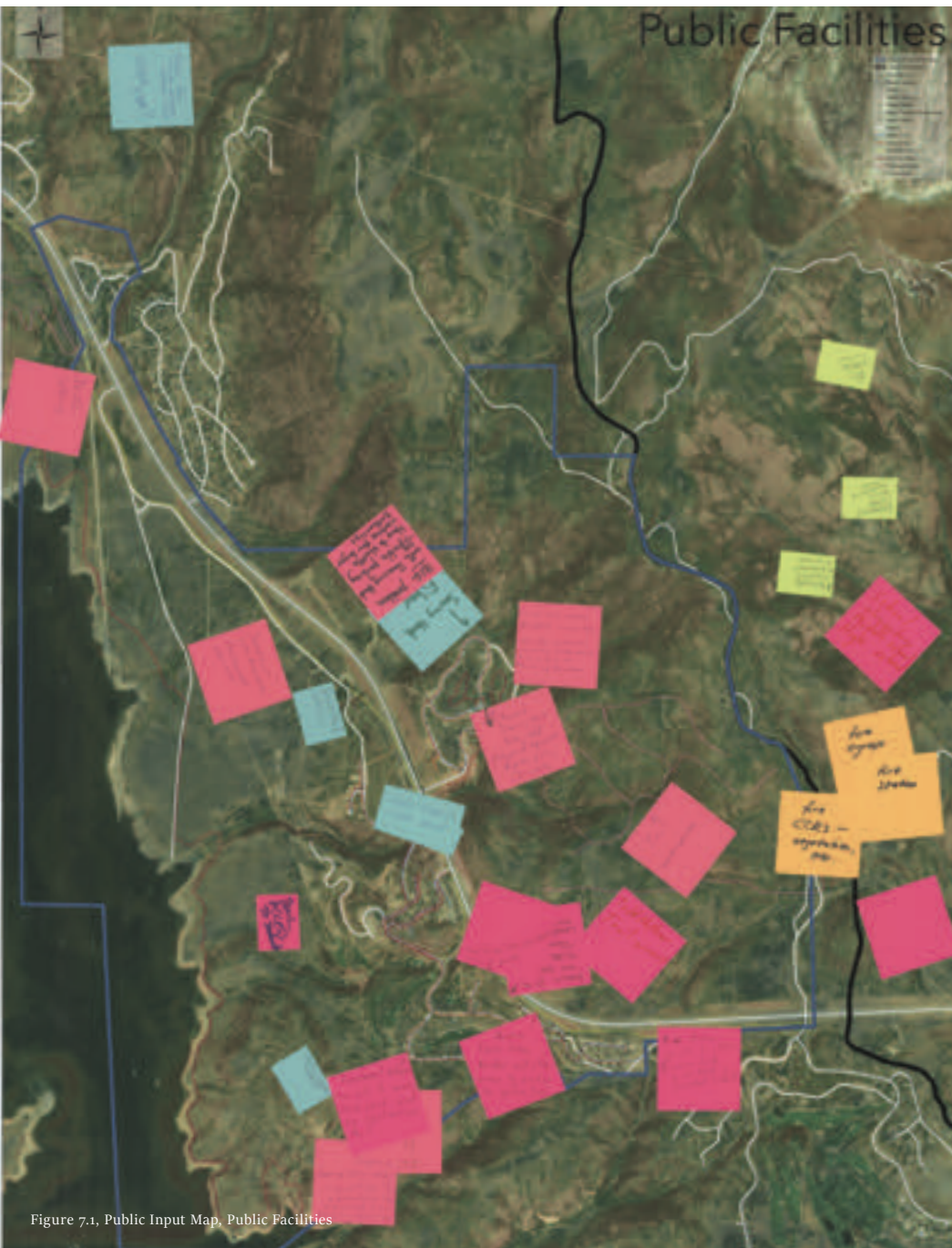
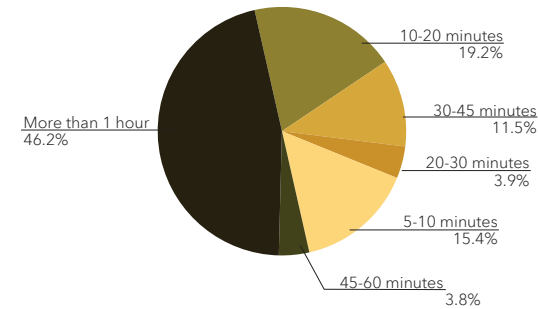


Figure 7.1, Public Input Map, Public Facilities

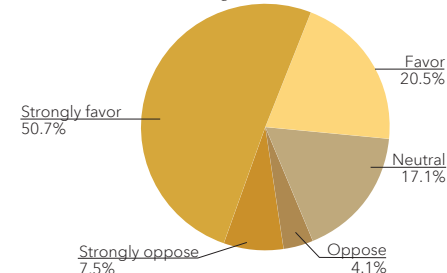
6c. If you have children: on average, how long does it take them to get to school?

Figure 7.2



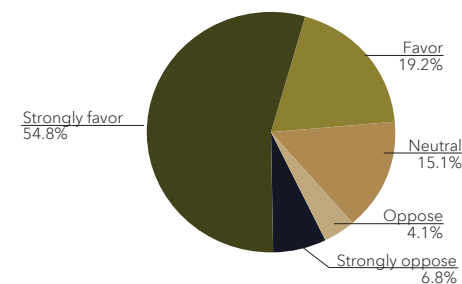
11a. Do you favor or oppose town bonding for the addition or improvement of public parks and trails?

Figure 6.2



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

Figure 7.3



## Public Facilities

that serve the Town affects home insurance.

### Trails

- The main concern was Hideout's lack of public trails.
- The citizens want more trails that have connectivity, they want trails to connect to the other developments and to the Jordanelle.
- There was a note that some trails were not correctly mapped.
- Trails should be defined by users, type of trails, and that do not allow ATV's and would not mind ebikes.
- Trails that will connect to parks.
- Todd Hollow and other residential developments would like direct access to trails from their homes.

### Parks

- Want small neighborhood parks including parking.
- An idea could be to buy up HOA areas, areas under power lines, and undesirable land to create pocket parks with trails to connect.

General public facilities that citizens would like to see in Hideout or have better access to:

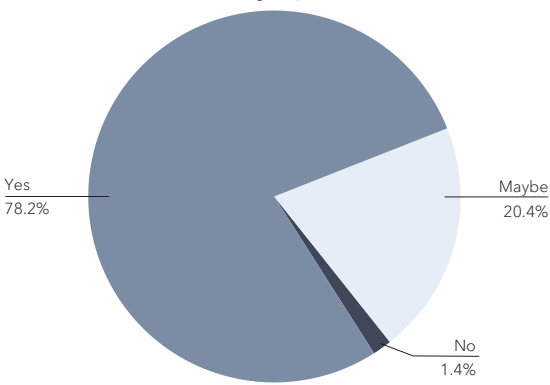
- Fire stations
- Police stations
- Emergency vehicles
- Libraries
- Rec center
- Sports facilities
- Better connectivity for internet

## 7.3.2 Survey Data

On the survey distributed to the public for further input, questions 6c, 11a, 11b (each shown on the left), and 16a (shown on the following page) were pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions



16a. Should the town work with the Jordanelle State Park in order to provide future services?  
Figure 7.4



of survey respondents only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.



7.3.3 Analysis of Feedback

Most residents, town officials, and those who participated in the survey voiced their desire for adding and maintaining trails that are open to the public. Most residents felt that telecommunications such as the internet are in need of an update, as many work from home and use these services. The distance children have

to travel to go to school is a major concern among residents and should be addressed in the immediate future. Additional services including fire stations and police departments would improve the safety and wellbeing of the Town and will become a greater necessity as the population grows.

7.4 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement, responses from the residents, and data on existing facilities, Hideout created five public facilities goals to help realize the Community Vision. These goals should be used as guidelines for how future public facilities should be incorporated in the town.

7.4.1 Hideout's public facilities goals are to:

1. Increase livability and quality of life for Hideout residents by creating public spaces to congregate and recreate.

2. Enhance and expand current utilities including water, electricity, sewage, parks and telecommunications to account for current and future population growth.

3. Prioritize the maintenance, mapping, and improvement of existing infrastructure.

4. Negotiate with school districts so children can attend schools closer to Hideout and reduce their current commute time.

5. Create a master plan for the Town's trails, parks, and open spaces.



7.5 Approach

To achieve the goals outlined in section 7.4, a course of action must be prioritized according to Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources, expertise) limit how quickly the Town can achieve the goals detailed in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take initiatives to achieve these goals. This section discusses each goal and includes recommendations on how to work toward achieving them. These recommendations are not absolute or binding. Instead, they are ideas to consider as the Town engages in more detailed planning and fund allocation.

7.5.1 Goal 1

1. Increase livability and quality of life for Hideout residents by creating public spaces to congregate and recreate.

The inclusion of public places to congregate is highly desired by the residents of Hideout. Having places for residents to gather will help create a sense of community and will increase the overall quality of life in the Town. Public parks and trails are one way to facilitate community interaction. Another alternative would be the creation of a Town center where residents can meet and congregate. Hideout can survey residents to determine the preferred types and locations of public gathering places.

These types of facilities also provide residents and visitors with a place to enjoy the outdoors. Hideout is a beautiful town and installing community parks and trails is one way to



help residents take better advantage of where they live. Trails that connect residents to the Jordanelle Reservoir, other developments, and parks, will impact the livability of the Town. A comprehensive trail classification system will prove beneficial as the town installs such a trail system. A valuable resource to which town officials can refer back to is the Wasatch County Trails Master Plan.

Trails and parks are not the only spaces that residents can use in order to gather together. The Town can also include areas for frisbee golf, tennis and volleyball courts, pavilions, and amphitheaters.

The transportation chapter (Chapter 6) will help provide the requirements on different types of trails and how they should be built. The environment chapter (Chapter 8) discusses the best places and methods for installing and maintaining trails in a way that is least detrimental to the environment.

7.5.2 Goal 2

2. Enhance and expand current utilities including water, electricity, sewage, parks and telecommunications to account for current and future population growth.

Utilities are essential to residents' everyday lives. The Town provides the utility infrastructure for water, electricity, gas, and sewage. As the Town grows, Hideout is responsible to provide the infrastructure necessary to meet resident needs. To cover the expenses for new Town infrastructure, Hideout can impose impact fees on developers, or require them to install infrastructure as part of their construction activities and then deed this infrastructure to the Town upon



completion. Once the infrastructure is deeded to the Town, Hideout bears the responsibility of maintaining that infrastructure.

Telecommunication services are also vital to the lives of many within Hideout. Access to the internet is an especially important utility and should now be considered a basic need that should be provided by the Town. Expansion of broadband services is important to many residents who work remotely and need a stable internet connection to be able to work efficiently. The Town can ensure that utilities are developed, operated, and maintained to serve the needs of the residents.

7.5.3 Goal 3

Prioritize the maintenance, mapping, and improvement of existing infrastructure.

Mapping town infrastructure will help town officials locate utility lines when the need arises. It is important to accurately locate the existing reach of infrastructural systems to aid Hideout officials to plan and approve fiscally-responsible developments and future annexations. As new developments are built, the Town should request that developers improve existing and new infrastructure or pay impact fees to fund them.

Knowing current infrastructure locations also helps the Town see where there is the greatest need and demand for additions or maintenance. Because regular maintenance decreases the likelihood of costly repairs, properly maintaining infrastructure will be financially beneficial to the Town over time.

7.5.4 Goal 4

Negotiate with school districts so children can attend schools closer to Hideout and reduce their current commute time.

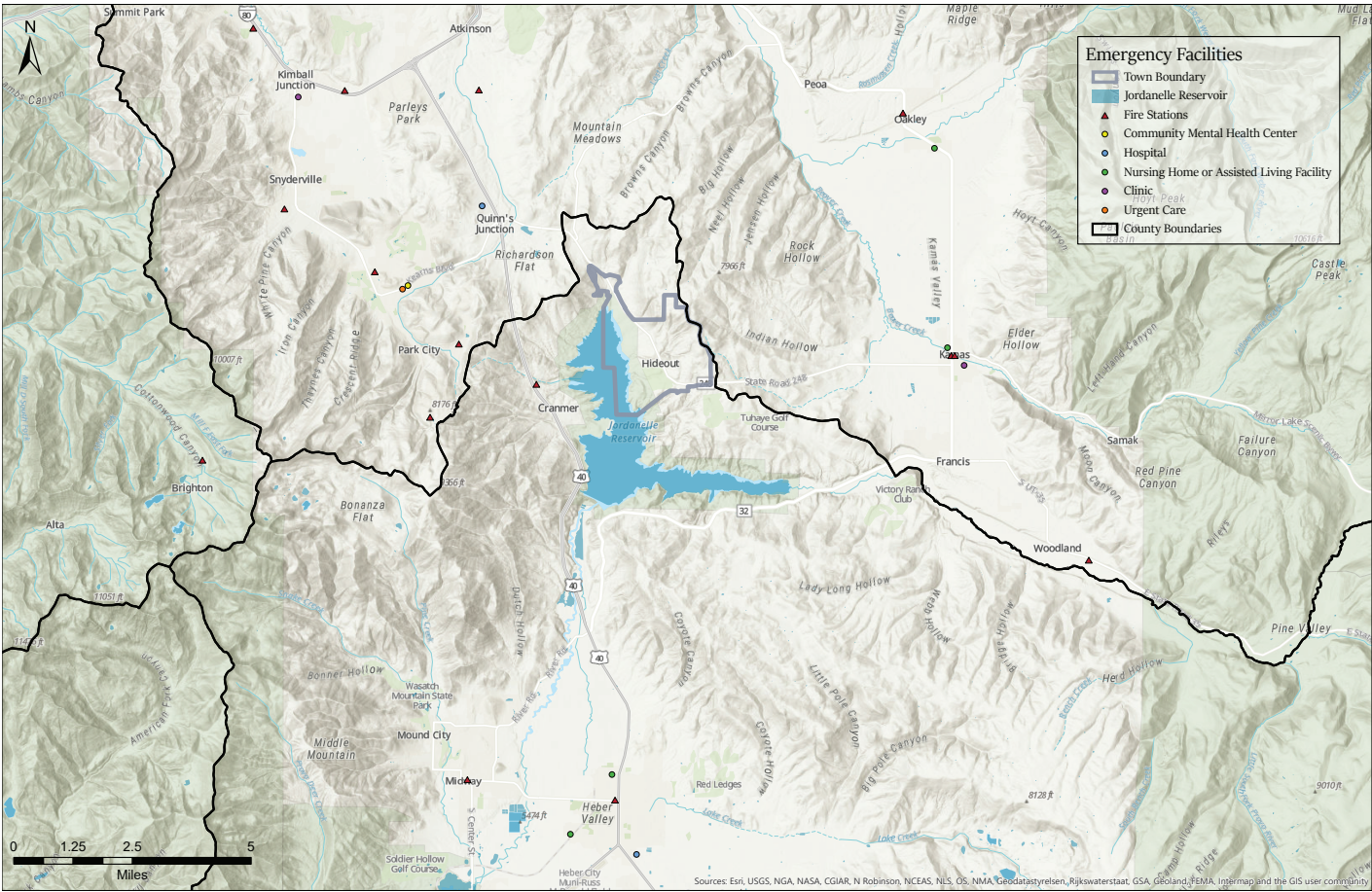
Based on survey results, it was found that many children in Hideout are attending schools that are a considerable distance from the Town. Buses only go to schools that are part of the Wasatch County School District, therefore students that have no other transportation options are burdened with an hour long commute to and from school. The Town can solve this problem by either building schools or partnering with Summit County School District to create bus routes that incorporate students in Hideout.

7.5.5 Goal 5

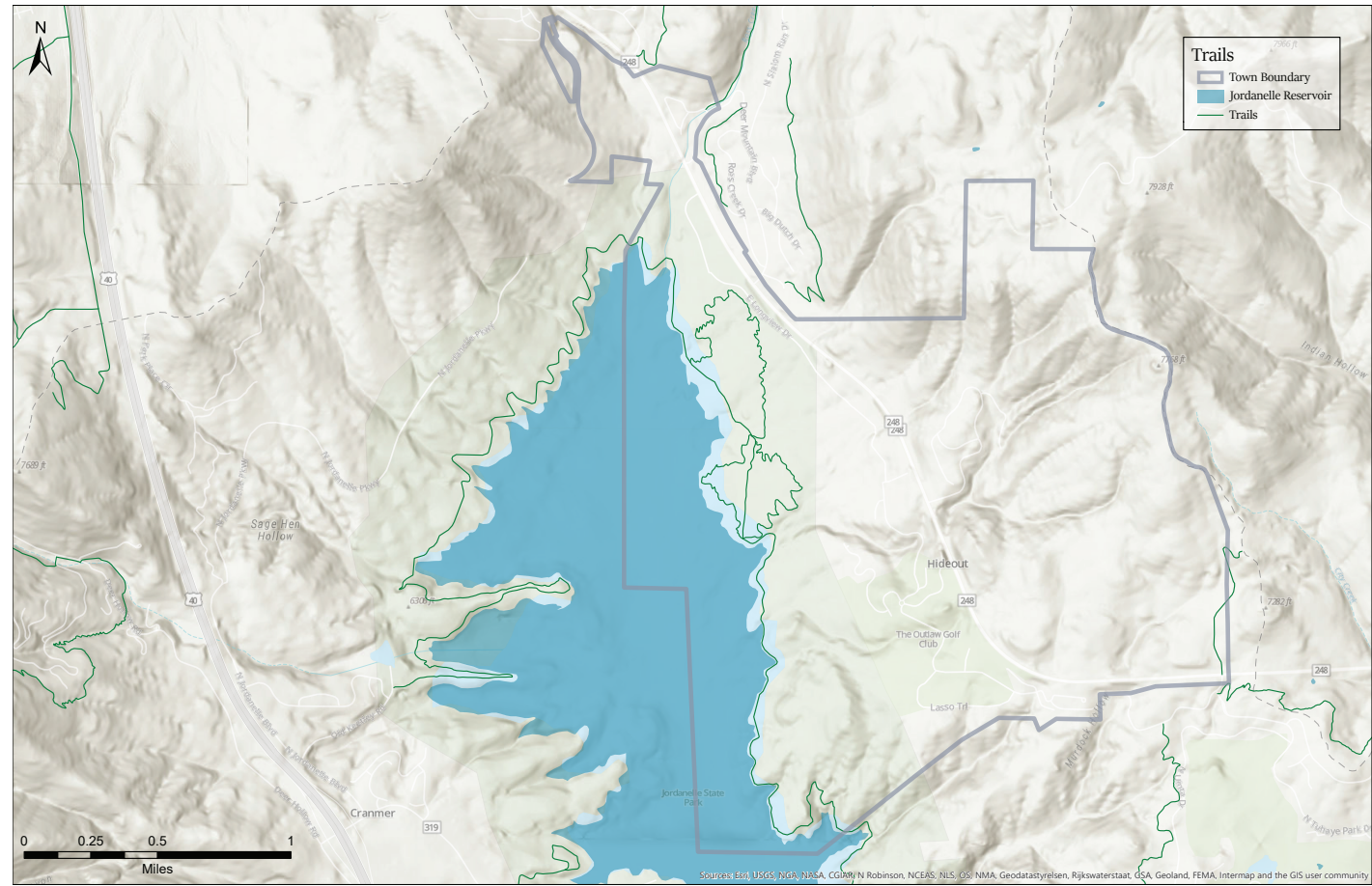
Create a Master Plan for the Town's trails, parks, and open spaces.

The residents of Hideout are passionate about potential trails, parks, and open spaces that could be added to their community. Having a uniform trail system defined in the Master Plan will ensure trails are properly implemented. Within the Master Plan, having trails defined by type and trail users will help the residents know what recreational activities are best suited for a given trail or area. To accomplish this goal, the Town can create a special committee tasked with determining existing conditions and proposing possible additions. Exploring the possibility of obtaining access to Jordanelle public amenities should also be considered.











# Environment





## 8.1 Overview

### 8.1.1 Introduction to Environment

Since Hideout's incorporation as a town in 2008, the extraordinary views and proximity to nature have attracted many new residents. Consequently, it is of great importance to the Town to maintain an environmentally sustainable focus as future growth occurs.

This chapter will discuss potential safety risks related to the geography of Hideout, identify hazards imposed on the environment (including wildlife) as the result of human development, and propose ways to mitigate and improve the relationship between Hideout's residents and the natural environment.

### 8.1.2 Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Continental climate region:** areas where cold air masses infiltrate during the winter, warm air masses form in summer under conditions of high sun and long days, and far from oceans or off-shore winds

**Density:** the ratio between built structures floor area and the area of the parcel on which those structures stand

**Density Pods:** the construction of buildings in a tight group while leaving the surrounding lane open, also referred to as "cluster zoning"

**Impact Fee:** a payment of money imposed upon new development activity as a condition of

development approval to mitigate the impact of the new development on public infrastructure

**Infrastructure:** the physical structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Intensity:** the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not

**MDA:** master developer agreement

**Moderate income:** up to eighty percent (80%) of the local median income

**Municipality:** a city or town that has corporate status and local government

**Open / Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Potable (Culinary) Water:** water that has been treated such that it is fit for consumption by people

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part of an easement or access that provides access to the government or public at large

**Wildlife Corridor:** areas that are left open to help facilitate wildlife migration and feeding

**Zoning:** laws that delineate allowed and prohibited land uses in

specific geographic locations

## 8.2 Existing Conditions

Hideout is located within a continental climate region and exhibits a semi-arid environment. The Town does not have a large quantity of environmental data compiled specific to its boundaries. However, since the Jordanelle Reservoir and the surrounding shorelines are largely state and/or federally owned, there is extensive up-to-date information available to the public which is geographically relevant to the Town. Most of this data can be found throughout the Jordanelle Reservoir Resource Management Plan. This document will be used and referenced frequently in the sections and subsections below.

### 8.2.1 Vegetation

The vegetation types in and around the Town consist mainly of sagebrush and Gamble oak shrubland, interspersed with Pinyon-Juniper woodlands, coniferous woodlands, and riparian woodlands. Along the shoreline of Jordanelle Reservoir are occasional grassland and meadow patches.

Noxious weeds present a significant threat to native vegetation in the area. According to the Jordanelle Resource Management Plan, "Noxious weeds can displace native plant communities, alter wildlife habitat, reduce forage for wildlife and livestock, increase erosion and lower biodiversity." Noxious weeds often gain hold on disturbed ground such as those that are broken and cleared for development then left untreated. This

is a problem to which Hideout is particularly at risk due to the number of development projects which at times are slow to progress. A list of noxious weeds found in the region is included in Appendix J.

### 8.2.2 Wildlife

Hideout provides the unique experience of living on the wildlife-urban interface or WUI. Deer, moose, coyotes, mountain lions, rattlesnakes, and rabbits are but a few of the extensive biodiversity of Hideout. These animals are at risk of losing their homes as new Hideout residents develop on their former habitats. Fences can negatively affect migration patterns and everyday travel of wildlife. Another factor potentially contributing to a loss of wildlife quantity and diversity in Hideout is SR-248 which bisects the Town and the wildlife habitat. Currently, there are no wildlife corridors to connect the land on either side of SR-248.

### 8.2.3 Hydrology

The Jordanelle Reservoir is a major attraction in Hideout. This body of water contributes significantly to the beautiful views that have made the Town so popular. Other sources of water include intermittent mountain streams and natural springs which are in areas being considered for annexation.

All water in the public water lines is potable surface water sourced from the Jordanelle Special Service District. Currently, there is no separate source for irrigation water, and consequently, all landscaping within the Town is maintained with potable (culinary) water as well.

According to the Jordanelle Resource Management Plan, water quality in the area is generally good. However, contamination and pollutants can enter these water sources through runoff from excessively fertilized landscaped areas, gasoline or oil leaks from cars and other motorized vehicles, and toxic chemicals leached from impervious surfaces including parking lots and roads.

### 8.2.4 Air Quality

Some homes in Hideout utilize wood burning fireplaces for heating throughout the cold months which can have some impact on air quality and clarity. However, because Hideout does not directly neighbor any other municipalities and does not have heavy industry, the air quality in the immediate vicinity is typically good.

Unfortunately, over the past few decades, air quality in Wasatch County and neighboring counties has become visibly worse. As surrounding air quality worsens, Hideout is at risk for increased pollution. Air pollution poses threats to wildlife, vegetation, and the visual resources which make the Town highly desirable— in other words, the pristine viewsheds. Maintaining good air quality is integral to the continued success of Hideout.

The Clean Air Act, originally passed in 1963, was passed by the federal government to mitigate ambient air quality and source pollution. Eventually, this act led to the establishment of the National Ambient Air Quality Standards (NAAQS) which were specifically designed to protect human and environmental health. Six of the most common harmful air

pollutants discussed in the Clean Air Act are listed below.

- Carbon Monoxide
- Lead
- Nitrogen Dioxide
- Particulate Matter (PM<sub>10</sub>) and (PM<sub>2.5</sub>)
- Ozone
- Sulfur Oxides

### 8.2.5 Soil

The soils in and around the Town are primarily derived from two types of rocks: mixed sedimentary and andesitic, a type of igneous rock. Soils are at risk for erosion and landslides as natural vegetation is cleared and slopes are modified for development.

### 8.2.6 Dark Skies

Hideout enjoys dark skies with the exception of some light pollution from across the reservoir in Deer Valley. Several developments in the Town have established Homeowner Associations which install only shielded street lights that direct light to the rights-of-way and prevent it from flooding the sky. At this time, the Town has not required or enforced any specific ordinances related to street lights or other potential sources of light pollution.

### 8.2.7 Parks and Trails

As of the creation of this General Plan, there are no existing public parks in Hideout. Several proposed and up-and-coming developments have promised public green space, but none are yet completed. Several local residents have formed a town trails committee and organized projects to create and maintain trails throughout the Town. A map of the



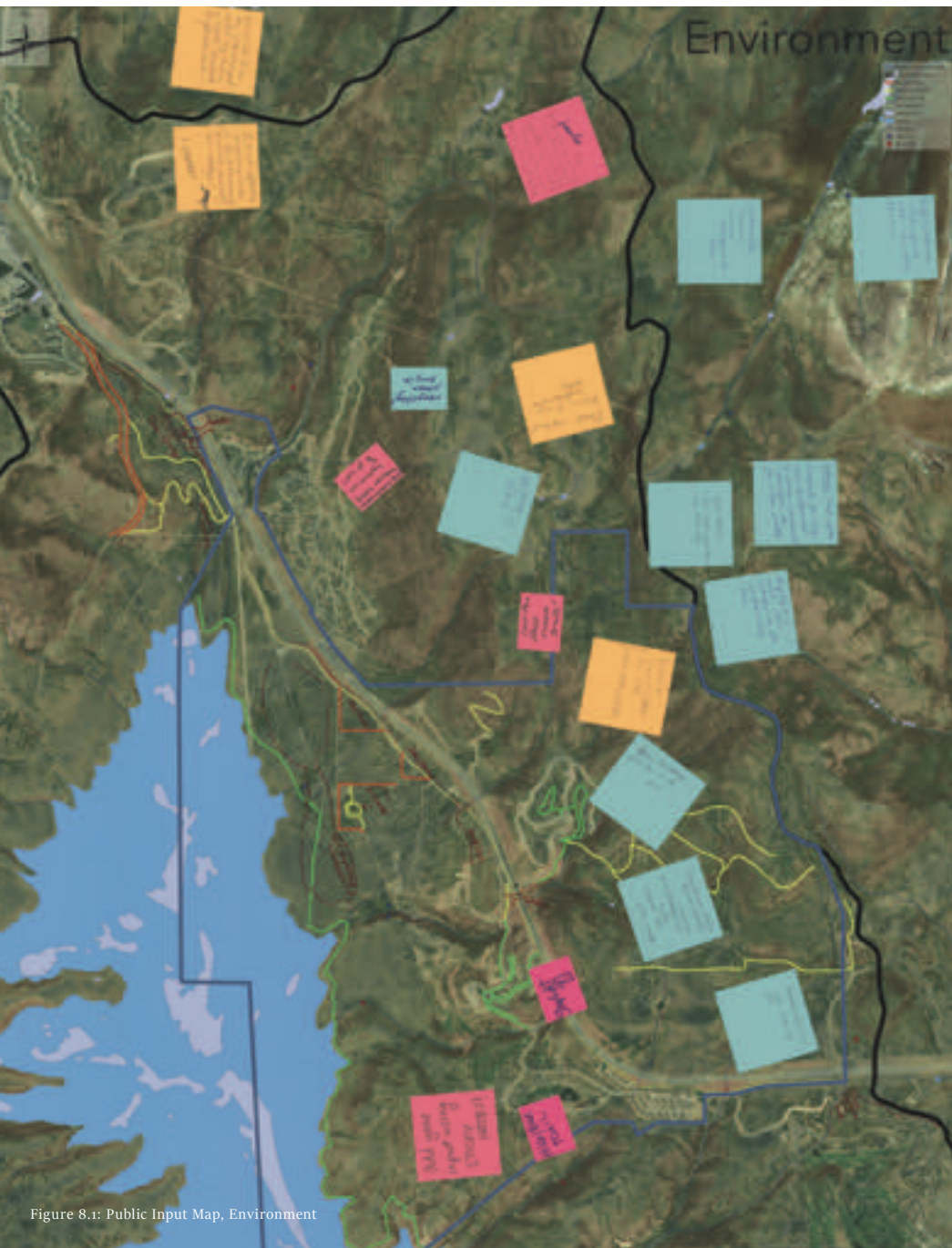


Figure 8.1: Public Input Map, Environment

Hideout Community Preservation Association's proposed trails is included in Appendix E.

### 8.2.8 Hazards e.g., Fires, Floods, and Landslides

Hideout is working actively to acquire hazard risk assessments specific to the Town boundaries, evaluate any potential dangers to residents, and ensure sustainable development in the area.

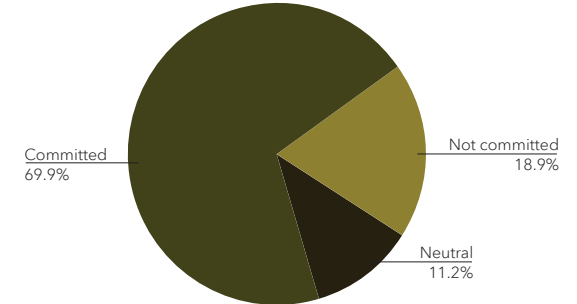
Broadly speaking, the area is susceptible to wildfires, especially along SR-248. In addition, landslides are prone to occur on steep slopes especially where vegetation has been removed for development or land has been cut away or modified from its original stable state. On occasion, mild and unlikely flooding occurs in areas with riparian woodland or shrubland habitats.

## 8.3 Public Input

Resident input is critical to creating plans that reflect community needs. Following the initial executive committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents provided their input on the goals and ideas developed by the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered public input through conversation and written feedback. Notes on resident input and a scan of the original annotated issue map are included in this subsection.

## Environment

15a. Currently, how committed would you say you are to recycling?  
Figure 8.2



### 8.3.1 Public Meeting Input

#### Recycling

- Put into effect a recycling center that all residents can utilize
- "Recycling is a must!"
- Have a centralized area for residents to bring items
- Want curbside pickup recycling without having to sort types
- "Would dumpsters by the mail-boxes work?"
- "Basic recycling would be a big help"
- Recycling program: willing to pay.
- "Need to expand beyond 1970's style recycling facility at Park City"
- Lots of monetary costs associated with recycling

#### Trails

- Almost all trails in Hideout are private and not available for public use
- Would like an extensive public trails system
- Define trails by type, purpose, users, etc.
- Designate non-motorized trails

- Hideout should adopt Wasatch County trails definitions
- Connect trails with both sides of SR-248
- "Love the Ross Creek trails!"
- Dirt single track in Jordanelle State Park
- Provide trail access from neighborhoods to larger public trails
- Want more hiking and biking trails

#### Other forms of conservation

- Require new developments to designate permanent green space for deer and other wildlife
- Manage light pollution, "dark skies"
- Create underpasses on SR-248 for pedestrians and wildlife: ecoducts
- Implement building height limits to prevent obstruction of views

### 8.3.2 Survey Data

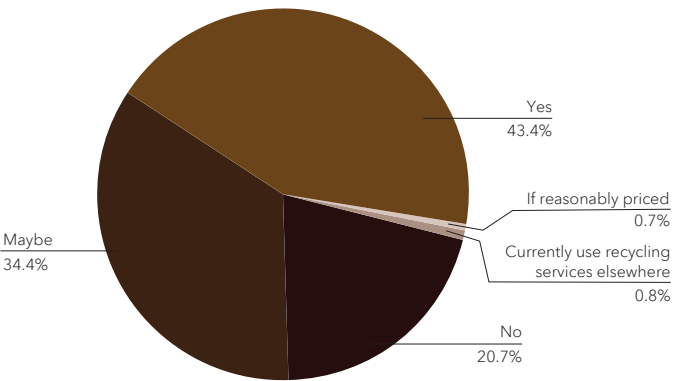
On the survey distributed to the public for further input, questions 16a (shown above) and 16b (shown on the following page), were pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions of survey respondents





15b. Would you be willing to pay for a curbside recycling service?

Figure 8.3



only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.

8.3.3 Analysis of Feedback

Most residents were in favor of Hideout providing a recycling service, and many felt implementing curbside recycling would be the best service. Trails were important to the residents for them to enjoy the environment and the views. To protect views, residents proposed implementing a building height restriction and protecting green spaces. To protect Hideout's natural environment, many felt that wildlife crossings should be placed across SR-248, and a dark sky program should be implemented.

8.4 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement, responses from the residents, and the available environmental data, Hideout created three environment goals to help realize the Community Vision. These goals are intended to help Hideout grow with the environment in mind so that residents and nature can thrive together. Through the realization of these goals, Hideout seeks to preserve, protect, and encourage participation between both parties.

8.4.1 Hideout's environment goals are to:

- 1. Prioritize the protection of Hideout's stunning viewsheds and existing natural environment by limiting the negative impacts of development and mitigating potential natural hazards such as fire and manmade hazards such as pollution.
- 2. Organize community recycling efforts.
- 3. Encourage interaction with the natural beauty of Hideout by installing community-minded open spaces including parks and trails.
- 4. Promote conservation and preservation practices among Hideout residents to better protect the local environment.



8.5 Approach

To achieve the goals outlined in section 8.4, courses of action must be prioritized according to Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources, expertise) limit how quickly the Town can achieve the goals detailed in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take initiatives to achieve these goals. This section discusses each goal and includes recommendations on how to work toward achieving them. These recommendations are not absolute or binding. Instead, they are ideas to consider as the Town

engages in more detailed planning and fund allocation.

8.5.1 Goal 1

Prioritize the protection of Hideout's stunning viewsheds and existing natural environment by limiting the negative impacts of development and mitigating potential natural hazards such as fire and manmade hazards such as pollution.

Appreciation for the area's scenic beauty and wildlife is a common sentiment among Hideout residents. Unfortunately, the greatest danger to these pristine natural landscapes is humankind. Preserving the beauty and health of wildlife, vegetation, and soils is only possible in government-protected wilderness areas,

where development is prohibited. In Hideout, this is not the case, nor is it completely desirable. However, steps can and should be taken to prevent excessive and unnecessary scarring, barrier erection, or non environmentally conscious development patterns. By employing more environmentally friendly policies, Hideout will be able to continue to coexist with its environment even as the Town grows.

Preserving the natural amenities of Hideout is integral to its continued success and should, therefore, be a top priority of residents and town officials. Strategies Hideout could employ to reach this goal of continued community sustainability and environmental preservation are presented here for consideration.



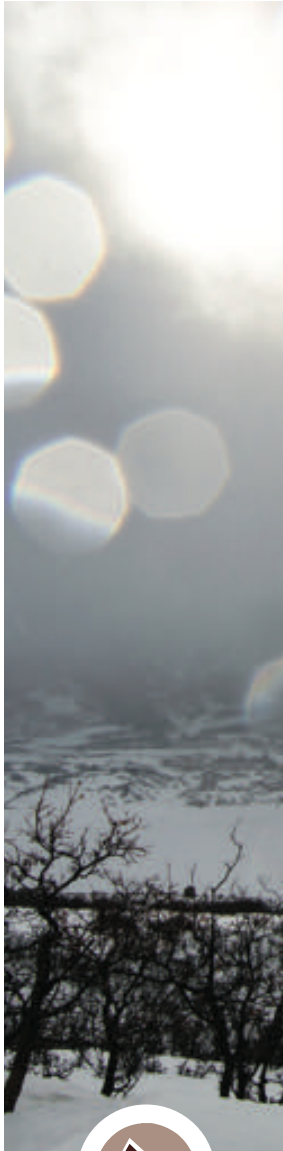
## Hideout General Plan

As discussed in earlier sections, clearing vegetation for development can cause unintentional consequences. Temporary scarring of the land is an inevitable part of the development process, however, there are steps that Hideout can take to minimize this damage and accelerate environmental rehabilitation. Imposing restrictions on the permissible length of the development process for individual projects can significantly improve the overall health, look, and feel of the environment surrounding the development. Other measures might include limiting the acreage within the Town that can be under development at any given time, requiring developers to implement preservation measures during and after development processes, and purchasing lands for use as natural areas.

In communities that border wildlife habitats, barriers such as fences or walls can inhibit migration and feeding patterns. Hideout can minimize such issues from occurring by regulating the use and size of barriers within the Town.

Other non environmentally conscious development patterns include providing insufficient open green space, prolonging construction timelines, disturbing or clearing more land than necessary, and grading that aggravates erosion problems. Hideout can regulate these behaviors through updates to zoning and building codes or by implementing impact fees to discourage excessive air pollution and toxic runoff.

In dealing with different kinds of hazards, Hideout can conduct risk assessments and regulate where and how land is developed. Additionally, monitoring systems can be implemented to measure and collect data on



light, air, and noise pollution and determine further mitigation strategies.

### 8.5.2 Goal 2

Organize community recycling efforts.

As evidenced by the survey data and comments mentioned previously in this chapter's Public Input section, many residents are exceptionally interested in recycling. Recycling programs can be quite expensive when implemented on a small scale. Depending on the type and the municipality, that cost can be borne entirely by the Town, subsidized by the Town, or passed on directly to residents. The greater demand that exists for recycling, the more cost efficient these services can become. Since Hideout's population is currently quite small, the most convenient recycling program, curbside pickup, is not financially efficient for the Town to operate or environmentally effective. In other words, the costs of paying an employee to drive a large recycling truck to and from Hideout outweighs the potential environmental benefits created by the recycling efforts.

Until a curbside pickup recycling service becomes a more viable option for the Town, Hideout can implement other types of community recycling programs. For example, investing in large bins located at central locations where residents can drop off their recyclables is much more fiscally responsible and efficient at this time. Town officials might also solicit other communities surrounding Hideout to see whether a regional approach to contracting for recycling services might be more cost efficient and desirable.

It may also prove valuable for residents to develop and show their



dedication to the well-being of the environment by reducing and reusing their non-biodegradable waste in other ways. Ideas to help the community in these endeavors include reducing the use of disposable or single-use products, purchasing items in bulk, and recycling large items such as electronics.

Other governmental measures such as educational meetings, encouraging alternatives to single-use plastics and other disposable products (including their lifetime financial and health benefits), and environmental rehabilitation projects can help reduce local government's environmental impact while setting a precedent for resident-led efforts.

### 8.5.3 Goal 3

Encourage interaction with the natural beauty of Hideout by installing community-minded open spaces including parks and trails.

Trails are a form of development that can prevent excessive and

unnecessary degradation of the natural landscape. By directing traffic to specific pathways, designated trails minimize damage to surrounding areas, allowing native vegetation and wildlife to remain relatively undisturbed.

In order to encourage positive, sustainable interactions between humans and the environment, Hideout can make efforts to educate the public on the positive and negative impacts individuals have on the natural environment. As trails are developed, Town officials can consider situations that might cause unnecessary harm or disturbance to the environment and take steps to avoid these situations. For example, trail users are less likely to litter if they know there is a garbage receptacle nearby. Installing trash bins at predictable intervals along trails and within parks has the potential to reduce the amount of garbage found along trails and in other recreational spaces. More information regarding trails and parks can be found in Chapters 6 and 7.



## Environment

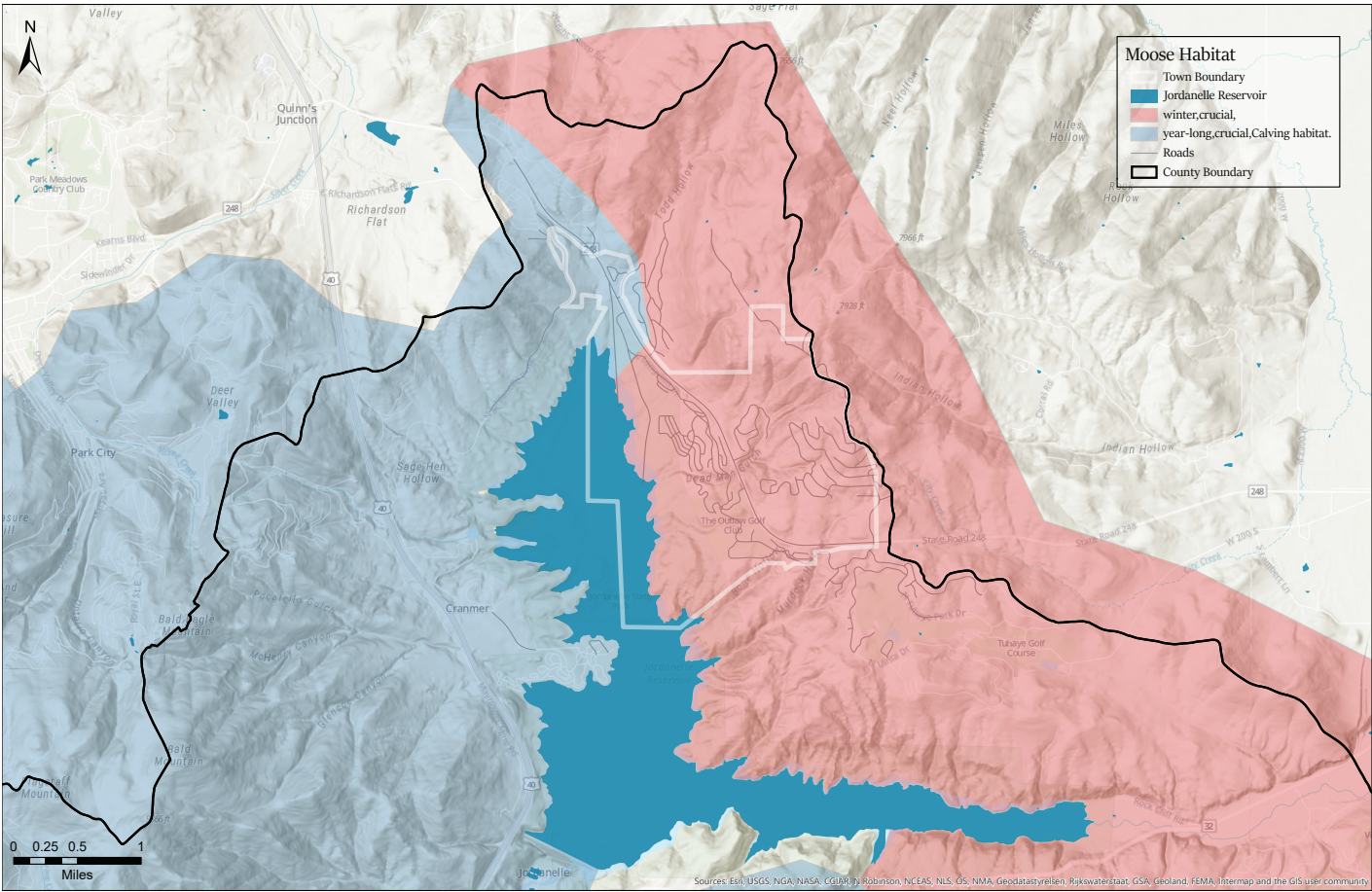
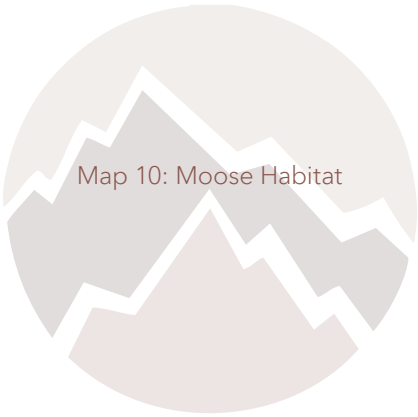
### 8.5.4 Goal 4

Promote conservation and preservation practices among Hideout residents to better protect the local environment.

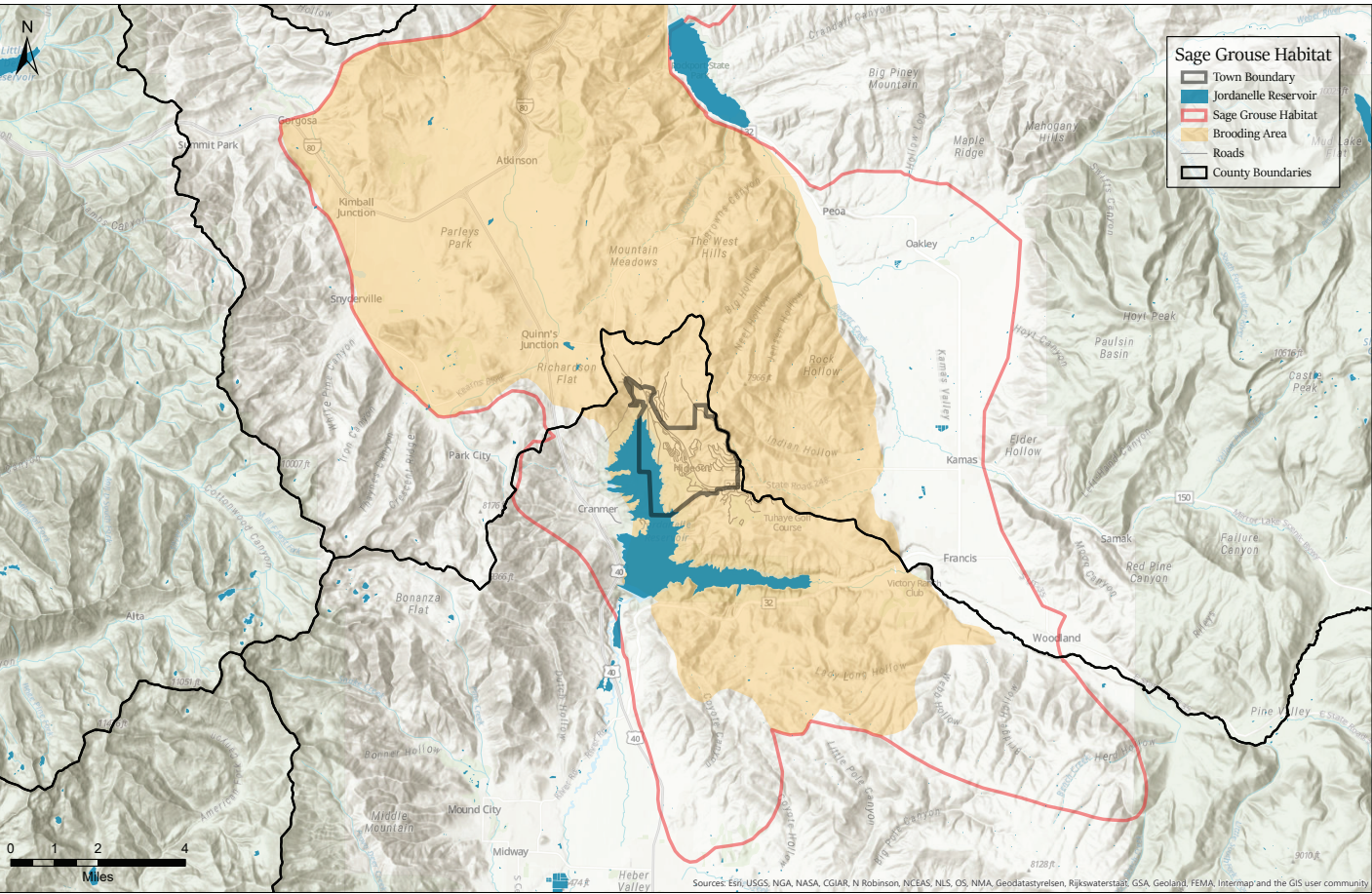
In order to foster good environmental habits among Town residents, local officials and volunteer committees can and should work together to increase awareness and community involvement. Methods to increase awareness of good environmental practices may include hosting neighborhood workshops, information sessions, and community meetings to unite residents in their efforts to conserve the natural beauty of Hideout. Each of these meetings may differ in style, location, and structure so as to attract different people from around the community who may be interested in different aspects or approaches to conserving the local environment. In addition to educating residents about ways that they can personally aid and care for the natural beauty of Hideout, these meetings may also serve to establish common conservation and preservation goals around which the Town can plan its future efforts.

Igniting a sense of stewardship and responsibility for the condition of the land is more likely to have positive, long-lasting effects on the local environment if coupled with some form of legislation. The municipal code can be drafted and coordinated with community preservation goals to provide mechanisms of enforcement when and where necessary.

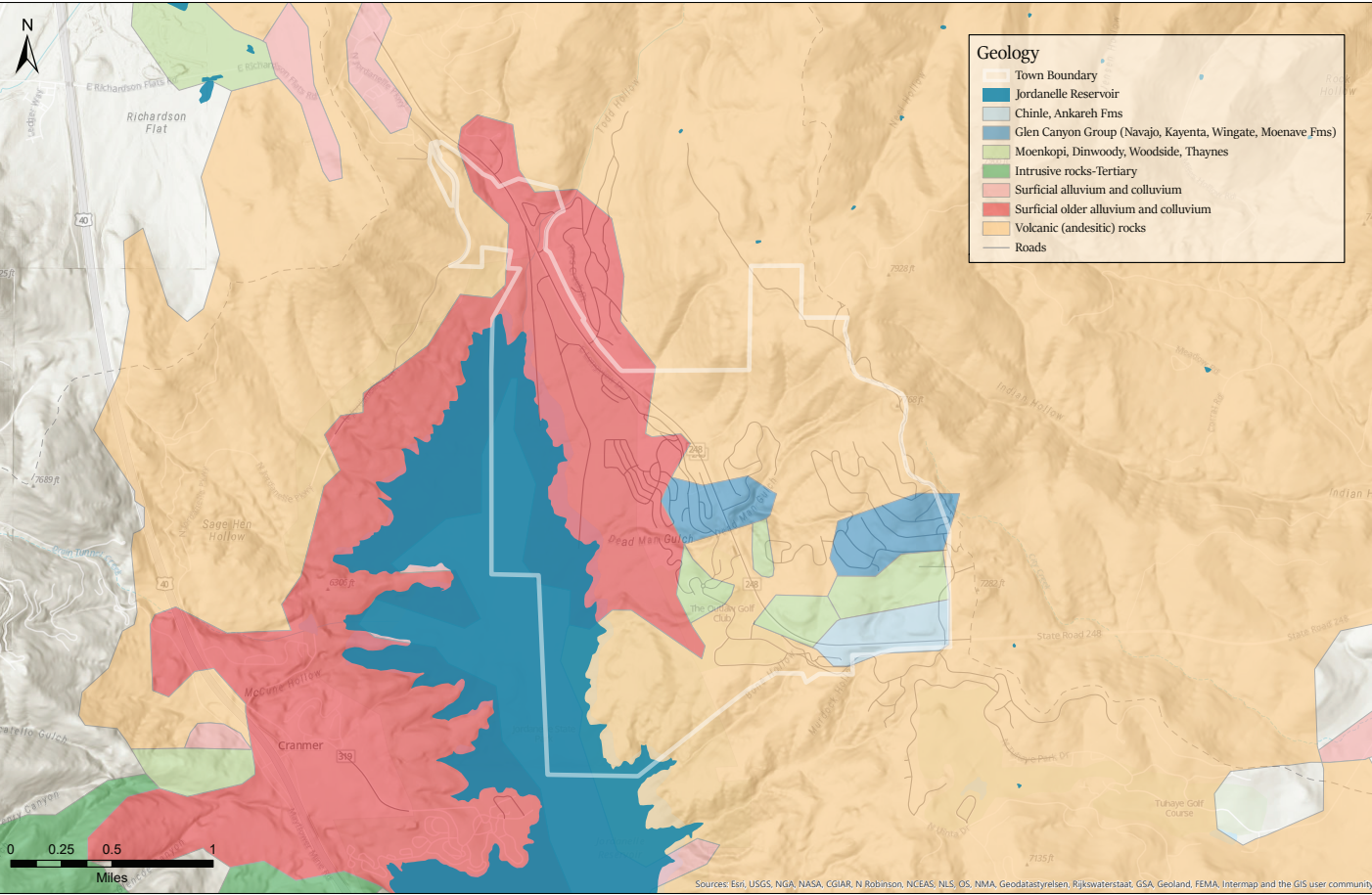
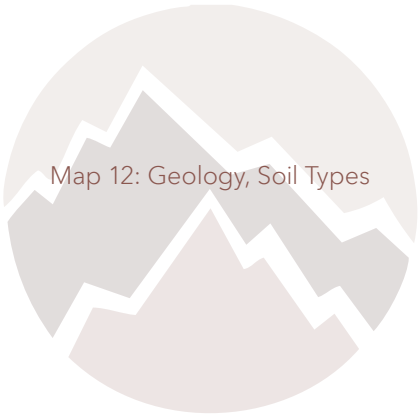




Sources: Esri, USGS, NGA, NASA, CIGAR, J. Robinson, NCEAS, NLS, OS, NMA, Geodataspyreien, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community









# Annexation





## 9.1 Overview

### 9.1.1 Introduction to Annexation

Annexation is the process by which a municipality extends its borders to allow new areas access to public services and local voting privileges. Annexation also enables a town to establish its local ordinances and tax code within newly acquired areas. For any town seeking to develop and expand beyond its present borders, an annexation plan provides the means to do so in an intelligent and responsible manner. This chapter will act as a guide for Hideout leaders as they develop and amend their official annexation plan and determine whether to approve proposed annexation petitions.

### 9.1.2 Definitions

**Annexation:** the addition of land by appropriation to an existing municipality

**Bonding:** an issuing of certificates by a government promising to repay borrowed money at a fixed rate of interest at a specified time, typically used to fund capital improvements

**Density:** the ratio between built structures floor area and the area of the parcel on which those structures stand

**Density Pods:** the construction of buildings in a tight group while leaving the surrounding lane open, also referred to as “cluster zoning”

**HOA:** homeowners association

**Households:** a group of people living together with official or unofficial familial connection

**Housing stock:** the existing supply of residences available for use in a community

**Impact Fee:** a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure

**Infrastructure:** the physical structures and connections that create intra-community and inter-community links, e.g. roads, sidewalks, power lines, sewage pipes, etc

**Intensity:** the impact of a land use type on the land, e.g. heavy manufacturing is a high intensity land use while single family residential is not

**Islands:** an area of unincorporated land completely surrounded by incorporated territory

**MDA:** master developer agreement  
**Moderate income:** up to eighty percent (80%) of the local median income

**Municipality:** a city or town that has corporate status and local government

**Open / Green Space:** space that is left free of development to allow for recreation or other use by residents and visitors

**Parcels:** a tract of land with distinct legal boundaries

**Private:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a private entity with no easements or access given to the government or public at large

**Public:** in reference to ownership, indicates that a facility or parcel of land is held and controlled by a government entity or is part

of an easement or access that provides access to the government or public at large

**Wildlife Corridor:** areas that are left open to help facilitate wildlife migration and feeding

**Zoning:** laws that delineate allowed and prohibited land uses in specific geographic locations

## 9.2 Existing Conditions

According to the U.S. Census Bureau, the population of Hideout in 2017 was 945 people. Based on forecast projections, the Town population by 2040 will be approximately 3,300 people. Annexing surrounding areas will encourage and accommodate this growth as well as allow the Town to mitigate the type of overall growth..

While Hideout is privileged to enjoy world-class views and many other natural amenities, developable land is limited. Annexing surrounding areas will provide space for land uses that have yet to be implemented. It will also generate more property tax revenue to fund Town improvements and services that Wasatch County or current homeowner associations may not provide. Pursuing annexation is a practical necessity if Hideout is to achieve the goals established in each of the sections of this General Plan Hideout’s Community Vision is through an aggressive annexation plan.

### 9.2.1 Recently Annexed Areas

Hideout has previously annexed territory, including the Deer Springs area in the northwest corner of Hideout. One of the goals of this



annexation was to provide park space and promote connectedness within the Town. Moving forward, Hideout will need to carefully consider a broad array of factors when evaluating any potential annexation.

### 9.2.2 Future Annexation Areas

Because of Hideout’s location, there are several regions where annexation could occur. Locations like MIDA, the hotel under construction adjacent to Black Rock Ridge, and the commercial development near Parks Edge can provide the Town with a number of important potential resources. Quinn’s Junction area near Highway 40 is another area that provide potential resources which should be coordinated with Park City. Other areas include the northeastern section of Hideout up to the Wasatch County border, Deer Mountain, Stillwater, Tuhaye, and the Mayflower area on

the executive committee and the BYU team. Other community planning concerns were also discussed. The BYU team gathered public input through conversation and written feedback. Notes on resident input and a scan of the original annotated issue map are included in this subsection.

### 9.3.1 Public Meeting Input

Fiscally Responsible and Intelligent

- Need future code for regulating future annexed areas
- Use CIB money for many of the financial issues the Town has
- We need financial planners
- Create an annexation plan in accordance with Summit County plans
- Make sure future areas include good building standards
- Look into annexing land across the lake when Jordanelle Parkway is completed
- We are not considering the residential properties north of Deer Springs because they would be a financial burden now more than an asset
- Fiscally responsible when annexing land

A Commercial Approach to Annexation

- Less residential development and more commercial in future areas
- Be more fiscally responsible with the land we do have
- Seek for commercial areas first when annexing land
- Later develop other areas as green space and for trails
- We are looking to annex more land and create commercial revenue because Hideout is not acting like a town and we need it to function as one. We do not have

## 9.3 Public Input

Resident input is critical to creating plans that reflect community needs. Following the initial executive committee meetings, two public input meetings were held on the 1st and 14th of November 2018. At these meetings, residents gave their input on the goals and ideas developed by



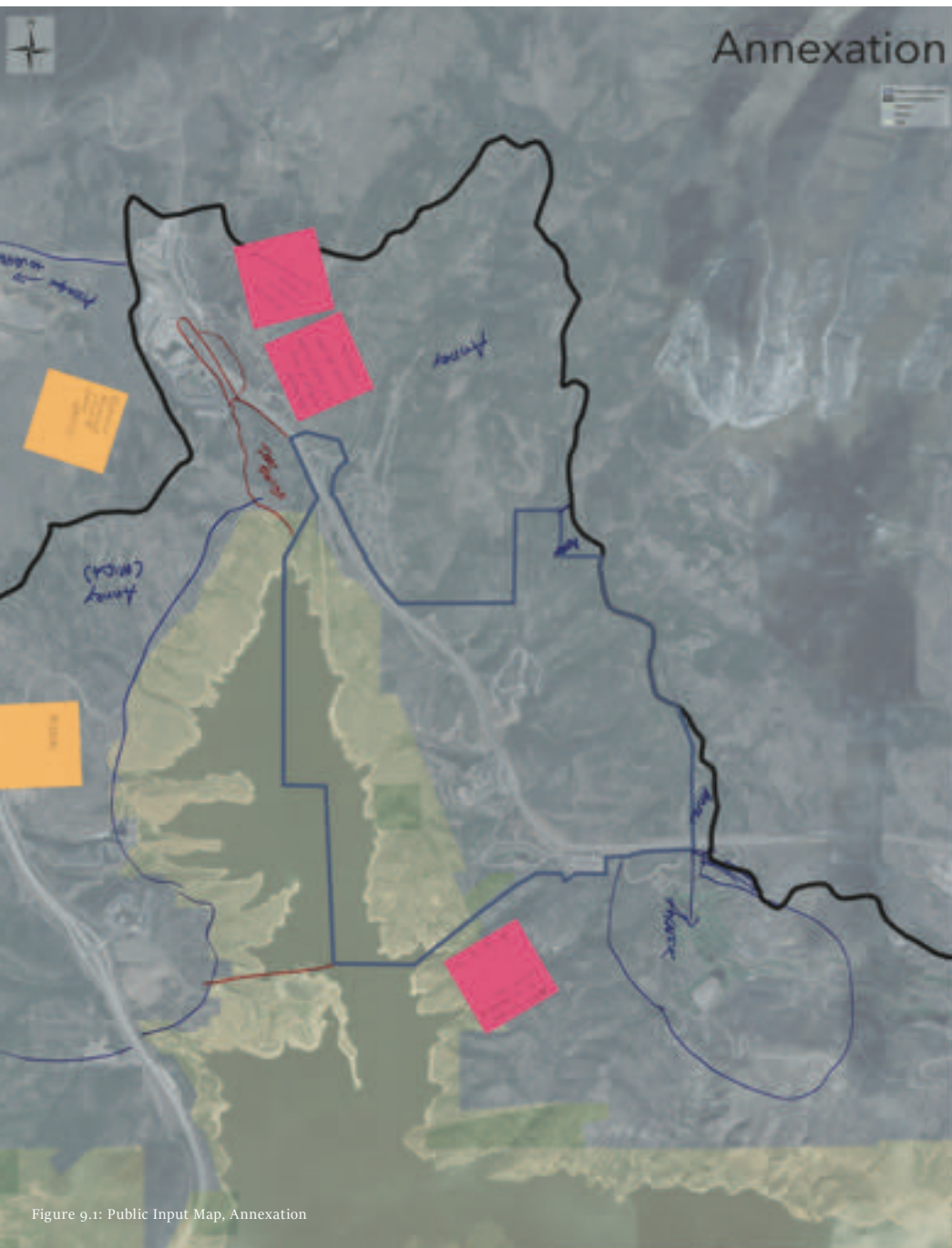


Figure 9.1: Public Input Map, Annexation

revenue and the master developer is fighting us tooth and nail over the things we are doing.

- MIDA, find out how much revenue we can get, cost, and if it is beneficial for us
- Annex up to Hwy 40 Quinn's Junction, could be the next Kimball junction

#### Other Areas of Interest

- Southeast of Hideout (Tuhaye) not on the table, not as interested in annexation
- The owner of Murdock Canyon wants to have his property annexed and protect the area from the development of units and maintain a trail.
- Develop and annex land more towards the west of Town
- We need to annex more land in Summit County to better our situation in being a part of Summit County
- Square off small areas that are in between Hideout boundary and the county line

- Talk again to Deer mountain to see their interest in being annexed

- The people in Park's edge as of recent have not discussed much on being annexed but have their fair share of troubles with a developer

#### Ideas for an Annexation Plan

- Items on the radar
- East of Hwy 40, Quinn's Junction, including parts of Summit County
- Commercial areas north of Deer Springs on both sides of the Hwy, including Hotel
- Long Term, not in the near future
- Deer Mountain
- Northeast of Hideout, mostly undeveloped canyon area
- Southeast area
- MIDA and Jordanelle coastline, we need to have a seat at the table as to what is being constructed there
- Council members took time to

draw on the map areas they felt would be land of interest to annex in the next 20 years

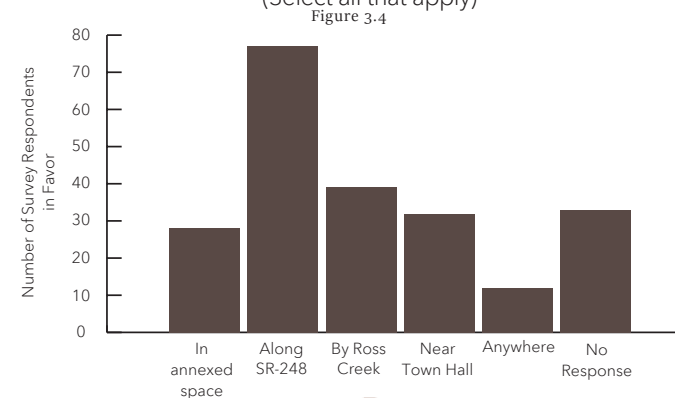
### 9.3.2 Survey Data

On the survey distributed to the public for further input, question 10b (shown below) was pertinent to the topics covered in this chapter. Please note that this survey data represents the opinions of survey respondents only, and not Hideout in its entirety. Respondents included residents within the Town and within areas of potential annexation. Differences between the two groups were not statistically significant.

### 9.3.3 Analysis of Feedback

Intelligent and fiscally responsible annexation are themes reflected throughout the public input process. During public workshops, residents voiced their concerns about future development and the impact it could have on Hideout. Annexation was

10b. If you favor commercial growth, where in the town should it occur?  
(Select all that apply)





viewed as a way that the Town could have more control over the development that is slated to occur in surrounding areas. Hideout's desire is to have access to funds and revenue that can benefit the Town's future needs. Annexing land for commercial development is a method the Town wants to consider in obtaining these funds. Annexation is viewed as a solution where open space, interconnected trails, and parks could be planned for.

## 9.4 Goals

Hideout's Community Vision is to preserve outstanding views, maintain an inviting neighborhood atmosphere, and build a connected community. Using the Vision Statement,

responses from the residents and input from town officials, Hideout created two annexation goals to help realize the Community Vision. These goals should be used as guidelines for a future annexation policy plan and the consideration of future parcels.

### 9.4.1 Hideout's annexation goals are to:

1. Provide well-planned, fiscally responsible annexations based on Hideout's development needs.
2. Pursue annexation to ensure development aligned with the Community Vision and other goals outlined in the General Plan.

## 9.5 Approach

To achieve the goals outlined in section 9.4, courses of action must be prioritized according to Hideout's resources. Fiscal, time, and other constraints (e.g., logistical, resources, expertise) limit how quickly the Town can achieve the goals detailed in the Community Vision Statement. The success of Hideout is dependent on residents and elected officials who are willing to take initiatives to achieve these goals. This section discusses each goal and includes recommendations on how to work toward achieving them. These recommendations are not absolute or binding. Instead, they are ideas to consider as the Town

engages in more detailed planning and fund allocation.

### 9.5.1 Goal 1

Provide well-planned, fiscally responsible annexations based on Hideout's development needs.

To maintain fiscally responsible governmental policies, logical and planned development should first be encouraged within existing Town boundaries. There is, however, additional land that Hideout can annex to the northeast, northwest, and southeast of its existing boundaries which can further this goal. Hideout recommends approaching future annexation in a fiscally responsible and strategic manner, beginning with the creation of a revised Annexation Policy Plan. This document will include specific goals that dictate criteria for the annexation of land as well as:

- information on what public facilities will be provided and their funding process,
- the process by which an interested party can request annexation into Hideout,
- the proposed surrounding areas to be included in an Annexation Policy Plan map, and
- the creation of additional Town codes to support its annexation goals.

The Plan is also a document where individual large parcels of land or current developments are analyzed to provide an estimate of the tax consequences to residents both inside and outside of the expansion area. Detailing the economic, environmental, and public use rationale for each area's incorporation in the Annexation

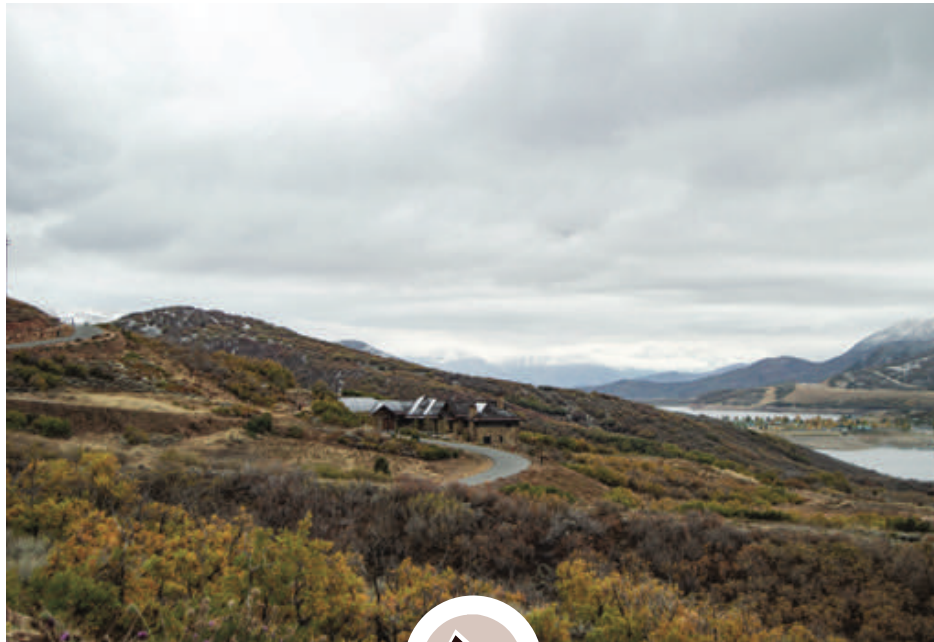
Plan also provides Town officials and residents with an understanding of the desirability of its inclusion. The rationale and advantages must also extend to any potentially annexed area in order to make such annexation desirable to these areas as well. Engaging an experienced public policy and public financial consulting firm can provide Hideout with the important financial considerations necessary in the creation of such an Annexation Plan.

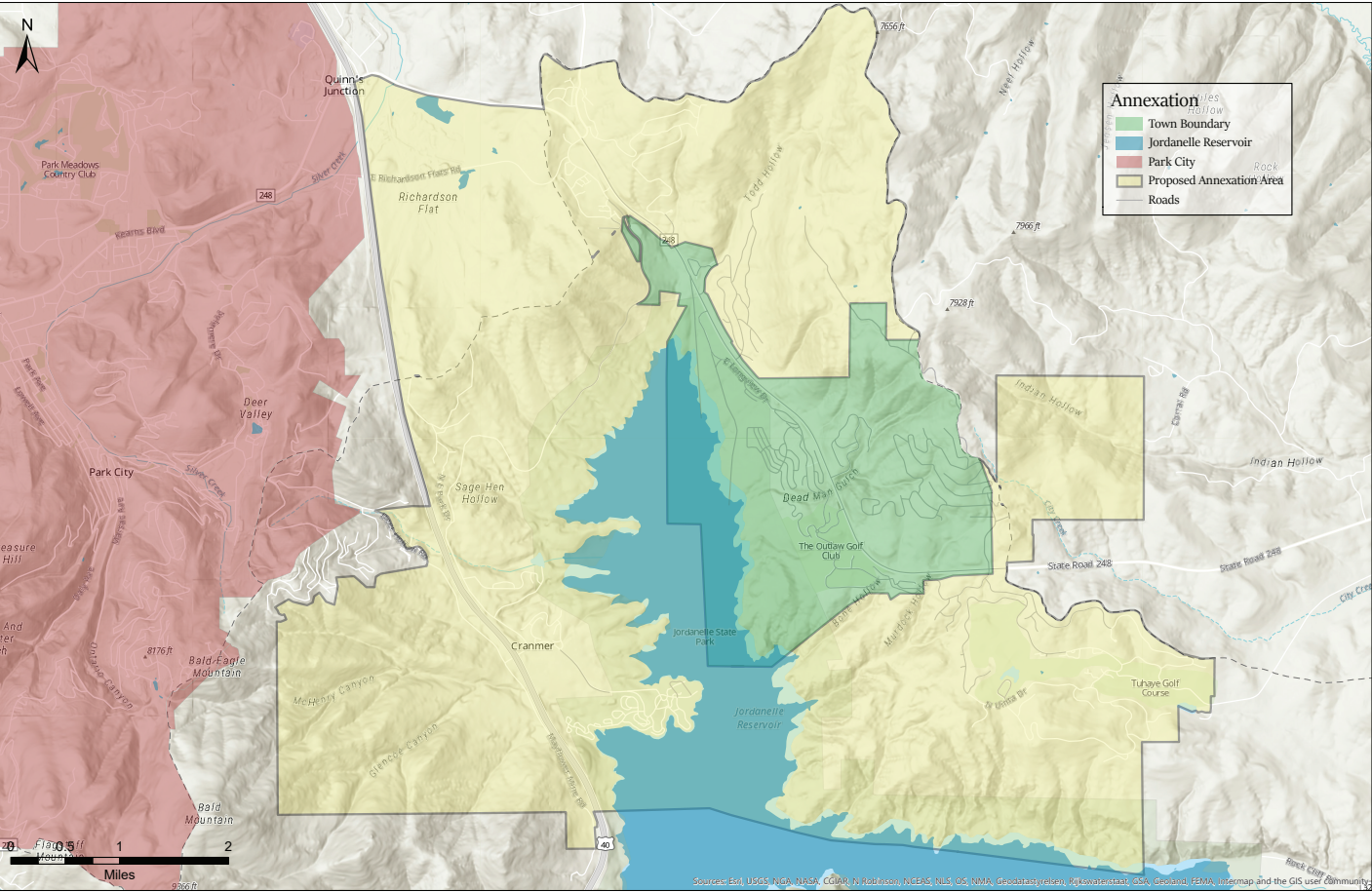
### 9.5.2 Goal 2

Pursue annexation to ensure development aligned with the Community Vision and other goals outlined in the General Plan.

The successful implementation of the various elements within the General Plan depends on well thought out Annexation policies. To ensure the success of these goals (e.g., provide excellent road service, protect views and the environment, and regulate housing types and standards) a cost-benefit analysis can reveal whether the area is a worthwhile addition to the Town, and if it would aid Hideout in achieving its goals and visions. The analysis is used to calculate costs, both direct and indirect and analyze alternative solutions. These methods are productive when used in town meetings and can provide sound results.

To generate the revenue necessary to effectively manage Hideout and expand the services that residents are advocating, locations with commercial development can be prioritized as the first areas to be annexed. When considering these developments, careful attention should be







Appendix A: Public Survey, Spanish

Encuesta del Plan General de Hideout

El Ayuntamiento de Hideout y la Comisión de Planificación están creando un nuevo Plan General de Hideout. El Plan General será una guía por el próximo 5 a 10 años. En un esfuerzo para juntar más información, se ha creado esta encuesta **anónima** para poder recibir las contribuciones de los ciudadanos. Por favor tome 5 minutos en su primera conveniencia para expresar sus opiniones al Ayuntamiento de Hideout y la Comisión de Planificación por medio de la encuesta. Usted puede entregarlo a la ciudad durante la reunión el 14 de noviembre o si usted necesita más tiempo usted puede entregarlo a la oficina no más tarde del 27 de noviembre. Todas las preguntas son opcionales. Se le agradece su ayuda.

1. ¿En cuál parte de Hideout vive o posee propiedad?

Adentro de Hideout:

- ☐ Deer Spring

☐ Forevermore

☐ Glistening Ridge

☐ New Town Center

☐ Overlook Village

☐ Reflection Ridge

☐ Reflection Lane

☐ The Settlement

☐ Deer Waters

☐ Golden Eagle

☐ KLAIM

☐ Rustler

☐ Shoreline

☐ Silver Sky

☐ Soaring Hawk

☐ Todd Hollow
- ☐ Plumb

☐ Venturi
- ☐ Van Dan Aker

☐ Otro

Afuera de Hideout:

- ☐ Deer Mountain

☐ Tuhaye

☐ Black Rock Ridge

☐ Deer Vista

☐ Retreat at Jordanelle Parks Edge

☐ Otro

2. ¿Cuál es su idioma preferido?

- ☐ Español

☐ Inglés

3. ¿Cuántas personas viven en su casa o unidad?

4. Esta casa, apartamento, condominio, etc. es-

- ☐ Poseído por usted o alguien de su familia

☐ Alquilada por usted o alguien de su familia

5. ¿Qué categoría describe mejor su edad?

- ☐ Menor de 20

☐ 20-34

☐ 35-49

☐ 50-64

☐ Mas de 65

La siguiente pregunta está relacionada con las escuelas.

6a. ¿Cuántos hijos tiene que asisten a la escuela?

6b. ¿Dónde asisten al colegio?

6c. ¿Cuánto tiempo dura el viaje en autobús?



**7a. La siguiente pregunta está relacionada con el empleo.** Elija la declaración más correcta.

- ☐ Estoy jubilado.
- ☐ Estoy desempleado.
- ☐ Trabajo de forma remota.
- ☐ Trabajo afuera de Hideout, a menos de 10 millas de distancia.
- ☐ Trabajo afuera de Hideout, 10-20 millas de distancia.
- ☐ Trabajo afuera de Hideout, 21-40 millas de distancia.
- ☐ Trabajo afuera de Hideout, 41-60 millas de distancia.
- ☐ Trabajo afuera de Hideout, más de 60 millas de distancia.

**7b. Si está empleado, elija la opción que mejor describe el tipo de trabajo que hace usted.**

- ☐ Hospitalidad/Recreación
- ☐ Consultación
- ☐ Construcción
- ☐ Fabricación
- ☐ Administración Público
- ☐ Artes, entretenimiento, recreación, y comida
- ☐ Ventas
- ☐ Transportación o servicios públicos
- ☐ Información
- ☐ Finanzas, seguros, bienes raíces
- ☐ Profesional, científico, y servicios administrativos
- ☐ Educación, salud, y asistencia social
- ☐ Agricultura, caza, minería
- ☐ Otro (Explique por favor)

**8a. ¿Qué tipos de viviendas nuevas cree que se debe permitir en Hideout?** Elija todas las opciones adecuadas.

- ☐ Casa unifamiliar
- ☐ Casa adosada
- ☐ Apartamento o condominio
- ☐ Ocupación de habitación individual
- ☐ Asilo de ancianos
- ☐ Otro (Explique)

**8b. Si las siguientes opciones de vivienda se permitieran en Hideout, ¿que (si hay alguno) debe ser restringido a ciertas zonas dentro de la ciudad?** Elija todas las opciones aplicables.

- ☐ Casa adosada
- ☐ Apartamento o condominio
- ☐ Asilo de ancianos
- ☐ Ocupación de habitación individual
- ☐ Otro (Explique)

**>> La ley estatal asigna dólares de impuestos de acuerdo con en el lugar de venta y la población, lo cual significa que más dólares de impuestos permanecen en las comunidades donde se compran bienes y servicios.**

**9. ¿En cual lugar compra usted la mayoría de sus bienes y servicios?** Solamente una respuesta debe ser utilizada por el bien o el servicio. Cada respuesta puede ser usada más de una vez.

- |   |                            |
|---|----------------------------|
| <input type="checkbox"/> Gasolinera           | <b>a. Park City</b>        |
| <input type="checkbox"/> Super-mercado        | <b>b. Kamas</b>            |
| <input type="checkbox"/> Ferretería           | <b>c. Heber City</b>       |
|   | <b>d. Provo</b>            |
| <input type="checkbox"/> Restaurantes         | <b>e. Utah County</b>      |
| <input type="checkbox"/> Farmacia             | <b>f. Salt Lake County</b> |
| <input type="checkbox"/> Doctor               | <b>g. Internet</b>         |
| <input type="checkbox"/> Hospital             |                            |
| <input type="checkbox"/> Dental               |                            |
| <input type="checkbox"/> Banco                |                            |
| <input type="checkbox"/> Mecánico             |                            |
| <input type="checkbox"/> Automóvil            |                            |
| <input type="checkbox"/> Electrodomésticos    |                            |
| <input type="checkbox"/> Ropa                 |                            |
| <input type="checkbox"/> Seguros              |                            |
| <input type="checkbox"/> Muebles              |                            |
| <input type="checkbox"/> Entretenimiento      |                            |
| <input type="checkbox"/> Piscina              |                            |
| <input type="checkbox"/> Regalos              |                            |
| <input type="checkbox"/> Alojamiento          |                            |
| <input type="checkbox"/> Centro de Recreación |                            |
| <input type="checkbox"/> Otro                 |                            |

**>> El crecimiento residencial no implica necesariamente un crecimiento comercial. Muchas comunidades favorecen el desarrollo comercial porque los dólares de impuestos de ventas ayudan a financiar mejoras comunitarias. Algunas comunidades desalientan el crecimiento comercial, prefiriendo en lugar de otro mantener el estado como ciudad del viajero o comunidad del dormitorio.**

**10a. ¿Favorece u opone el fomento de crecimiento comercial dentro de la ciudad?**

- ☐ Favor ☐ Opuesto

**10b. Si usted favorece el crecimiento comercial, ¿en qué lugar de la ciudad debe ocurrir?** Elija todas las opciones adecuadas.

☐ Cualquier lugar (No restricciones)

- ☐ Cerca del Ayuntamiento
- ☐ Anexar más terreno
- ☐ Cerca la entrada de Ross Creek
- ☐ Cerca SR-248

**10c. ¿Qué tipos de crecimiento comercial deben ocurrir?**

- ☐ Recreación
- ☐ Bancos y oficinas
- ☐ Restaurantes
- ☐ Tecnología y servicios de datos
- ☐ Gasolinera, tienda, tintorería
- ☐ Otro (Explique)



>> La vinculación es una manera en que las ciudades y los pueblos pagan por grandes proyectos. La vinculación sucede cuando una ciudad pide prestado dinero y promete pagar el préstamo con dólares de impuestos futuros o cuotas de usuario. La vinculación puede requerir o no aumentos de impuestos.

11. ¿Usted favorece u opone la vinculación de la ciudad para la adición o la mejora de:

a. Parques y senderos públicos.

\_\_\_Favor \_\_\_Opuesto

b. Espacio abierto/verde dedicado.

\_\_\_Favor \_\_\_Opuesto

c. Carreteras públicas.

\_\_\_Favor \_\_\_Opuesto

d. Sistemas de agua, irrigación y aguas residuales.

\_\_\_Favor \_\_\_Opuesto

e. Un centro de la juventud.

\_\_\_Favor \_\_\_Opuesto

f. Centro para ancianos

\_\_\_Favor \_\_\_Opuesto

Comentarios:

>>La infraestructura de transporte asegura un movimiento eficiente de bienes y personas a través toda la comunidad. Como parte de la actualización del plan general, Hideout considera realizar proyectos en el sistema de transporte.

12. ¿Qué mejoras le gustaría ver en la calzada de infraestructura?

\_\_\_Mayor acceso al transporte público  
\_\_\_Semáforos en UT-248  
\_\_\_Acceso peatonal a través de UT-248

\_\_\_Cambios de límite de velocidad  
\_\_\_Ecoductos (travesías de la fauna)  
\_\_\_Restricciones de estacionamiento en la calle

\_\_\_Modificaciones en la acera  
\_\_\_Otro (Explique)

>> Los eventos culturales proporcionan una manera para que la gente exprese sus ideas, tradiciones y valores. Estos eventos ayudan a establecer la identidad comunitaria y pueden servir una importante función económica.

13a. ¿Cómo se siente acerca de la afirmación: "la ciudad debe alentar o patrocinar algunos eventos culturales y comunitarios"?

\_\_\_estar totalmente de acuerdo

\_\_\_estar de acuerdo  
\_\_\_no estar de acuerdo  
\_\_\_no estar para nada de acuerdo

13b. ¿Qué tipos de eventos? Por favor, anótelos a continuación.

>>Wasatch County y Hideout manejan una variedad de sistemas y servicios de infraestructura. La infraestructura y los servicios son vitales para la salud de la comunidad.

14a. Por favor, clasifique cuales sistemas de infraestructura serán los más impactados por el actual y futuro crecimiento. Clasificar los artículos en una escala de 1 a 9, siendo 1 siendo el más impactado y 9 siendo el menos impactado. Cada número debe ser utilizado una sola vez.

\_\_\_Distribución de agua  
\_\_\_Servicios de alcantarillado  
\_\_\_Eliminación de aguas residuales  
\_\_\_Servicios eléctricos y de datos  
\_\_\_Calles, aceras, puentes y caminos públicos  
\_\_\_Parques y senderos públicos  
\_\_\_Servicios de policía y bomberos  
\_\_\_Acequias, diques y embalses

14b. Por favor comparte comentarios adicionales sobre los servicios públicos y la infraestructura.

15. ¿Está comprometido con el reciclaje y estaría dispuesto a pagar por un servicio de reciclaje de la acera?

\_\_\_Sí \_\_\_No

Comentarios

La ciudad debe trabajar en cooperación con Jordanelle State Park para proporcionar:

\_\_\_Caminos adicionales  
\_\_\_Muelle  
\_\_\_Playa  
\_\_\_Mesas de picnic  
\_\_\_Estación de limpieza de pescado  
\_\_\_Otro (Explique)

16. ¿Qué le gusta de Hideout?

17. ¿Qué le gustaría ver quedarse el mismo en Hideout?

18. ¿Qué es lo que no le gusta de Hideout?

19. ¿Qué cambiaría usted acerca de Hideout?

20. Si pudiera añadir una cosa a la ciudad, ¿qué sería?

21. Comentarios Adicionales:

¡Gracias por su participación!



## Appendix B: Public Survey, English

### Hideout Town General Plan Survey

The Hideout Town Council and Planning Commission are creating a new Hideout Town General Plan. The General Plan will be used to guide the town for the next 5 to 10 years and will directly shape the evolution of the community. In an effort to gather additional information outside of the Town Council and Planning Commission meetings, this anonymous survey has been assembled to obtain citizen input.

Please take 5 to 10 minutes to make your opinions known to the Planning Commission and Town Council by completing the following survey. Your assistance is greatly appreciated.

#### Individual Information

1. What is your preferred language?

Mark only one oval.

- ☐ English
- ☐ Spanish / Español
- ☐ Other: \_\_\_\_\_

2. What age range do you fall under?

Mark only one oval.

- ☐ Under 20
- ☐ 20 - 34
- ☐ 35 - 49
- ☐ 50 - 64
- ☐ 65+

#### Household / Property Information

3. What part(s) of Hideout and the surrounding area do you live in or own property/land in?

Check all that apply.

- |  |  |
|--|--|
| <input type="checkbox"/> Deer Springs        | <input type="checkbox"/> Silver Sky            |
| <input type="checkbox"/> Deer Waters         | <input type="checkbox"/> Soaring Hawk          |
| <input type="checkbox"/> Forevermore Estates | <input type="checkbox"/> The Settlement        |
| <input type="checkbox"/> Glistening Ridge    | <input type="checkbox"/> Todd Hollow           |
| <input type="checkbox"/> Golden Eagle        | <input type="checkbox"/> Van Der Aker          |
| <input type="checkbox"/> New Town Center     | <input type="checkbox"/> Venturi               |
| <input type="checkbox"/> Overlook Village    | <input type="checkbox"/> Black Rock Ridge      |
| <input type="checkbox"/> Plumb               | <input type="checkbox"/> Deer Mountain         |
| <input type="checkbox"/> Reflection Lane     | <input type="checkbox"/> Deer Vista            |
| <input type="checkbox"/> Reflection Ridge    | <input type="checkbox"/> Parks Edge            |
| <input type="checkbox"/> KLAIM               | <input type="checkbox"/> Retreat at Jordanelle |
| <input type="checkbox"/> Rustler             | <input type="checkbox"/> Tuhaye                |
| <input type="checkbox"/> Shoreline           | <input type="checkbox"/> Other: _____          |





**4. What is your household size? (Household meaning all who live in your house/unit)***Mark only one oval.*

- ☐ N/A   ☐ 3   ☐ 6   ☐ 9  
☐ 1   ☐ 4   ☐ 7   ☐ 10+  
☐ 2   ☐ 5   ☐ 8

**5. Do you currently own or rent this property/household?***Check all that apply.*

- ☐ Own  
☐ Rent  
☐ Other: \_\_\_\_\_

**Schooling**

The following questions are related to schools. If you don't have children living with you and attending school in Utah, please skip this section.

**6a. How many school-aged (K-12) children do you have?***Mark only one oval.*

- ☐ 1   ☐ 4   ☐ 7   ☐ 10+  
☐ 2   ☐ 5   ☐ 8  
☐ 3   ☐ 6   ☐ 9

**6b. If you have children, what school(s) do they attend?***Check all that apply.*

- ☐ Wasatch County District   ☐ Home-schooling  
☐ Summit County District   ☐ Other: \_\_\_\_\_  
☐ Private / religious schooling

**6c. If you have children: on average, how long does it take them to get to school?***Check all that apply.*

- ☐ They are home-schooled   ☐ 20 - 30 minutes  
☐ <5 minutes   ☐ 30 - 45 minutes  
☐ 5 - 10 minutes   ☐ 45 - 60 minutes  
☐ 10 - 20 minutes   ☐ 1 hour +

**6d. If you have children, how do they most commonly get to school?***Check all that apply.*

- ☐ Car  
☐ Bus  
☐ Other: \_\_\_\_\_

**Employment****7a. What option best describes your current employment situation?***Check all that apply.*

- |  |  |
|--|--|
| <input type="checkbox"/> I am retired                                      | <input type="checkbox"/> I work outside of Hideout, 10 - 20 miles away |
| <input type="checkbox"/> I am unemployed                                   | <input type="checkbox"/> I work outside of Hideout, 21 - 40 miles away |
| <input type="checkbox"/> I work remotely from home                         | <input type="checkbox"/> I work outside of Hideout, 41 - 60 miles away |
| <input type="checkbox"/> I work inside the town of Hideout                 | <input type="checkbox"/> I work outside of Hideout, 60+ miles away     |
| <input type="checkbox"/> I work outside of Hideout, less than 10 mile away | <input type="checkbox"/> Other: _____                                  |

**7b. If employed, which of the following best describes the industry(s) in which you work?***Check all that apply.*

- |   |  |
|---|--|
| <input type="checkbox"/> Agriculture, hunting, mining                   | <input type="checkbox"/> Information   |
| <input type="checkbox"/> Arts, entertainment, recreation, food services | <input type="checkbox"/> Manufacturing   |
| <input type="checkbox"/> Construction                                   | <input type="checkbox"/> Professional, scientific, and administrative services |
| <input type="checkbox"/> Consulting services                            | <input type="checkbox"/> Public administration / Government                    |
| <input type="checkbox"/> Education, health care, and social assistance  | <input type="checkbox"/> Transportation, warehousing, utilities                |
| <input type="checkbox"/> Finance, insurance, real estate                | <input type="checkbox"/> Wholesale or retail                                   |
| <input type="checkbox"/> Hospitality/Recreation                         | <input type="checkbox"/> Other: _____  |

**Future Housing****8a. What type of new housing do you feel should be allowed in Hideout?***Check all that apply.*

- |   |  |
|---|--|
| <input type="checkbox"/> Assisted living facilities                       | <input type="checkbox"/> Semi-detached homes (townhomes) |
| <input type="checkbox"/> Detached single-family homes                     | <input type="checkbox"/> Single room occupancy (SRO)     |
| <input type="checkbox"/> Multi-family homes (apartments and condominiums) | <input type="checkbox"/> Other: _____                    |
| <input type="checkbox"/> Retirement condominiums or cottages              |  |

**8b. If the following housing choices were to be allowed in Hideout, which (if any) should be restricted to certain zones within the town?***Check all that apply.*

- ☐ N/A (no housing should be restricted)  
☐ Assisted living facilities  
☐ Detached single-family homes  
☐ Multi-family homes (apartments and condominiums)  
☐ Retirement condominiums or cottages  
☐ Semi-detached homes (town-homes)  
☐ Single room occupancy (SRO)  
☐ Other: \_\_\_\_\_



## Goods and services

State law allocates sales tax dollars based on point of sale and population, meaning more tax dollars stay in the communities where goods and services are purchased.

### 9. In which location do you purchase or use a majority of the following goods and services?

Mark only one oval per row.

	N/A	Heber City	Internet	Kamas	Park City	Salt Lake Valley	Synderville (Kimball Junction)	Other
Appliances	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Auto repair	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Automobiles	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Banking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Clothing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dental	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dining out	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Doctors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Entertainment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Furniture	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gasoline	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gifts	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Groceries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hardware	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hospital	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Insurance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Lodging	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Prescriptions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rec Center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Swimming Pool	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Future Growth

Residential growth does not necessarily entail commercial growth. Many communities favor commercial development because the attendant sales tax dollars help fund community improvements. Some communities discourage commercial growth, preferring instead to maintain status as a commuter town or bedroom community. These communities must have higher property taxes to fund community improvements.

### 10a. Do you favor or oppose encouraging commercial growth within the town?

Mark only one oval.

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

### 10b. If you favor commercial growth, where in the town should it occur?

Check all that apply.

<input type="checkbox"/> Anywhere (no restrictions)	<input type="checkbox"/> By the Ross Creek Entrance
<input type="checkbox"/> Annex additional space	<input type="checkbox"/> Near the Town Hall
<input type="checkbox"/> Along SR-248	<input type="checkbox"/> Other: _____



### 10c. If you favor commercial growth, which types should occur?

Check all that apply.

<input type="checkbox"/> Dry cleaning and or other small footprint retail	<input type="checkbox"/> High tech, professional, or data services
<input type="checkbox"/> Fast food	<input type="checkbox"/> Recreation
<input type="checkbox"/> Financial institutions, banks, etc	<input type="checkbox"/> Restaurants
<input type="checkbox"/> Gas station, convenience	<input type="checkbox"/> Other: _____

## Town Bonding

Bonding is one way that cities and towns pay for major improvements. Bonding is when a city or town borrows money and promises to pay back the loan with future tax dollars or user fees. Bonding may or may not require tax increases.

### 11. Do you favor or oppose town bonding for the addition or improvement of the following:

#### a. Public parks and trails

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

#### b. Dedicated open/green space

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

#### c. Public roads

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

#### d. Water, irrigation, and wastewater systems

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

#### e. A youth center

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

#### f. A senior center

	1	2	3	4	5	
Strongly oppose	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly favor

#### g. Additional comments about town bonding

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Transportation

Transportation infrastructure ensures efficient movement of goods and people throughout the community. As part of the current update to the General Plan, Hideout is considering pursuing improvements to the transportation system; both in town and on SR-248 in conjunction with UDOT.

12. What improvements (if any) would you like to see in the roadway infrastructure?

Check all that apply.

- ☐ N/A (no improvements)
- ☐ Sidewalk modifications
- ☐ Ecoducts (wldlife crossings)
- ☐ Speed limit changes
- ☐ Increased public transportation access
- ☐ Stoplights on SR-248
- ☐ On-street parking restrictions
- ☐ Other: \_\_\_\_\_
- ☐ Pedestrian access across SR-248

Cultural Events

Cultural events provide a way for people to express their ideas, traditions, and values. These events help to establish community identity and can serve an important economic function.

13a. Do you feel the town should encourage or sponsor some cultural and community events?

Mark only one oval.

12345

Strongly favorStrongly oppose

13b. What type of events would you be in favor of encouraging or sponsoring?

Infrastructure

14a. Please rank which infrastructure systems you think will be most impacted by current and future growth. Rank items on a scale of 1 (most) to 8 (least). Each number should only be used once.

	1	2	3	4	5	6	7	8
Electrical and data services								
Irrigation ditches, levees, and reservoirs								
Parks and public trails								
Police and fire services								
Sewer services								
Streets, sidewalks, bridges, and public ways								
Wastewater disposal								
Water distribution								

14b. Additional comments about public services and infrastructure.



Recycling

15a. Currently, how committed would you say you are to recycling?

Mark only one oval.

12345

Very committedNot very committed

15b. Would you be willing to pay for a curbside recycling service?

Mark only one oval.

☐ Yes☐ Maybe

☐ No☐ Other: \_\_\_\_\_

15c. Additional comments about recycling and curbside pickup

Jordanelle State Park Cooperation

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

Mark only one oval.

☐ Yes☐ Maybe

☐ No☐ Other: \_\_\_\_\_

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

Check all that apply.

- ☐ Additional trails☐ Fish cleaning stations
- ☐ Beaches☐ Pavilions / picnic tables
- ☐ Docks☐ Other: \_\_\_\_\_

Final Questions and Comments

17. What do you like about Hideout?

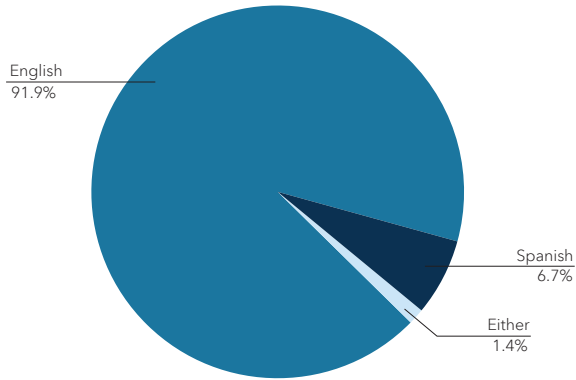
18. What would you like to see stay the same in Hideout?



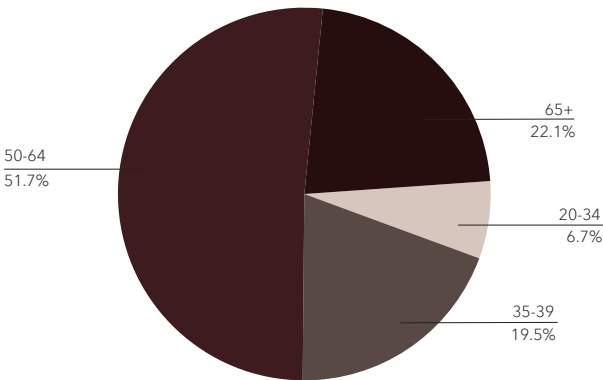
Appendix C: Public Survey Responses

Please note that this data represents the opinions of survey respondents only and not the Hideout population in its entirety. Consequently, certain portions of the population may not be proportionately represented. This survey also included responses from individuals living in areas of potential annexation. Data analysis revealed no significant difference between the responses from people living inside or outside of the town boundary.

1. What is your preferred language?



2. What age range do you fall under?



19. What do you dislike about Hideout?

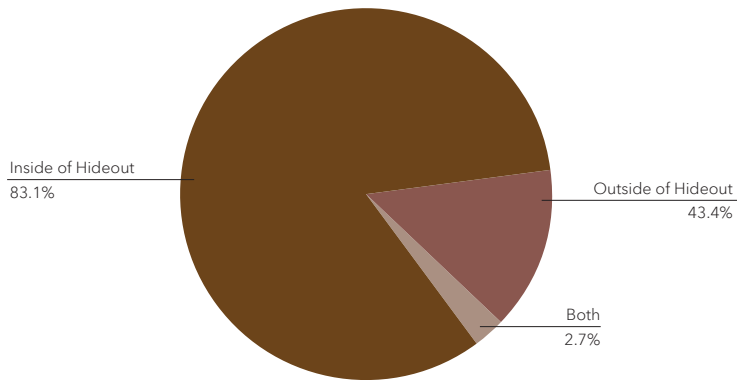
20. What would you like to see changed in Hideout?

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

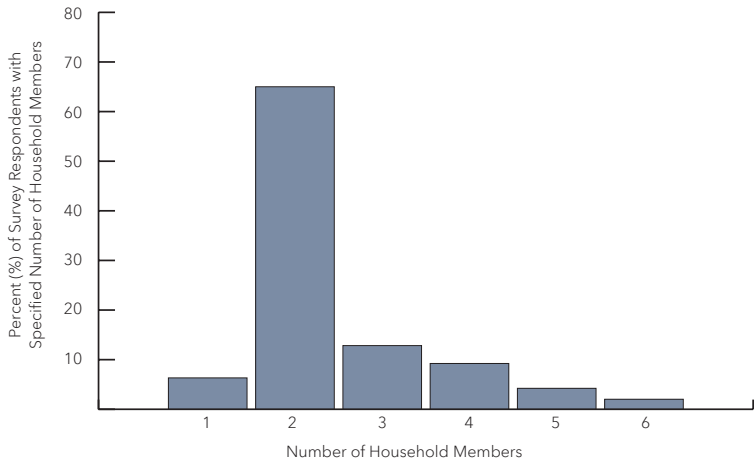
22. Additional comments and/or concerns



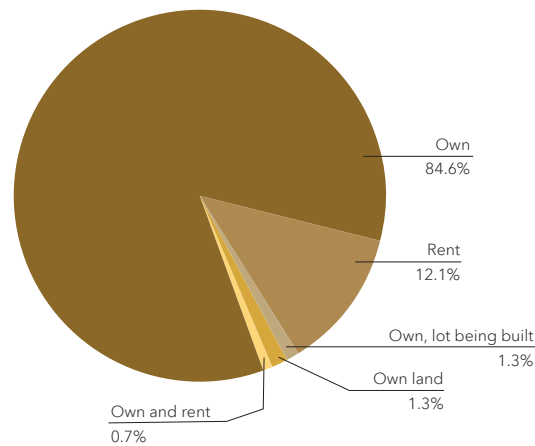
3. What part(s) of Hideout and the surrounding area do you live in or own property/land in? (Select all that apply)



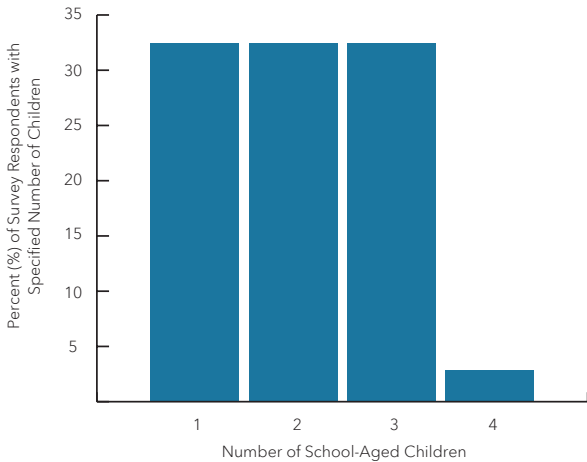
4. What is your household size? (Household meaning all who live in your house/unit)



5. Do you currently own or rent this property/household?

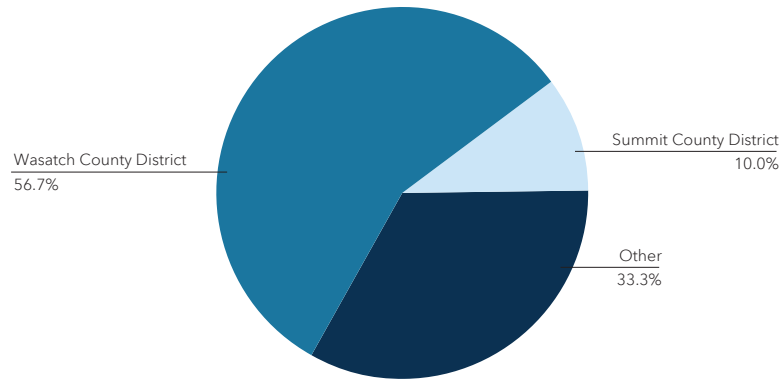


6a. How many school-aged (K-12) children do you have?

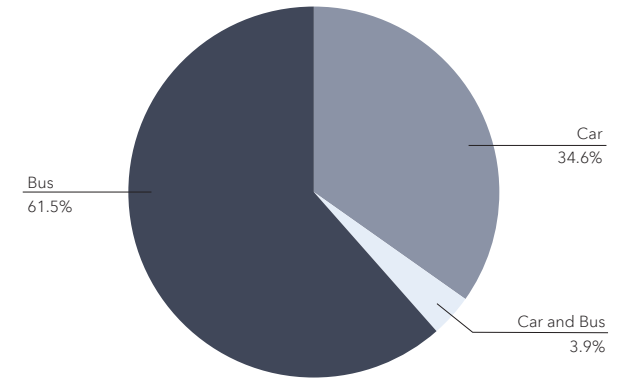




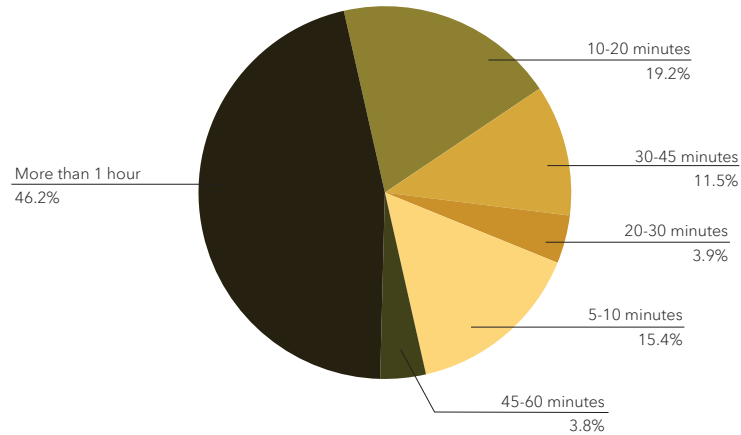
6b. If you have children, what school(s) do they attend?



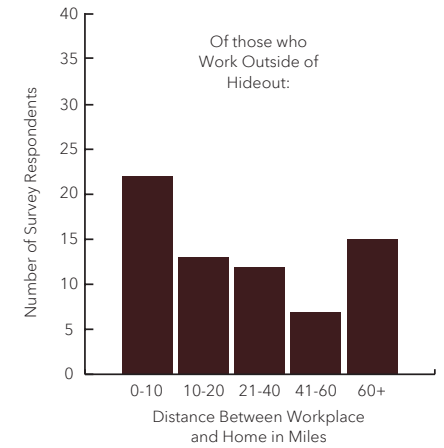
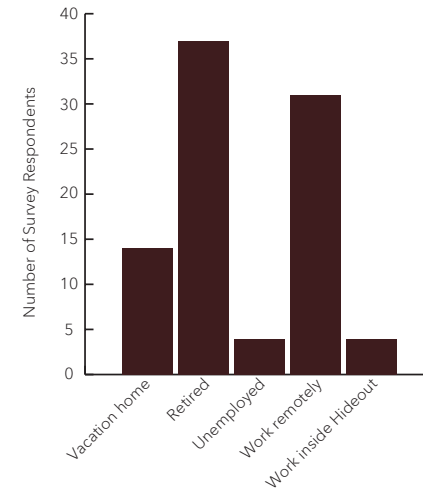
6d. If you have children, how do they most commonly get to school?



6c. If you have children: on average, how long does it take them to get to school?



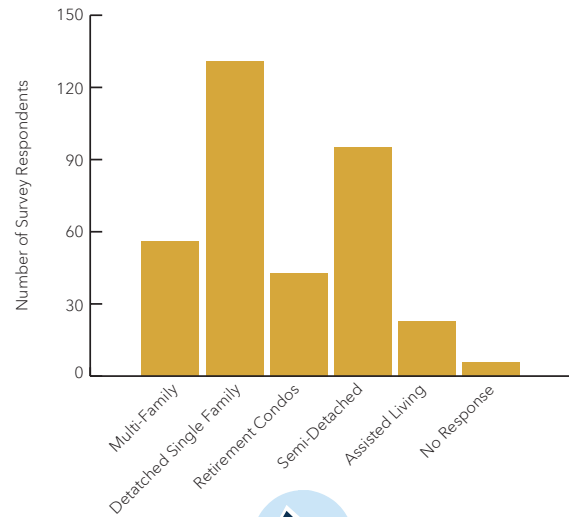
7a. What option best describes your current employment situation?



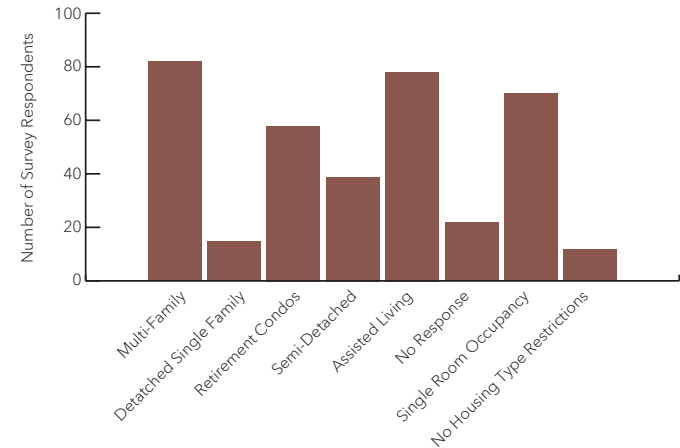
7b. If employed, what option best describes the industry(s) in which you work?



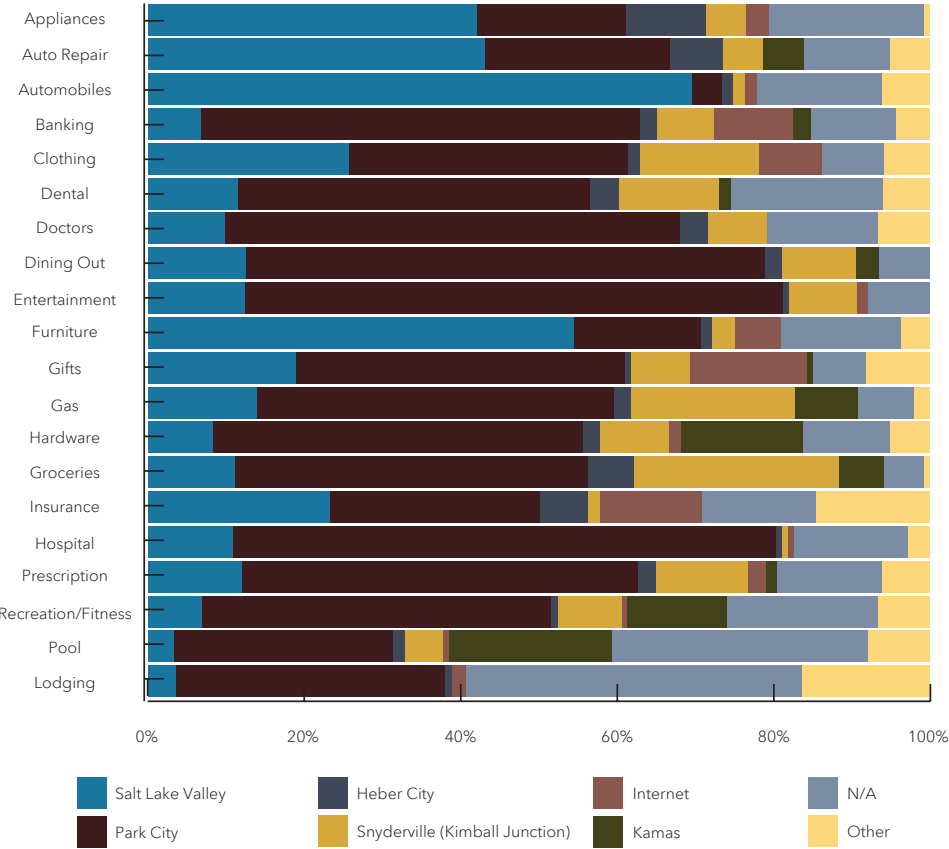
8a. What type of new housing do you feel should be allowed in Hideout?  
(Select all that apply)



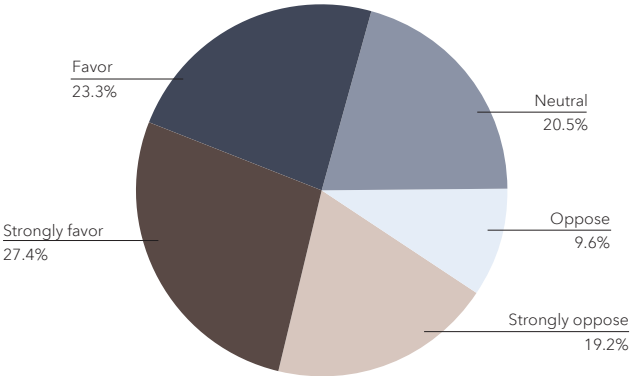
8b. If the following housing choices were to be allowed in Hideout, which (if any) should be restricted to certain zones within the town?



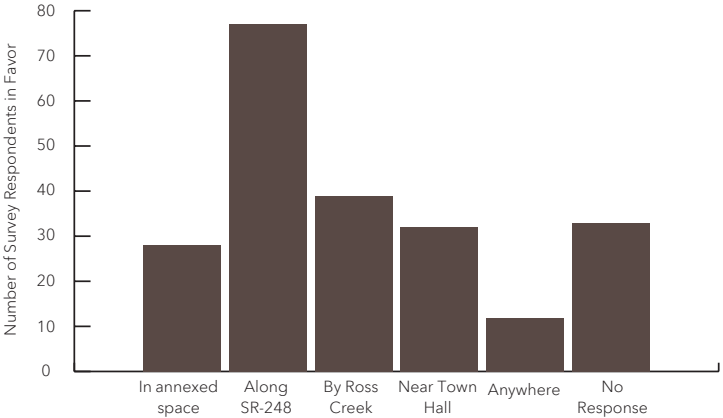
9. In which location do you purchase or use a majority of the following goods and services?



10a. Do you favor or oppose encouraging commercial growth within the town?



10b. If you favor commercial growth, where in the town should it occur? (Select all that apply)

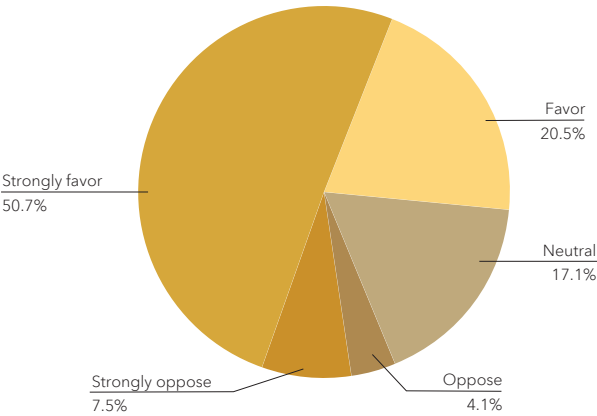




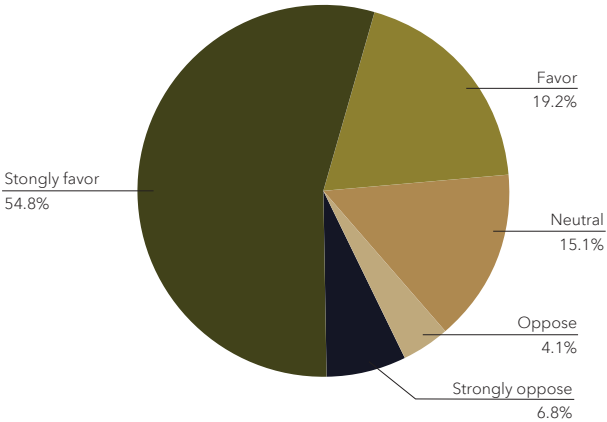
10c. If you favor commercial growth, which types should occur? (Select all that apply)



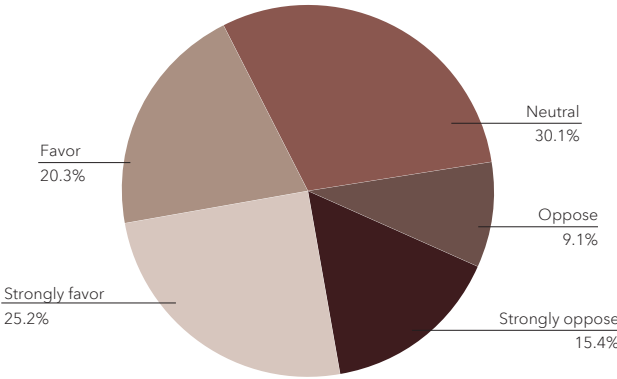
11a. Do you favor or oppose town bonding for the addition or improvement of public parks and trails?



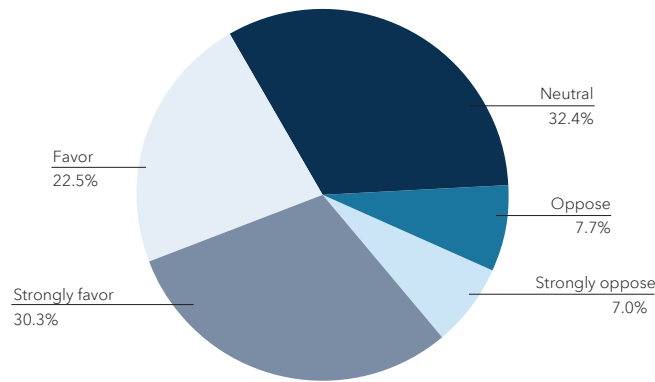
11b. Do you favor or oppose town bonding for the addition or improvement of dedicated open/green space?



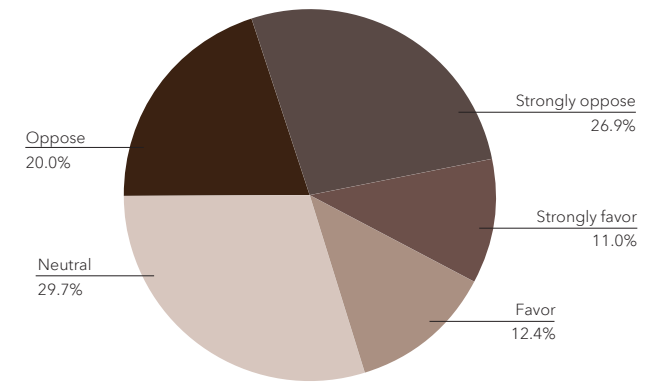
11c. Do you favor or oppose town bonding for the addition or improvement of public roads?



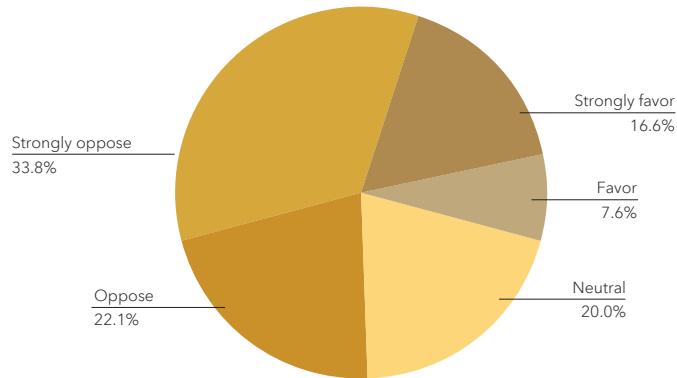
11d. Do you favor or oppose town bonding for the addition or improvement of water, irrigation, and wastewater systems?



11f. Do you favor or oppose town bonding for the addition or improvement of a senior center?



11e. Do you favor or oppose town bonding for the addition or improvement of a youth center?



11g. Additional comments about town bonding:

- Better internet connection!!!!!!!!!!!!!!
- Broadband/fiber or other communication infrastructure bonding
- Build a community based Craft Brewery
- Closer Children Parks
- Favor paying for amenities or services through bonding rather having commercial enterprises underwrite through taxes as such commercial enterprises disrupt the tranquility of Hideout.
- It should have been figured in when the developer developed the area. He's making a lot of money off that development out there

and I thought when that area was developed that the trail system and open space was included in the development. So I don't see why I should be taxed more for what should have been provided for.

- increase trail system
- My answer depends on the merits of specific proposals
- Taxation is theft.
- There is congestion, growth and commercial access to the North and South of Hideout. We favor a low density, non-commercial town. We are strongly in favor of open public spaces and trails.

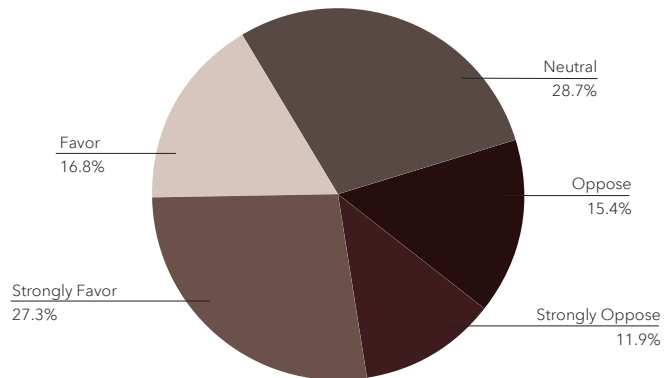
However, we do not believe that the Town of Hideout should go into debt at this time.

- Todd Hollow needs a place to play sports
- we need a place where children can play
- we need a place where children can play
- we need a place where children can play
- we need a place where children can play
- we would like dedicated open/green space and trails but prefer that not a lot of debt be incurred for this.

## 12. What improvements (if any) would you like to see in the roadway infrastructure?

Improvement Type	Number of Respondents	Percentage of Total Respondents
Selected Multiple Options	76	51.01%
Mentioned SR-248	69	46.31%
Stoplights on SR-248	52	34.90%
Increased public transportation access	49	32.89%
Pedestrian access across SR-248	39	26.17%
Ecoducts (wildlife crossings)	35	23.49%
Sidewalk modifications	33	22.15%
Speed limit changes	31	20.81%
On-street parking restrictions	16	10.74%
N/A (no improvements)	15	10.07%

## 13a. Do you feel the town should encourage or sponsor some cultural and community events?



## 13b. What type of events would you be in favor of encouraging or sponsoring?

- An event center for plays and musicals
- Annual celebration of the 'Birthday' of Hideout is a worthy community event
- Block parties
- Community cookout, fireworks, holiday gatherings
- Community gatherings
- Concert
- Concerts
- Concerts
- Concerts, arts fairs
- Concerts, arts fairs, block parties
- Concerts, holiday events, farmers market
- Concerts, Holiday or special day gatherings to strengthen personal connections between residents
- Concerts, Neighborhood parties, sports
- Concerts, food events, art shows, automobile shows
- Concerts, food festivals, lecture series
- Cultural festivals, parades, events
- Cultural or sports
- Feria de Salud- de Trabajo (Health Fair, Job Fair)
- Festival type for economy
- Firework 4th of July
- Food & entertainment, ethnic events
- Get-together of town once a quarter
- Golf outing
- Golf tournament, frisbee golf tournament, amateur races (running, biking, paddling, nordic skiing, etc.), bird watching, outdoor concerts, historical tours, professional fireworks
- Indifferent I guess.... as long as they aren't controversial themes.
- July 4th & Memorial Day.
- Latino events (Latino art)
- Music
- Music
- Music events
- Music events, public fireworks on July 4th holiday, farmers market, small artisan festivals
- Music shows
- Music shows
- Music, holiday festivities (tree lighting, 4th of July etc)
- Music, theater
- Musical concerts
- Neighbor get together to know your community
- Occasional outdoor concerts
- Outdoor concerts, kids events (if there are enough kids),
- People can do this on their own, spending 'town' money shouldn't be considered
- Recreational outings
- Ski group for town, music area possibly, trail hikes group
- Speakers, film, art shows, food festivals, trail maintenance, political debates
- Town picnics, Concert, History Talks, etc

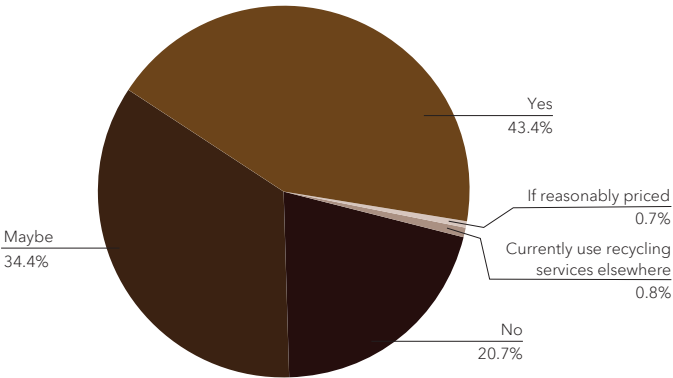




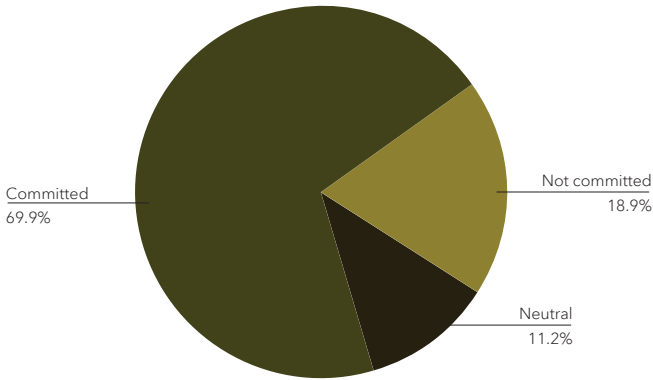
14a. Please rank which infrastructure systems you think will be most impacted by current and future growth. Rank items on a scale of 1 to 8. Each number should only be used once.

Data gathered from this question was not usable due to a lack of clarity concerning how to answer properly.

15b. Would you be willing to pay for a curbside recycling service?



15a. Currently, how committed would you say you are to recycling?

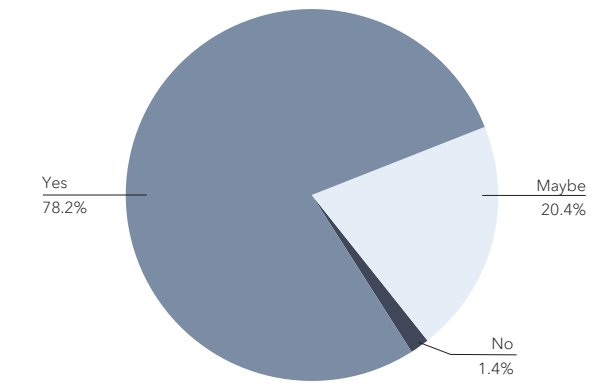


15c. Additional comments about recycling and curbside pickup

- All in
  - Could the community put recycling dumpsters at town hall parking area?
  - Could use a place to compost for the community. They have a great recycle center in Park City
  - Curbside p/u is extremely important to encourage recycling, however if it is expensive most people that are on the fence won't bother. Committed recyclers will use the town facilities, but we need to get everyone to recycle.
  - Depends on the cost, it's not that big a deal to run it into the recycling center in Park City.
  - I am most distressed by the lack of recycling in our neighborhood, especially all the cardboard boxes. Having a cardboard recycling drop off by city hall would be great.
  - I currently take my recycling to the Recycling Center in PC. If curbside pick up were reasonably priced, I would be in favor of it.
- I recycle now in Park City
  - I would want glass included in recycling and I know it's not in PC
  - If no sorting
  - Issue is room in garage to store bin until pickup. I personally investigated curbside-- not enough interest to meet minimum #. Maybe a drop off at town maintenance building (when built)
  - It is our responsibility to our environment to lessen our foot print and encourage recycling to lessen pollution and encourage responsible environmental policies.
  - Many communities include this fee in trash pickup, no more than \$10 extra is adequate
  - Must be part of our community services.
  - Park city has a great recycling center we are happy to use this
  - Rather than cluttering the streets with recycling bins and increasing truck traffic, just put larger recycling dumpsters near City
- Hall and other central locations if necessary.

  - The city should provide this as an incentive to move there, not charge extra.
  - The town could establish it's own recycling center and sell it to a recycler for a profit. The last city where I lived had one and it was located at the public works yard.
  - This is #1 for me
  - This would be excellent
  - Trash pickup once a week/recycling every other week
  - We are there part time so don't want huge fee for recycle
  - Worthwhile investment for Hideout and society in general.
  - Would like to see recycling fees bundles into our HOA dues to encourage more people to recycle. Trashcans are over flowing every week with things that could be recycled.
  - Would pay for single stream pickup

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

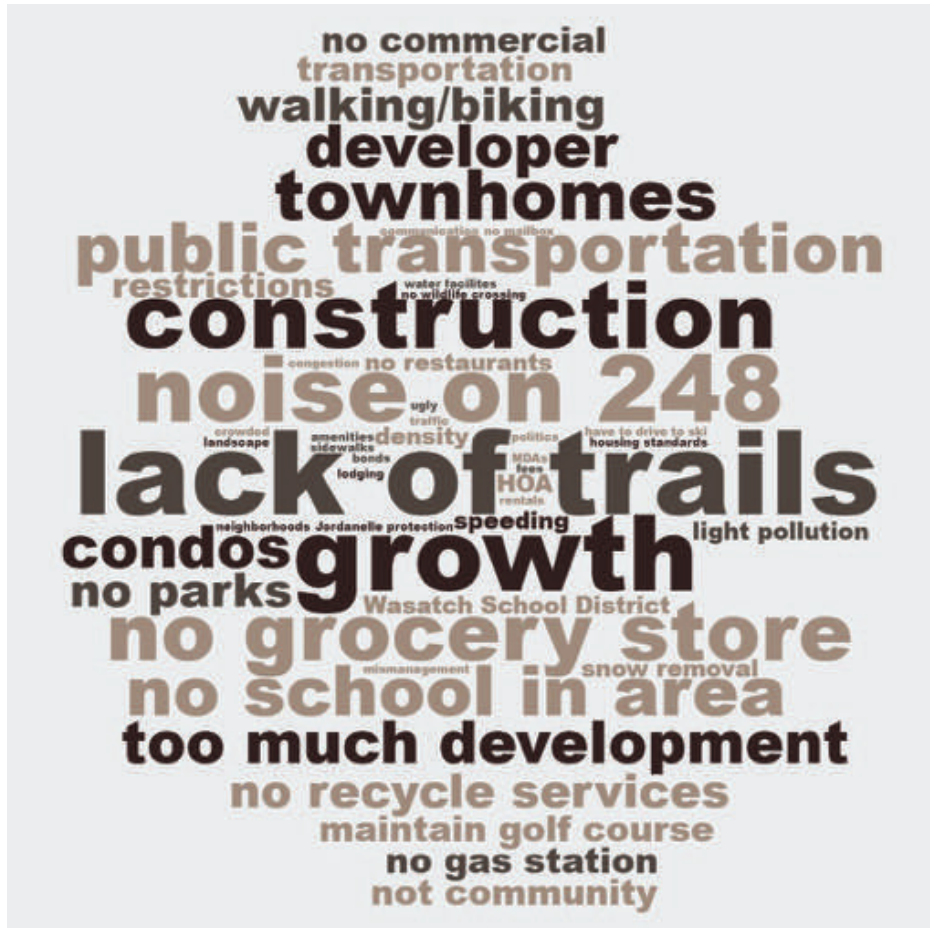


16b. If yes, what services would you be interested in seeing?









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?



## 22. Additional comments and/or concerns?

- Although growth is inevitable and Park City is very unaffordable, it is a shame that there are so many structures going up so quickly. It is ruining precisely what I love about this area; a small town, rural, and open land.
- As the town grows larger and older I don't believe that the one person public works office is going to be able to keep up. Public works should have it's own separate facility located outside the town hall with an office/storage building, an outdoor parking area for heavy equipment and possibly a recycling center. This office would maintain all infrastructure/structural records and project future upgrades for repairing and replacing roads, water/sewer lines and electrical.
- Come up with a festival of some type or a horse event to run in Hideout that is top notch to Garner a Name for Hideout! I would suggest you find a small city in the West (or two) that is AMAZING and Copy it! Look at a successful model City and talk with them. Emulating them is the biggest form of flattery. If Hideout could be like an 'like size' community What city would it be?
- Concerned about the number of new multi family homes being built as it could be a massive eyesore and lower our property values.
- Hideout is a subdivision and not even a fully developed subdivision at that. At best it will always be over shadowed by existing cities in the area.
- Hideout it's a very nice place, but with everything when greed comes into the picture and it's all about money you can take a good thing and ruin it.
- I love it here. Thanks for your service
- Increased density negatively impacting tranquil community
- Let's get connected with neighboring communities and ensure there is better local control by focusing urban development in cities and towns, not counties
- Love the new energy being driven by the new mayor.
- More trails, and walking paths. Currently, most residents have to walk on the road, hazardous with all the construction vehicles.
- Nicer structure at mailboxes, clean up the golf course service area, insist that a construction project continue uninterrupted to completion when it starts. Insist that all roads have curbs. Apply rules and standards uniformly to all.
- No lake access
- Our development is not up to standard like others in PC
- 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.
- Repave roads in Hideout Canyon
- School-Recreation center needed
- Schools need to be one of the most important things considered
- Special resident pricing at golf course
- Thank you for doing this!
- Thank you for soliciting resident input.
- Thank you for this survey and being concerned about our opinions. Keep up the great work!!!
- The beauty is in its simplicity - please don't complicate the community with commercial growth.
- They want to build lots of houses around the city but we need public services
- Thru annexation Hideout should become more contiguous with Park City and potentially join Summit County. Valuable commercial should be annexed. The golf course is a golfer's joke and should be acquired as open space for the town without giving Mustang I believe (owner) 1.25% transfer fee. Put that money into making the property beautiful open space. The course layout is too narrow and hilly to work well for golfers. Look into doing something else with it and the associated valuable transfer fee.
- Unattended construction areas
- Use the cluster organization sections separate from for Sf, townhomes, duplex. This protects property values. Make sure there is careful, planned development-slow is better



22. Additional comments and/or concerns, continued...

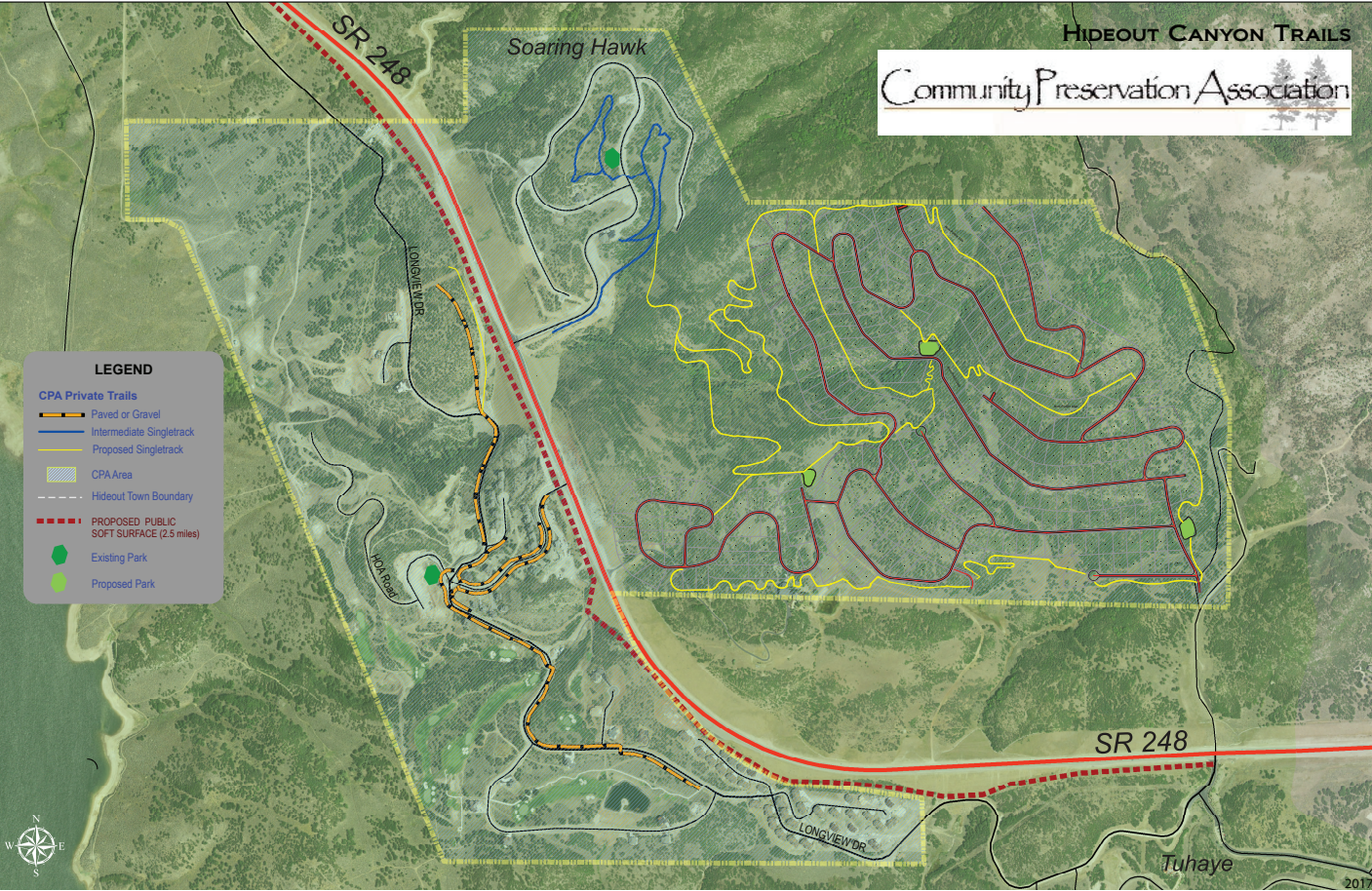
- We are in agreement with the forward-thinking and transparent leadership adopted by our current mayor. We believe this is the only reasonable and defensible approach to our local government. We favor the continuation of this of this style of governing.
- We do most of all the hard work underpaid. We'll never be able to afford these big huge houses. We want to feel like part of this town and wanted here. We need more affordable housing and recreation. We work in park City but we live in Wasatch and do most of our shopping in Wasatch (food). We want to be able to go to parent teacher conferences and not have to drive long (especially in the winter, scary!!). We want to be involved in our kids education. If our kids get sick we have to drive a long way.
- We'd like to see the construction in Soaring Hawk be completed sooner rather than later.



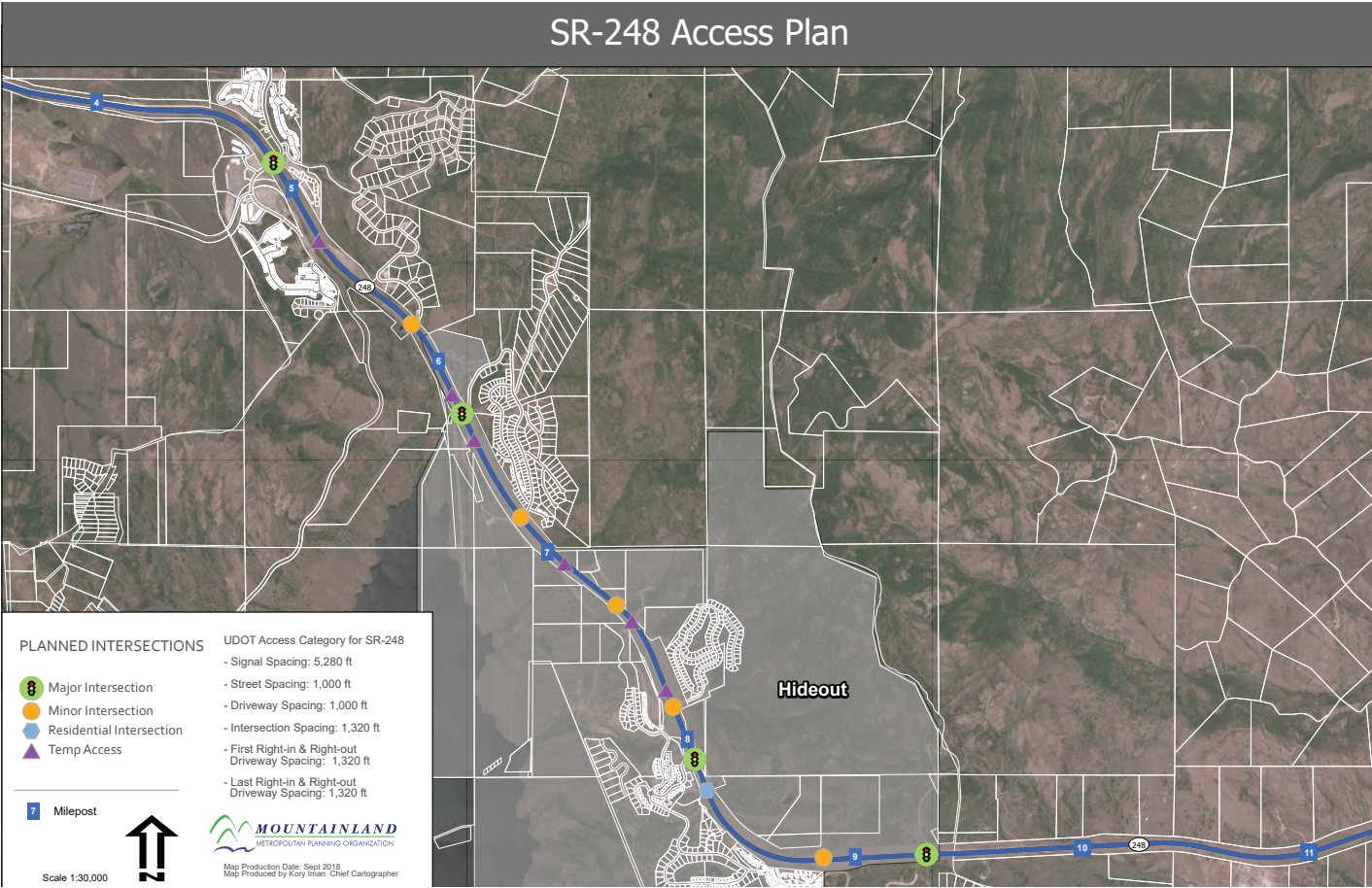
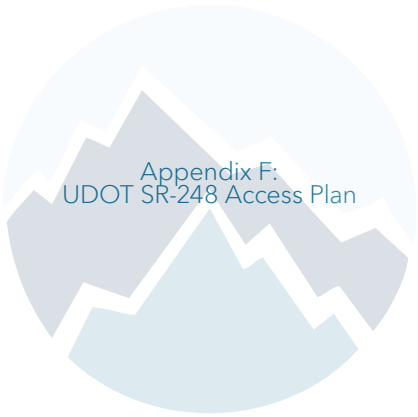
## Appendix D: Hideout Door Count, January 2019

Area	Current Units	Available	New Total
Apartments at Deer Mountain	184	0	184
Deer Springs	0	248	248
Deer Water	0	112	112
Forevermore	4	9	13
Glistening Ridge	9	54	63
Golden Eagle	0	316	316
KLAIM	0	88	88
New Town Center	0	4	4
Overlook Village	23	24	47
Perch (The Settlement)	0	92	92
Plumb	0	4	4
Reflection Lane	1	8	9
Reflection Ridge	0	15	15
Rustler	86	2	88
Shoreline Phase I	8	42	50
Shoreline Phase II	0	103	103
Shoreline Remaining (tentative)	0	547	547
Silver Sky	4	22	26
Soaring Hawk	10	138	148
Vandenakker	0	35	35
Venturi	0	2	2
	329	1865	2194

Appendix E:  
Community Preservation Association Trails  
Master Plan









## Appendix G: DRAFT Cooperative UDOT Agreement for Corridor Preservation

CORRIDOR PRESERVATION ALONG SR-248 FROM SUMMIT/WASATCH COUNTY LINE  
TO SUMMIT/WASATCH COUNTY LINE  
APPROX. MILEPOST 4.52 TO MILEPOST 9.56  
TOWN OF HIDEOUT, UTAH  
Federal ID No.  
WASATCH COUNTY  
Federal ID No.

### COOPERATIVE AGREEMENT

**THIS COOPERATIVE AGREEMENT**, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the UTAH DEPARTMENT OF TRANSPORTATION, hereinafter referred to as "UDOT"; WASATCH COUNTY, a political subdivision of the State of Utah; and the TOWN OF HIDEOUT, a municipal corporation in the State of Utah. When referring to all of the municipal corporations together, they are hereinafter referred to as the "LOCAL JURISDICTIONS".

### RECITALS:

**WHEREAS**, the parties hereto desire to preserve a corridor and establish a traffic signal plan and access control plan along the SR-248 corridor from Summit/Wasatch County Line to Summit/Wasatch County Line (Approx. Milepost 4.52 to Milepost 9.56). The purposes are to facilitate traffic flow, to be in accordance with LOCAL JURISDICTIONS current transportation master plans or general plans, and to be in accordance with UDOT's current Access Management Standards and practices.

**NOW THEREFORE**, it is agreed by and between the parties as follows:

### PART A: CORRIDOR PRESERVATION

1. The current UDOT Highway Access Management Standards Category is "2" along SR-248 from Summit/Wasatch County Line to Summit/Wasatch County Line (Approx. Milepost 4.52 to Milepost 9.56). Category 2 means minimum traffic signal spacing of 5,280 feet, minimum street spacing of 1000 feet, and minimum access spacing of 1,000 feet (except as designated within this agreement). See Map Exhibit "A". Note: Mileposts noted throughout this document are approximated as near as possible to the desired locations.

2. As development occurs and any of the LOCAL JURISDICTIONS believe a change in any of the access categories is necessary, a request shall be submitted to UDOT through the LOCAL JURISDICTIONS, and Rural Planning Organization where appropriate. The request shall include an explanation of the need for the change. A request for reassignment in access category shall not be made solely to accommodate planned growth of an entity, a specific access request, or to allow the permitting of access connections that would otherwise not be permitted. SR-248 as referenced herein is an L/A (limited access) facility and that change of access locations or modifications to existing accesses are not guaranteed and are required to follow the UDOT policy



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and process for access change which includes approval from the Central UDOT right of way director and payment for the appraised value of the change of access.

### PART B: TRAFFIC SIGNAL PLAN AND ACCESS CONTROL

1. All parties will maintain traffic signal, street, and access spacing according to this agreement.
2. UDOT, as part of this corridor and access control agreement, requires the following conditions/requirements be met and maintained:

A. Offsetting of existing and future streets is not encouraged. The streets should access SR-248 at 90 degree angles and line up across the intersection. Should there be a need for any variation from this standard, an allowable skew of no greater than 15 degrees will be accepted.

B. Every effort possible should be made for existing non street accesses onto SR-248 to be combined and access made to internal roadway systems in the development, and not directly onto SR-248 in accordance with LOCAL JURISDICTIONS master street plans. This is to help facilitate the traffic flow onto SR-248 by limiting access onto SR-248 from roadway systems and not individual accesses. Access category 2 requirements should be met.

C. If existing UDOT roadway right of ways, including easements, are proposed to be used by new developments for the construction of acceleration/deceleration lanes; additional property will be required to be dedicated to UDOT so as to preserve right of way for future UDOT projects such as roadway widening, shoulders, drainage features, etc. The proposed SR-248 typical roadway cross section is shown as Exhibit B for illustrative purposes.

D. The LOCAL JURISDICTIONS should have all buildings and other similar vertical permanent improvements set back 30 feet from the existing ROW line or perpetual easement line to facilitate future widening of SR-248 and to protect historic drainage features such as ditches/drainage canals, etc. See Exhibit B.



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3. The following major intersection locations are identified as existing, warranted, or potential traffic signal locations along SR-248:

- A. Brown's Canyon Road/Jordanelle Parkway  
Milepost 4.84 STA 112+54 (Proposed)
- B. Deer Mountain Blvd.  
Milepost 6.22 STA 185+25 (Proposed)
- C. North Hideout Trail / City Center  
Milepost 8.08 STA 283+29 (Proposed)
- D. Tuhaye Park Dr. /49051  
Milepost 9.31 STA 348+17 (Proposed)

4. Proposed traffic signals listed in #3 above will not be installed unless warranted and approved by UDOT. It may be necessary to restrict certain types of traffic movements at any intersection or access in order to maintain traffic flow and improve safety through the corridor.

5. The Town of Hideout and Wasatch County has proposed the following additional access locations/types at or near the 1000' spacing. Any modifications to existing accesses would need to submit proof of the modified L/A line break:

A. Minor Intersections:

- a) W Carving Edge Ct  
Milepost 5.24 STA 133+65 (This one goes away once the connection at Jordanelle Parkway is complete).
- b) North Deer Canyon Drive  
Milepost 5.79 STA 162+32
- c) Deer Mountain Blvd.  
Milepost 6.78 STA 214.92
- d) Un-named dirt driveway  
Milepost 7.31 STA 242+92  
(See Utility/Temp Access "e" below).
- e) Soaring Hawk Lane  
Milepost 7.85 STA 271+00

3



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- f) Un-named dirt road  
Milepost 8.87 STA 324+91  
Currently utility emergency fire access

B. Residential Intersections and Pedestrian Crossing:

- a) Single Pedestrian Crossing  
Milepost 6.0 to 6.2 STA 173+57 to STA 184+13 (Future location and type (over or under) to be determined within these mileposts).
- b) Un-named paved driveway  
Milepost 8.21 STA 290+26

C. Utility/Temp Accesses

- a) UDOT Detention Pond Access  
Milepost 5.84 STA 165+13
- b) Utility Access - Gas/Sewer  
Milepost 6.15 STA 181+49
- c) Utility Access  
Milepost 6.39 STA 194+17  
Temporary access – to be re-aligned to Milepost 6.22 STA 185+25 Deer Mountain Boulevard in future with development at this location.
- d) Utility Access  
Milepost 7.03 STA 228+00
- e) SR-248 Access (Open Permit)  
Milepost 7.41 STA 247+92 (To be realigned to Milepost 7.31 STA 242+92 see minor intersection "d" above.)
- f) Utility Access  
Milepost 7.77 STA 267+00

4



CORRIDOR PRESERVATION ALONG SR-248 FROM SUMMIT/WASATCH COUNTY LINE  
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- 6. Segments of the highway which are currently designated as No Access, Limited Access or Regular Right-of-Way are unchanged by this Agreement. For any issues not anticipated in this agreement, UDOT, Wasatch County and the Town of Hideout will work together for a resolution in compliance with Utah Administrative Code R930-6. If Utah Administrative Code R930-6 changes, this Agreement shall remain in effect unless amended in writing and signed by each of the parties.
- 7. Exhibit A shows the SR-248 corridor referencing the category type and existing and proposed signal locations.
- 8. In the event there are proposed changes in the provisions covered by the Agreement, a modification to this Agreement approved in writing by all parties is required to place them into effect.
- 9. The failure of any party to insist upon compliance of any of the terms, conditions or remedies provided in this Agreement, will not release other parties from obligations in this Agreement.
- 10. Each Party represents that it has the authority to enter into this Agreement.
- 11. If any provision or part of a provision of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision.
- 12. This Agreement shall not confer rights, obligations or benefits on third parties.



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IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized offices as of the day and year first above written.

ATTEST:

TOWN OF HIDEOUT  
Municipal Corporation in the State of  
Utah

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

(IMPRESS SEAL)

ATTEST:

WASATCH COUNTY  
Municipal Corporation of the State of  
Utah

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

(IMPRESS SEAL)





CORRIDOR PRESERVATION ALONG SR-248 FROM SUMMIT/WASATCH COUNTY LINE  
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RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_ By: \_\_\_\_\_  
Region Two Traffic Operations Engineer Region Two Director  
Date: \_\_\_\_\_ Date: \_\_\_\_\_

APPROVED AS TO FORM;

This form Agreement has been previously  
approved as to form by the office of Legal  
Counsel for the Utah Department of  
Transportation

COMPTROLLER OFFICE

By: \_\_\_\_\_  
Contract Administrator  
Date: \_\_\_\_\_



## Appendix H: 2017 Hideout Drinking Water Report

### Annual Drinking Water Quality Report Hideout Town Water System 2017

We're pleased to present to you this year's Annual Drinking Water Quality Report. This report is designed to inform you about the quality of the water and services we deliver to you every day. Our constant goal is to provide you with a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. Our water source have been determined to be from surface water sources. Our water source is purchased from Jordanelle Special Service District (26086).

The Drinking Water Source Protection Plan for Hideout Town is available for your review. It contains information about source protection zones, potential contamination sources and management strategies to protect our drinking water. Our sources have been determined to have a low level of susceptibility from potential contamination. We have also developed management strategies to further protect our sources from contamination. Please contact us if you have questions or concerns about our source protection plan.

There are many connections to our water distribution system. When connections are properly installed and maintained, the concerns are very minimal. However, unapproved and improper piping changes or connections can adversely affect not only the availability, but also the quality of the water. A cross connection may let polluted water or even chemicals mingle into the water supply system when not properly protected. This not only compromises the water quality but can also affect your health. So, what can you do? Do not make or allow improper connections at your homes. Even that unprotected garden hose lying in the puddle next to the driveway is a cross connection. The unprotected lawn sprinkler system after you have fertilized or sprayed is also a cross connection. When the cross connection is allowed to exist at your home, it will affect you and your family first. If you'd like to learn more about helping to protect the quality of our water, call us for further information about ways you can help.

This report shows our water quality and what it means to you our customer.

If you have any questions about this report or concerning your water utility, please contact Rick Gines at 435-640-5722. We want our valued customers to be informed about their water utility. If you want to learn more, please attend any of our regularly scheduled meetings. Please contact our office for meeting times and locations.

Hideout Town routinely monitors for constituents in our drinking water in accordance with the Federal and Utah State laws. The following table shows the results of our monitoring for the period of January 1<sup>st</sup> to December 31<sup>st</sup>, 2017. All drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some constituents. It's important to remember that the presence of these constituents does not necessarily pose a health risk.

In the following table you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:



**Non-Detects (ND)** - laboratory analysis indicates that the constituent is not present.

**ND/Low - High** - For water systems that have multiple sources of water, the Utah Division of Drinking Water has given water systems the option of listing the test results of the constituents in one table, instead of multiple tables. To accomplish this, the lowest and highest values detected in the multiple sources are recorded in the same space in the report table.

**Parts per million (ppm) or Milligrams per liter (mg/l)** - one part per million corresponds to one minute in two years or a single penny in \$10,000.

**Parts per billion (ppb) or Micrograms per liter (ug/l)** - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

**Parts per trillion (ppt) or Nanograms per liter (nanograms/l)** - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.

**Picocuries per liter (pCi/L)** - picocuries per liter is a measure of the radioactivity in water.

**Nephelometric Turbidity Unit (NTU)** - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

**Action Level (AL)** - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

**Maximum Contaminant Level (MCL)** - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal (MCLG)** - The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**Date**- Because of required sampling time frames i.e. yearly, 3 years, 4 years and 6 years, sampling dates may seem out-dated.

**Waivers (W)**- Because some chemicals are not used or stored in areas around drinking water sources, some water systems have been given waivers that exempt them from having to take certain chemical samples, these waivers are also tied to Drinking Water Source Protection Plans.

TEST RESULTS							
Contaminant	Violatio n Y/N	Level Detected ND/Low- High	Unit Measurement	MCLG	MCL	Date Sampled	Likely Source of Contamination
<b>Microbiological Contaminants</b>							
Total Coliform Bacteria	N	0	N/A	0	5	2017	Naturally present in the environment
Fecal coliform and <i>E.coli</i>	N		N/A	0	If a routine sample and repeat sample are total coliform positive, and one is also fecal coliform or <i>E.coli</i> positive	2017	Human and animal fecal waste
Turbidity for Surface Water	N	0.14-0.27	NTU	0	0.3	2017	Soil Runoff  (highest single measurement & the lowest monthly percentage of samples meeting the turbidity limits)
<b>Inorganic Contaminants</b>							
Antimony	N	0-5.6	ppb	6	6	2017	Discharge from petroleum refineries; fire retardants;



							ceramics; electronics; solder
Arsenic	N	2.1-3.8	ppb	0	10	2017	Erosion of natural deposits; runoff from orchards; runoff from glass and electronics production wastes
Barium	N	0.012-0.263	ppm	2	2	2017	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Carbon, Total Organic (TOC)	Y	0-0.5	ppm	0	0	2017	Naturally present in environment
Copper a. 90% results b. # of sites that exceed the AL	N	a.0.006 b.0	ppm	1.3	AL=1.3	2016	Corrosion of household plumbing systems; erosion of natural deposits
Fluoride	N	0-0.4	ppm	4	4	2017	Erosion of natural deposits; water additive which promotes strong teeth; discharge from fertilizer and aluminum factories
Lead a. 90% results b. # of sites that exceed the AL	N	a. 0 b.0	ppb	0	AL=15	2016	Corrosion of household plumbing systems; erosion of natural deposits
Nitrate (as Nitrogen)	N	0-0.482	ppm	10	10	2017	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits
Selenium	N	0-4.7	ppb	50	50	2017	Discharge from petroleum and metal refineries; erosion of natural deposits; discharge from mines
Sodium	N	10.3-42.5	ppm	500	None	2017	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills
Sulfate	N	9-254.77	ppm	1000	1000	2017	Erosion of natural deposits; discharge from refineries and factories; runoff from landfills, runoff from cropland
TDS (Total Dissolved solids)	N	168-524	ppm	2000	2000	2017	Erosion of natural deposits
<b>Disinfection By-products</b>							
TTHM [Total trihalomethanes]	N	8-14.7	ppb	0	80	2017	By-product of drinking water disinfection
Halooacetic Acids	N	3.1-3.4	ppb	0	60	2017	By-product of drinking water disinfection
<b>Radioactive Contaminants</b>							
Alpha emitters	N	0	pCi/l	0	15	2017	Erosion of natural deposits
Radium 228	N	0.34-0.42	pCi/l	0	5	2017	Erosion of natural deposits
<b>Synthetic Organic Contaminants including Pesticides and Herbicides (If Water System has been issued waivers for these samples then this table can be deleted from the report).</b>							
<b>Volatile Organic Contaminants</b>							
Ethylbenzene	N	0-1.1	ppb	700	700	2017	Discharge from petroleum refineries
Xylenes	N	0-0.01	ppb	10000	10000	2017	Discharge from petroleum factories; discharge from



							chemical factories
--	--	--	--	--	--	--	--------------------

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Hideout Town is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

We periodically monitor for a Chlorine Residual in the distribution system to meet all regulatory requirements. In quarter two of 2017 we failed to take the required samples. Testing for a Chlorine Residual is used to ensure that the public is provided with safe drinking water. This violation does not necessarily pose a health risk. We have reviewed why we failed to take the required samples and will take steps to ensure that it will not happen again.

All sources of drinking water are subject to potential contamination by constituents that are naturally occurring or manmade. Those constituents can be microbes, organic or inorganic chemicals, or radioactive materials. All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

MCLs are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care providers about drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

We at Hideout Town work around the clock to provide top quality water to every tap. We ask that all our customers help us protect our water sources, which are the heart of our community, our way of life and our children's future.



Hideout Town  
405 South Main  
Salt Lake City, Utah 84111

June 15, 2018

Colt Smith  
CCR Compliance  
Division of Drinking Water  
P.O. Box 144830  
Salt Lake City, Utah 84114-4830

Dear Mr. Smith:

Subject: Consumer Confidence Report for Hideout Town # 26100.

Enclosed is a copy of Hideout Town Consumer Confidence Report. It contains the water quality information for our water system for the calendar year 2017 or the most recent sample data.

We have delivered this report to our customers by mailing it directly to each customer.

If you have any questions, please contact me at Hideout Town 435-640-5722.

Sincerely,

Rick Gines  
Hideout Town





# Appendix I: United States Forest Service Trail Class Matrix



## Trail Class Matrix

Trail Classes are general categories reflecting trail development scale, arranged along a continuum. The Trail Class identified for a National Forest System (NFS) trail prescribes its development scale, representing its intended design and management standards.<sup>1</sup> Local deviations from any Trail Class descriptor may be established based on trail-specific conditions, topography, or other factors, provided that the deviations do not undermine the general intent of the applicable Trail Class.

Identify the appropriate Trail Class for each National Forest System trail or trail segment based on the management intent in the applicable land management plan, travel management direction, trail-specific decisions, and other related direction. Apply the Trail Class that most closely matches the management intent for the trail or trail segment, which may or may not reflect the current condition of the trail.

Trail Attributes	Trail Class 1 Minimally Developed	Trail Class 2 Moderately Developed	Trail Class 3 Developed	Trail Class 4 Highly Developed	Trail Class 5 Fully Developed
<b>Tread &amp; Traffic Flow</b>	<ul style="list-style-type: none"> <li>Tread intermittent and often indistinct</li> <li>May require route finding</li> <li>Single lane with no allowances constructed for passing</li> <li>Predominantly native materials</li> </ul>	<ul style="list-style-type: none"> <li>Tread continuous and discernible, but narrow and rough</li> <li>Single lane with minor allowances constructed for passing</li> <li>Typically native materials</li> </ul>	<ul style="list-style-type: none"> <li>Tread continuous and obvious</li> <li>Single lane, with allowances constructed for passing where required by traffic volumes in areas with no reasonable passing opportunities available</li> <li>Native or imported materials</li> </ul>	<ul style="list-style-type: none"> <li>Tread wide and relatively smooth with few irregularities</li> <li>Single lane, with allowances constructed for passing where required by traffic volumes in areas with no reasonable passing opportunities available</li> <li>Double lane where traffic volumes are high and passing is frequent</li> <li>Native or imported materials</li> <li>May be hardened</li> </ul>	<ul style="list-style-type: none"> <li>Tread wide, firm, stable, and generally uniform</li> <li>Single lane, with frequent turnouts where traffic volumes are low to moderate</li> <li>Double lane where traffic volumes are moderate to high</li> <li>Commonly hardened with asphalt or other imported material</li> </ul>
<b>Obstacles</b>	<ul style="list-style-type: none"> <li>Obstacles common, naturally occurring, often substantial and intended to provide increased challenge</li> <li>Narrow passages; brush, steep grades, rocks and logs present</li> </ul>	<ul style="list-style-type: none"> <li>Obstacles may be common, substantial, and intended to provide increased challenge</li> <li>Blockages cleared to define route and protect resources</li> <li>Vegetation may encroach into trailway</li> </ul>	<ul style="list-style-type: none"> <li>Obstacles may be common, but not substantial or intended to provide challenge</li> <li>Vegetation cleared outside of trailway</li> </ul>	<ul style="list-style-type: none"> <li>Obstacles infrequent and insubstantial</li> <li>Vegetation cleared outside of trailway</li> </ul>	<ul style="list-style-type: none"> <li>Obstacles not present</li> <li>Grades typically &lt; 8%</li> </ul>

10/16/2008

Trail Attributes Instructional Features & Trail Elements	Trail Class 1 Minimally Developed	Trail Class 2 Moderately Developed	Trail Class 3 Developed	Trail Class 4 Highly Developed	Trail Class 5 Fully Developed
	<ul style="list-style-type: none"> <li>Structures minimal to non-existent</li> <li>Drainage typically accomplished without structures</li> <li>Natural fords</li> <li>Typically no bridges</li> </ul>	<ul style="list-style-type: none"> <li>Structures of limited size, scale, and quantity; typically constructed of native materials</li> <li>Structures adequate to protect trail infrastructure and resources</li> <li>Natural fords</li> <li>Bridges as needed for resource protection and appropriate access</li> </ul>	<ul style="list-style-type: none"> <li>Structures may be common and substantial; constructed of imported or native materials</li> <li>Bridges as needed for resource protection and appropriate access</li> </ul>	<ul style="list-style-type: none"> <li>Structures frequent and substantial; typically constructed of imported materials</li> <li>Constructed or natural fords</li> <li>Bridges as needed for resource protection and user convenience</li> <li>Trailside amenities may be present</li> </ul>	<ul style="list-style-type: none"> <li>Structures frequent or continuous; typically constructed of imported materials</li> <li>May include bridges, boardwalks, curbs, handrails, trailside amenities, and similar features</li> </ul>
<b>Signs<sup>2</sup></b>	<ul style="list-style-type: none"> <li>Route identification signing limited to junctions</li> <li>Route markers present when trail location is not evident</li> <li>Regulatory and resource protection signing infrequent</li> <li>Destination signing, unless required, generally not present</li> <li>Information and interpretive signing generally not present</li> </ul>	<ul style="list-style-type: none"> <li>Route identification signing limited to junctions</li> <li>Route markers present when trail location is not evident</li> <li>Regulatory and resource protection signing infrequent</li> <li>Destination signing typically infrequent outside of wilderness; generally not present in wilderness</li> <li>Information and interpretive signing not common</li> </ul>	<ul style="list-style-type: none"> <li>Route identification signing at junctions and as needed for user reassurance</li> <li>Route markers as needed for user reassurance</li> <li>Regulatory and resource protection signing may be common</li> <li>Destination signing likely outside of wilderness; generally not present in wilderness</li> <li>Information and interpretive signs may be present outside of wilderness</li> <li>Accessibility information likely displayed at trailhead</li> </ul>	<ul style="list-style-type: none"> <li>Route identification signing at junctions and as needed for user reassurance</li> <li>Route markers as needed for user reassurance</li> <li>Regulatory and resource protection signing common</li> <li>Destination signing common outside of wilderness; generally not present in wilderness</li> <li>Information and interpretive signs may be common outside of wilderness</li> <li>Accessibility information likely displayed at trailhead</li> </ul>	<ul style="list-style-type: none"> <li>Route identification signing at junctions and for user reassurance</li> <li>Route markers as needed for user reassurance</li> <li>Regulatory and resource protection signing common</li> <li>Destination signing common</li> <li>Information and interpretive signs common</li> <li>Accessibility information likely displayed at trailhead</li> </ul>
<b>Typical Recreation Environments &amp; Experience<sup>3</sup></b>	<ul style="list-style-type: none"> <li>Natural, unmodified</li> <li>ROS: Typically Primitive to Roaded Natural</li> <li>WROS: Typically Primitive to Semi-Primitive</li> </ul>	<ul style="list-style-type: none"> <li>Natural, essentially unmodified</li> <li>ROS: Typically Primitive to Roaded Natural</li> <li>WROS: Typically Primitive to Semi-Primitive</li> </ul>	<ul style="list-style-type: none"> <li>Natural, primarily unmodified</li> <li>ROS: Typically Primitive to Roaded Natural</li> <li>WROS: Typically Semi-Primitive to Transition</li> </ul>	<ul style="list-style-type: none"> <li>May be modified</li> <li>ROS: Typically Semi-Primitive to Roaded Natural to Rural setting</li> <li>WROS: Typically Portal or Transition</li> </ul>	<ul style="list-style-type: none"> <li>May be highly modified</li> <li>Commonly associated with visitor centers or high-use recreation sites</li> <li>ROS: Typically Roaded Natural to Urban</li> <li>Generally not present in Wilderness</li> </ul>

<sup>1</sup>For National Quality Standards for Trails, Potential Appropriateness of Trail Classes for Managed Uses, Design Parameters, and other related guidance, refer to FSM 2353, FSH 2309.18, and other applicable agency references.

<sup>2</sup>For standards and guidelines for the use of signs and posters along trails, refer to the Sign and Poster Guidelines for the Forest Service (EM-7100-15).

The Trail Class Matrix shows the combinations of Trail Class and Recreation Opportunity Spectrum (ROS) or Wilderness Recreation Opportunity Spectrum (WROS) settings that commonly occur, although trails in all Trail Classes may and do occur in all settings. For guidance on the application of the ROS and WROS, refer to FSM 2310 and 2353 and FSH 2309.18.

Appendix J: Noxious Weed Control

The Wasatch County Noxious Weed Control Department has the following equipment available to residents to use on their own properties (not for commercial use) to aid in the control of noxious weeds. Availability limited, please call to reserve (435) 657-3298

Trailer:

The trailer sprayer is equipped with a 100 Gallon Tank with a Honda motor, a 50 ft. hose and gun to spot spray. This trailer also has a boom buster on the back able to spray 22 ft. swath.



ATV Tank:

The 4 wheeler tank sits on the back of your 4-wheeler. It is equipped with an electric motor, a 25 gallon tank, a spray gun and has a boom on the back capable of spraying a 20 ft. swath.



UTV Tank:

The UTV Tank sits in the back of a UTV or truck. It is equipped with an electric motor, 50 gallon tank, a spray gun, and has a boom on the back capable of spraying a ft. swath.



Backpack Sprayer:

The back pack sprayers are 4 gallons in size. They have a hand pump to pump up the pressure with a hand gun for spot spraying.



Appendix K: State Declared Noxious Weeds

Class 1A: Early Detection Rapid Response (EDRR)

Watch List Declared noxious and invasive weeds not native to the state of Utah and not known to exist in the State that pose a serious threat to the state and should be considered as a very high priority.

Common Name	Scientific Name
Common crupina	Crupina vulgaris
Africa rue	Peganum harmala
Small bugloss	Anchusa arvensis
Mediterranean sage	Salvia aethiopis
Spring millet	Milium vernale
Syrian beancaper	Zygophyllum fabago
Ventenata (North Africa grass)	Venenata dubia
Plumeless thistle	Carduus acanthoides
Malta starthistle	Centaurea melitensis

Class 1B: Early Detection Rapid Response (EDRR)

Declared noxious and invasive weeds not native to the State of Utah that are known to exist in the state in very limited populations and pose a serious threat to the state and should be considered as a very high priority.

Common Name	Scientific Name
Camelthorn	Alhagi maurorum
Garlic mustard	Alliaria petiolata
Purple starthistle	Centaurea calcitrapa
Goatsrue	Galega officinalis
African mustard	Brassica tournefortii
Giant reed	Arundo donax
Japanese knotweed	Polygonum cuspidatum
Blueweed (Vipers bugloss)	Echium vulgare
Elongated mustard	Brassica elongata
Common St. Johnswort	Hypericum perforatum
Oxeye daisy	Leucanthemum vulgare
Cutleaf vipergrass	Scorzonera laciniata

## Class 2: (Control)

Declared noxious and invasive weeds not native to the state of Utah that pose a threat to the state and should be considered a high priority for control. Weed listed in the control list are known to exist in varying populations throughout the state. The concentration of these weeds is at a level where control or eradication may be possible.

Common Name	Scientific Name
Leafy spurge	Euphorbia esula
Medusahead	Taeniatherum caput-medusae
Rush skeletonweed	Chondrilla juncea
Spotted Knapweed	Centaurea stoebe
Purple loosestrife	Lythrum salicaria
Squarrose knapweed	Centaurea virgate
Dyers woad	Isatis tinctoria
Yellow Starthistle	Centaurea solstitialis
Yellow toadflax	Linaria vulgaris
Diffuse knapweed	Centaurea diffusa
Black henbane	Hyoscyamus niger
Dalmation toadflax	Linaria dalmatica

## Class 3: (Containment)

Declared noxious and invasive weeds not native to the State of Utah that are widely spread. Weeds listed in the containment noxious weeds list are known to exist in various populations throughout the state. Weed control efforts may be directed at reducing or eliminating new or expanding weed populations throughout the state. Known and established weed populations, as determined by the weed control authority, may be managed by any approved weed control methodology, as determined by the weed control authority. These weeds pose a threat to the agricultural industry and agricultural products.

Common Name	Scientific Name
Russian knapweed	Acroptilon repens
Houndstounge	Cynoglossum officinale
Perennial pepperweed (Tall whitetop)	Lepidium latifolium
Phragmites (Common reed)	Phragmites australis ssp.
Tamarisk (Saltcedar)	Tamarix Ramosissima
Hoary cress	Cardaria ssp.
Canada thistle	Cirsium arvense
Poison hemlock	Conium maculatum
Musk thistle	Carduus nutans
Quackgrass	Elymus repens
Jointed goatgrass	Aegilops cylindrica
Bermudagrass	Cynodon dactylon
Perennial Sorghum spp.	Sorghum halepense
(Sorghum halepense) and	Sorghum almum
Scotch thistle (Cotton thistle)	Onopordum acanthium



Field bindweed (Wild Morning-glory)	Convolvulus spp.
Puncturevine (Goathead)	Tribulus terrestris

## Class 4: (Prohibited)

Declared noxious and invasive weeds, not native to the state of Utah, that pose a threat to the state through the retail sale or propagation in the nursery and greenhouse industry. Prohibited noxious weeds are annual, biennial, or perennial plants that the commissioner designates as having the potential or are known to be detrimental to human or animal health, the environment, public roads, crops, or other property.

Common Name	Scientific Name
Cogongrass (Japanese blood grass)	Imperata cylindrica
Myrtle spurge	Euphorbia myrsinites
Dames Rocket	Hesperis matronalis
Scotch broom	Cytisus scoparius
Russian olive	Elaeagnus angustifolia

Each county in Utah may have different priorities regarding specific State designated Noxious Weeds and is therefore able to reprioritize these weeds for their own needs.

