HIDEOUT, UTAH
PLANNING CHARRETTE
September 21, 2022
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the following Planning Charrette session is scheduled for **Wednesday, September 21 at 12:00 p.m.**

The purpose of this notice is to maintain public transparency by the Hideout Council and Hideout Planning Commission who may have a quorum in attendance, although no formal decisions or action will be made.
The public is invited to participate via Zoom electronic communication.

There will not be a physical anchor site for this session.

Join Zoom Meeting by web or app:
https://us02web.zoom.us/j/4356594739

or Dial by Phone:

1-669-900-3833
Meeting ID: 435 659 4739

ELECTRONIC ONLY – NO ACCOMMODATION FOR IN-PERSON ATTENDANCE

Public Meeting

12:00 PM

    I.   Call to Order

         1.   No Anchor Site Determination Letter

    II.   Agenda Items

         1.   Discussion and input regarding community vision for land use within Hideout town boundaries

    III. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL
10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739
Posted 9/20/2022

September 11, 2022

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 16.56% of those tested since September 8, 2022. The seven-day number of positive cases has been, on average, 335 per day since September 9, 2022.

This meeting will not have a physical anchor location. All participants will connect remotely.

Interested parties may join by dialing in as follows:

Meeting URL: https://zoom.us/j/4356594739
To join by telephone dial: US: +1 408-638-0986
Meeting ID: 4356594739

This determination will expire in 30 days on October 11, 2022.
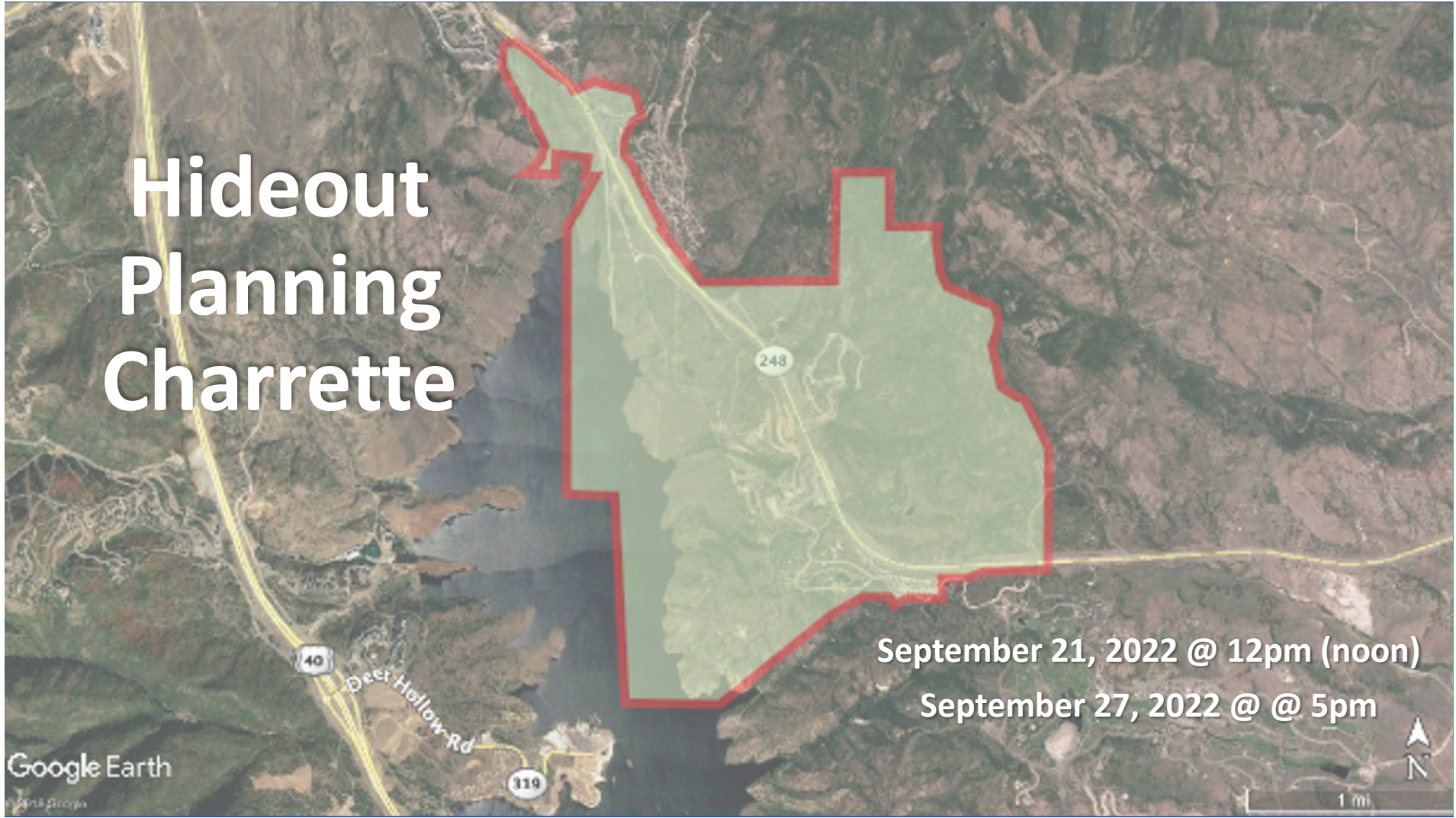
BY:

_____
Phil Rubin, Mayor

ATTEST:

_____
Alicia Fairbourne, Town Clerk

Hideout Planning Charrette

September 21, 2022 @ 12pm (noon)

September 27, 2022 @ @ 5pm

What is a Charrette?

The word *charrette* may refer to any collaborative process by which a group of designers draft a solution to a design problem, and in a broader sense can be applied to the development of public policy through dialogue between decision-makers and stakeholders.
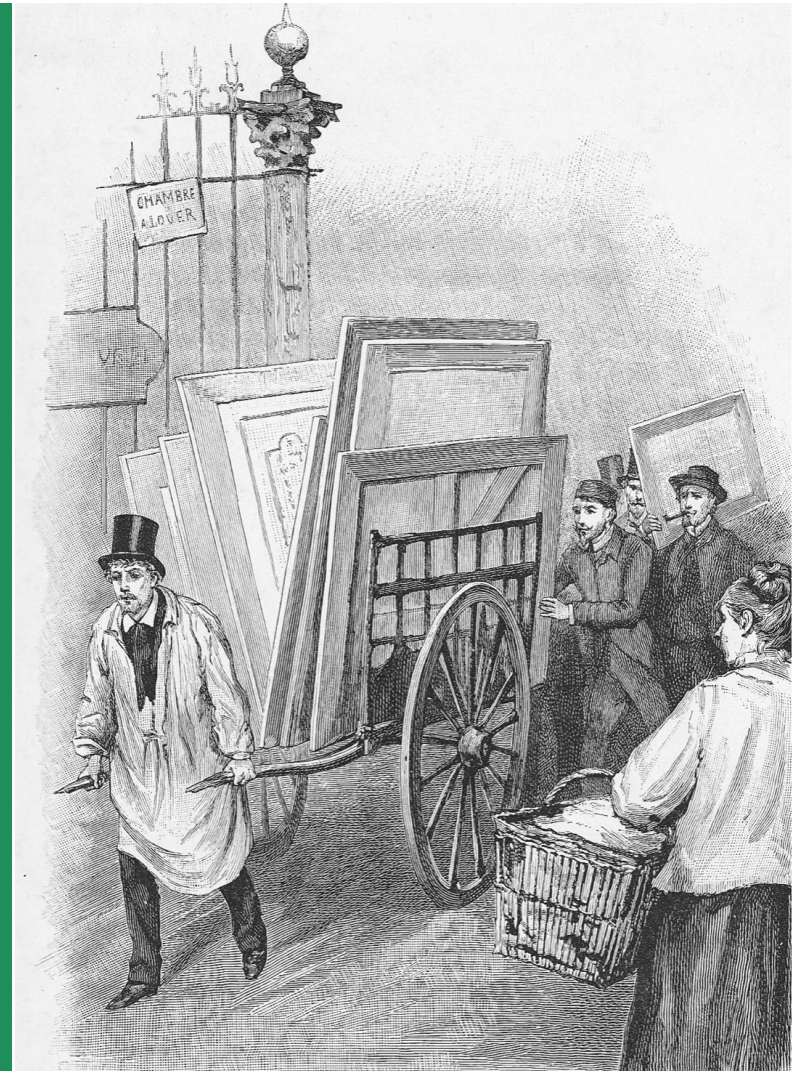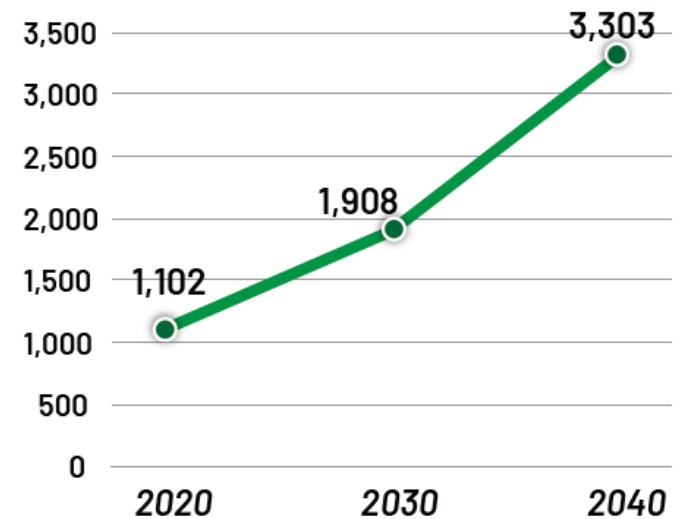
Hideout Today – By the Numbers

- Population: +/-1,100

Population by Age and Gender, 2019

Town of Hideout Population (2019)
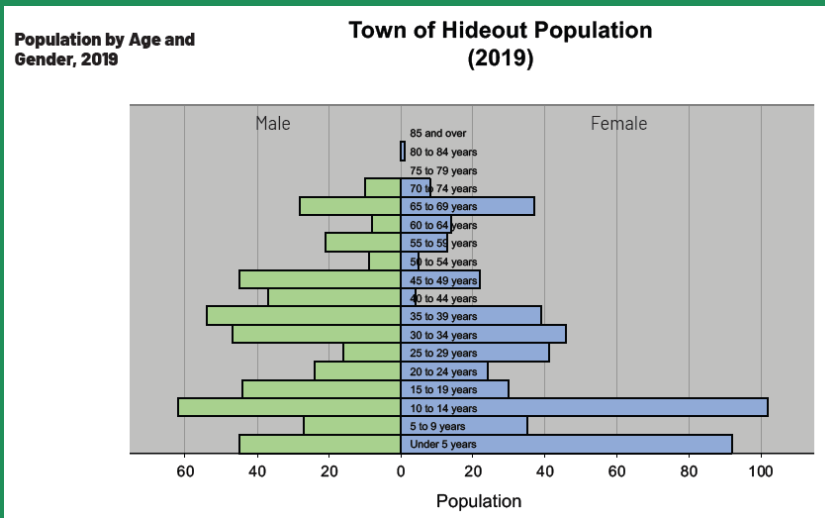
The Town has grown quickly over the past decade and is expected to continue to grow at a rapid pace over the next 20 years – about 73% per decade. This rapid rate of growth is estimated to triple the Town's population in only 20 years.
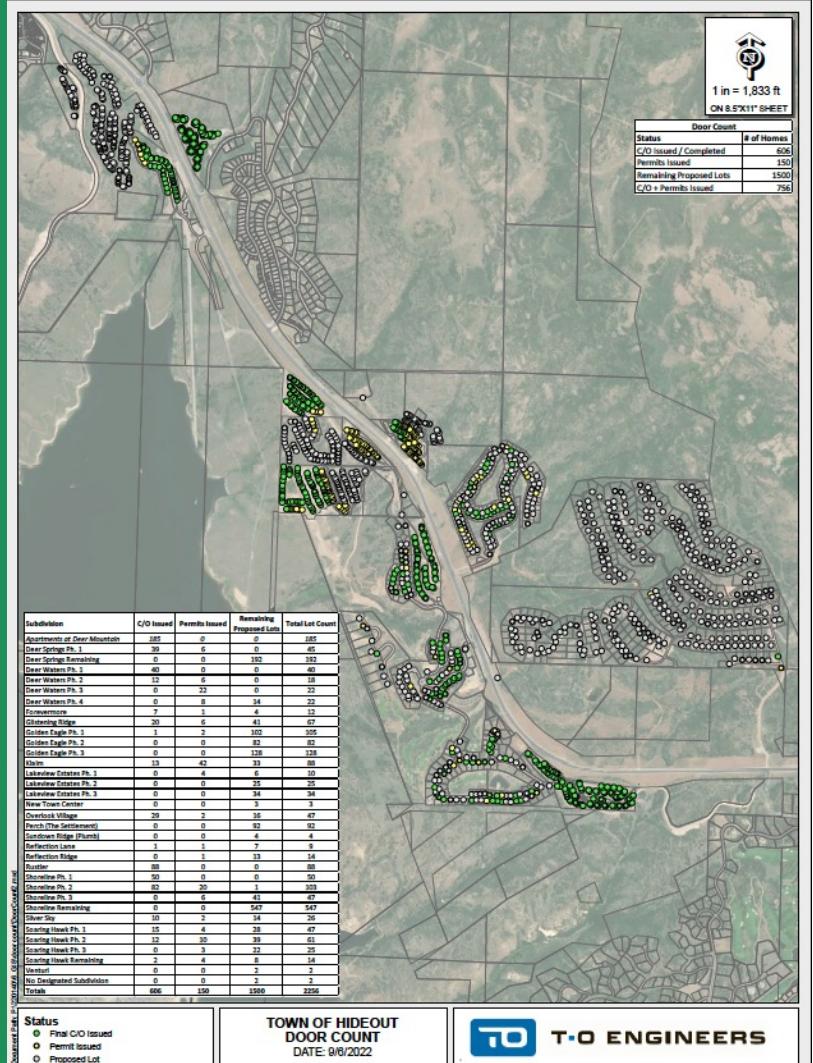
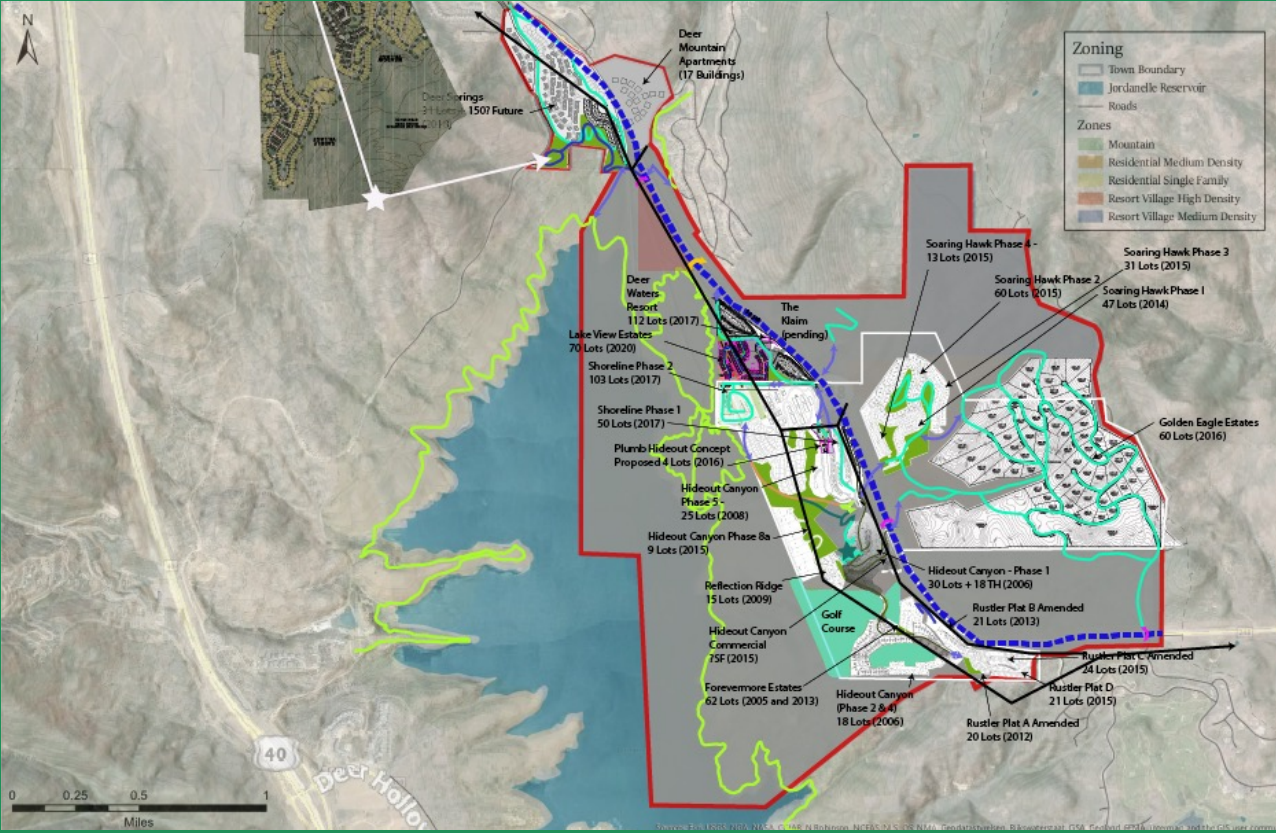**Projected Population Growth, 2020-2040**

Hideout Today – By the Numbers

- Total housing units: +/-850 units
  (including +/- 250 units in Deer Mountain Apartments)
  +/- 2,500 acres

Door Count	
Status	**# of Homes**
C/O Issued / Completed	606
Permits Issued	150
Remaining Proposed Lots	1500
C/O + Permits Issued	756

Approved Development to Date

2019 Hideout General Plan

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 accentuating 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 transportation options.

16

2019 Hideout General Plan

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.

Moving Forward Requires a Collaborative Partnership Approach
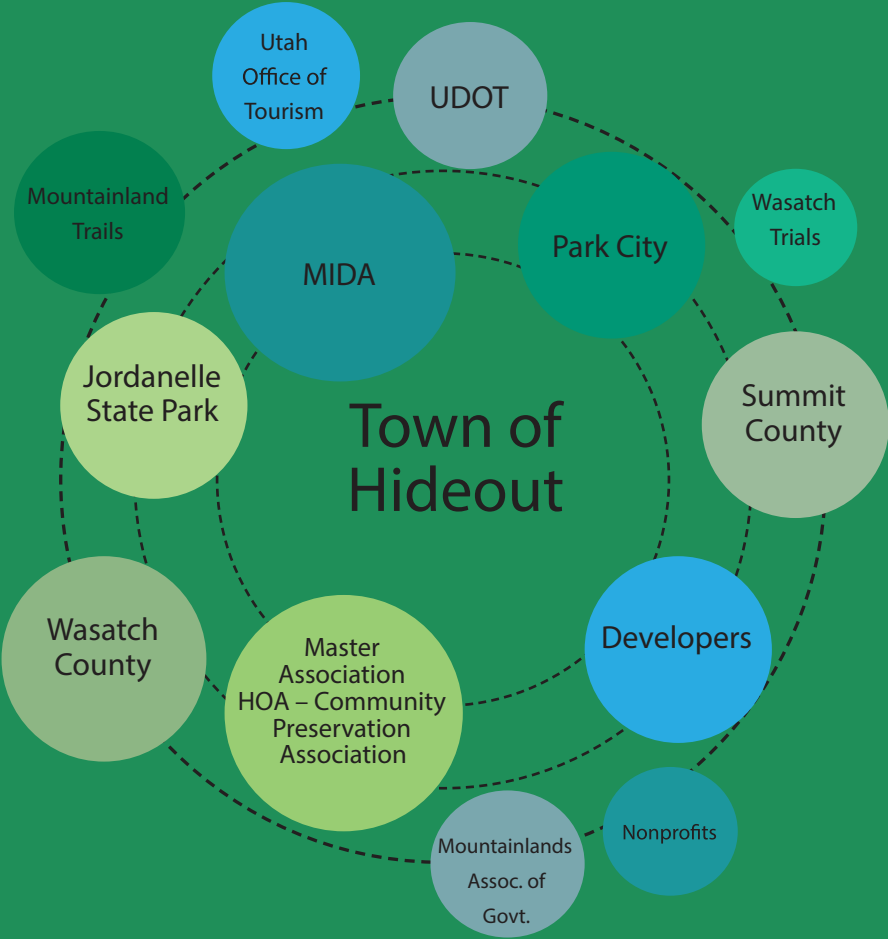
2020 Parks, Open Space & Trails (POST) Plan

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

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

PARKS
OPEN **S**PACE **&** **T**RAIL PLANNING

POST Planning
Let's Implement

Town of Hideout, UT

2020 Parks, Open Space & Trails (POST) Plan

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

Land Use Summary

Goal #1	Preserve view sheds
	Preserve green space

Economic Development Summary

Goal #2	Enhance public gathering spaces
	Enhance community connectivity
Goal #3	Improve the quality of life

Transportation Summary

Goal #1	Improved pedestrian connectivity
	Improve bicycle infrastructure
Goal #2	Map existing and planned trails
	Improve quantity of trails
	Improve quality of trails

Public Facilities Summary

Goal #1	Create public spaces to congregate and recreate
Goal #2	Enhance and expand parks
	Enhance and expand trails
Goal #5	Create a Master Plan for the Town's trails, parks and open space
	Investigate possible access to public amenities

Environment Summary

Goal #1	Protect Hideout's stunning view sheds
Goal #3	Encourage interaction with the natural beauty of Hideout
Goal #4	Protect the local environment

2020 Parks, Open Space & Trails (POST) Plan

19. What do you dislike about Hideout?

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

2020 Parks, Open Space & Trails (POST) Plan

A Definitive Path Toward Implementation

7 POST PRIORITIES for the Town of Hideout

PRIORITY 1

Ensure Developer Compliance With Previously Approved Subdivisions

PRIORITY 2

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

PRIORITY 3

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

PRIORITY 4

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

PRIORITY 5

Establish a Connection to Jordanelle State Park

PRIORITY 6

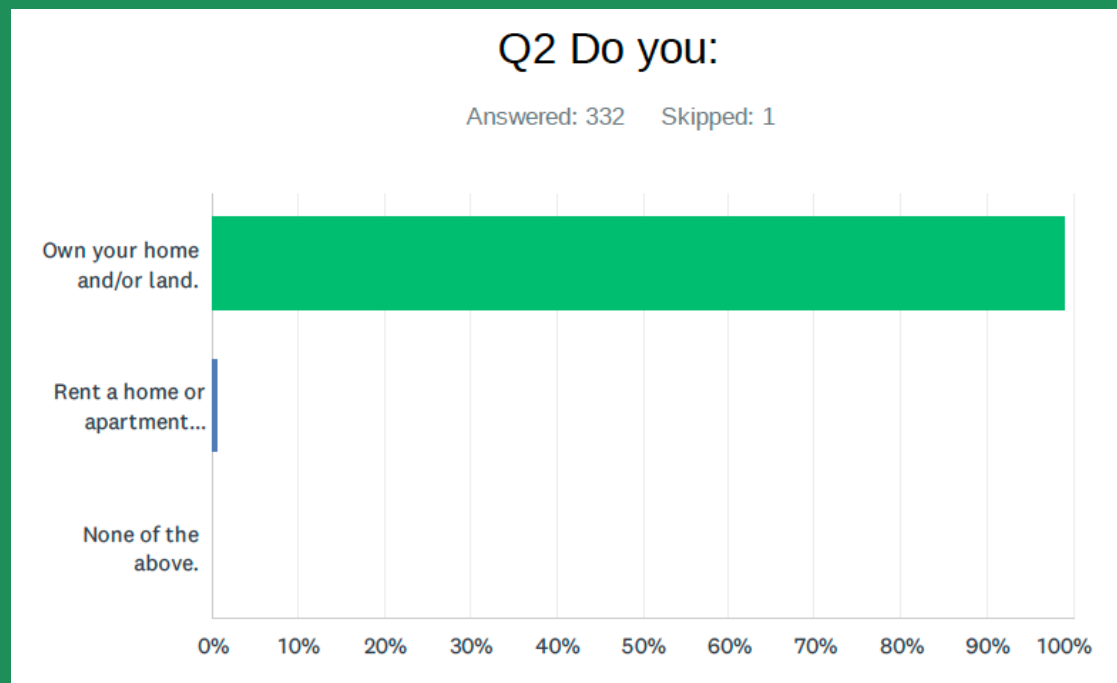Connect the 'Last Mile' for All Constructed Trails and Parks

PRIORITY 7

Use Conservation Easements as a Partnership Tool to Protect the Land Under Power Lines for Parks/Trails and Explore Similar Opportunities on the Golf Course

Community Survey Regarding Land Use and Planning Issues
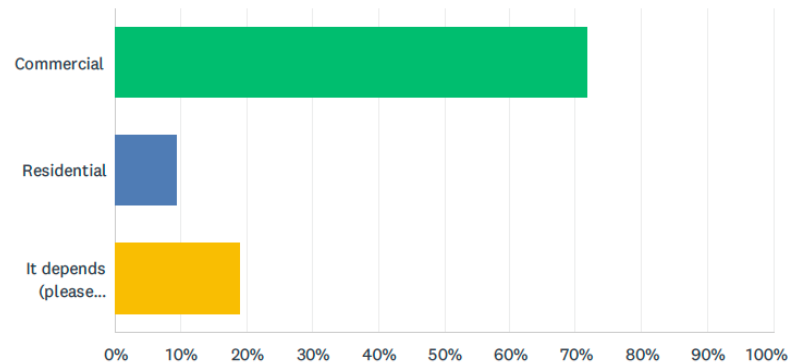
Hideout Resident Survey – June 2022
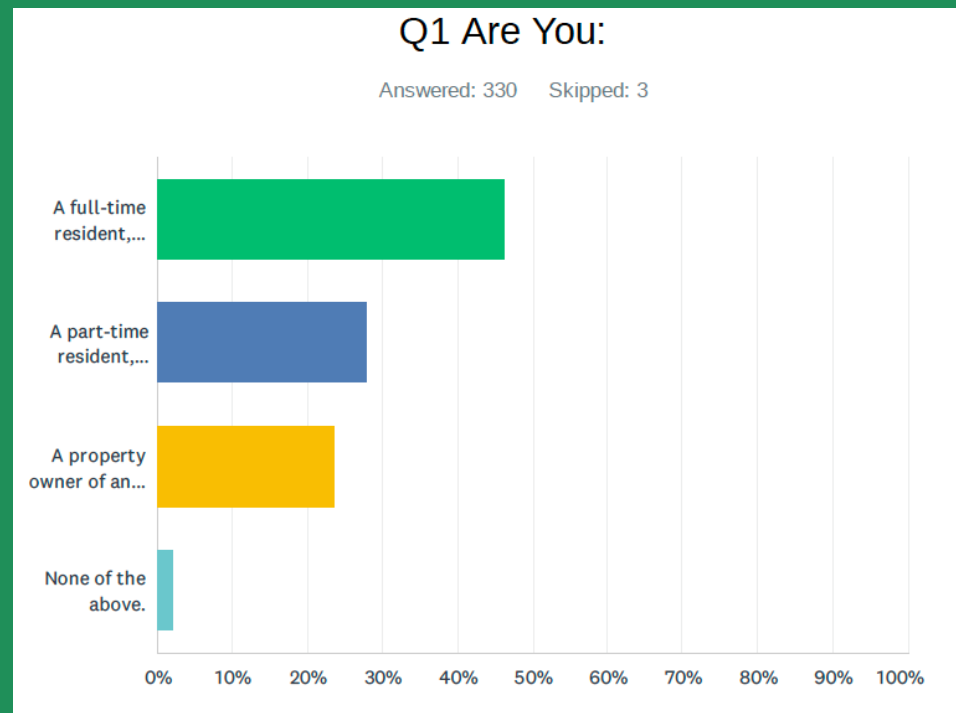
Hideout Resident Survey – June 2022

Hideout Resident Survey – June 2022

Q3 Commercial Development and a Town Center.The majority of land within the Town is zoned and subdivided for new residential development. The current General Plan (2019) recommends the Town pursue commercial development and/or create a Town Center for the community. As a resident of Hideout in 2022, do you think the Town should prioritize future development efforts for commercial or residential development?
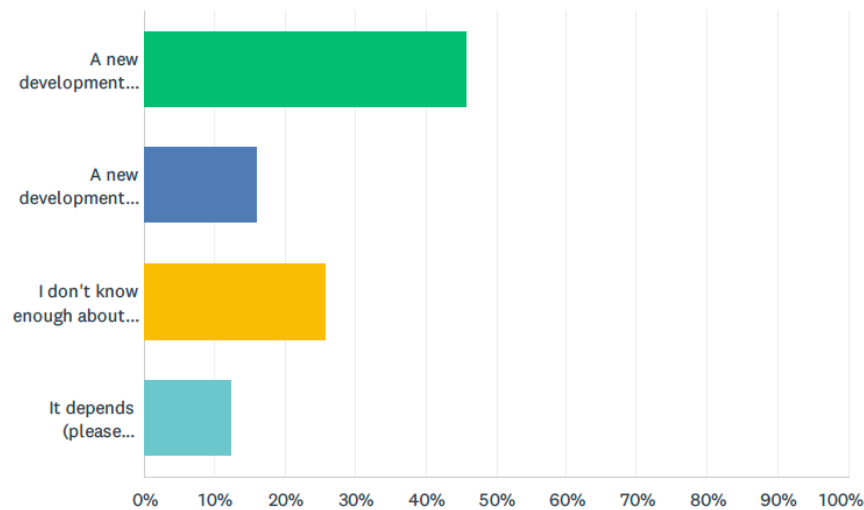
Answered: 323   Skipped: 10

Hideout Resident Survey – June 2022

Q4 Density and Development. With respect to the area East of HWY 248 (the Boulders), please indicate your preference (choose one):

Answered: 330   Skipped: 3

Hideout Resident Survey – June 2022

Q5 Trade-offs Between Property Taxes and Increased Development. Now, let's consider the previous question through a fiscal lens. What we are trying to understand is the community's tolerance for density/development vs. a property tax increase to address anticipated budgetary needs. In other words, are you willing to pay higher property taxes in lieu of increased development density?With respect to the area East of HWY 248 (the Boulders), please indicate your preference (choose one):
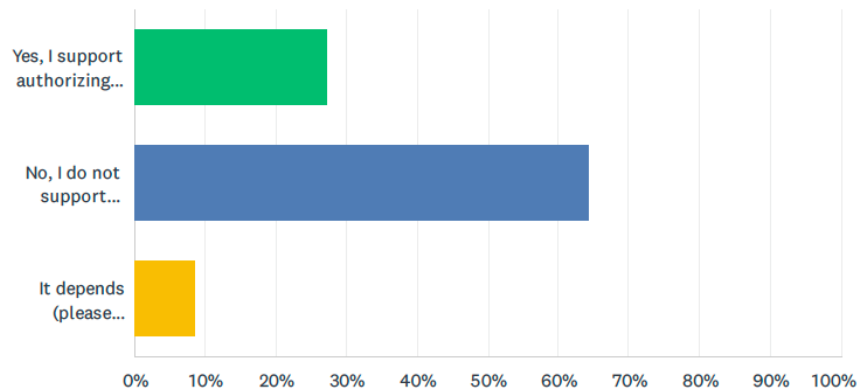
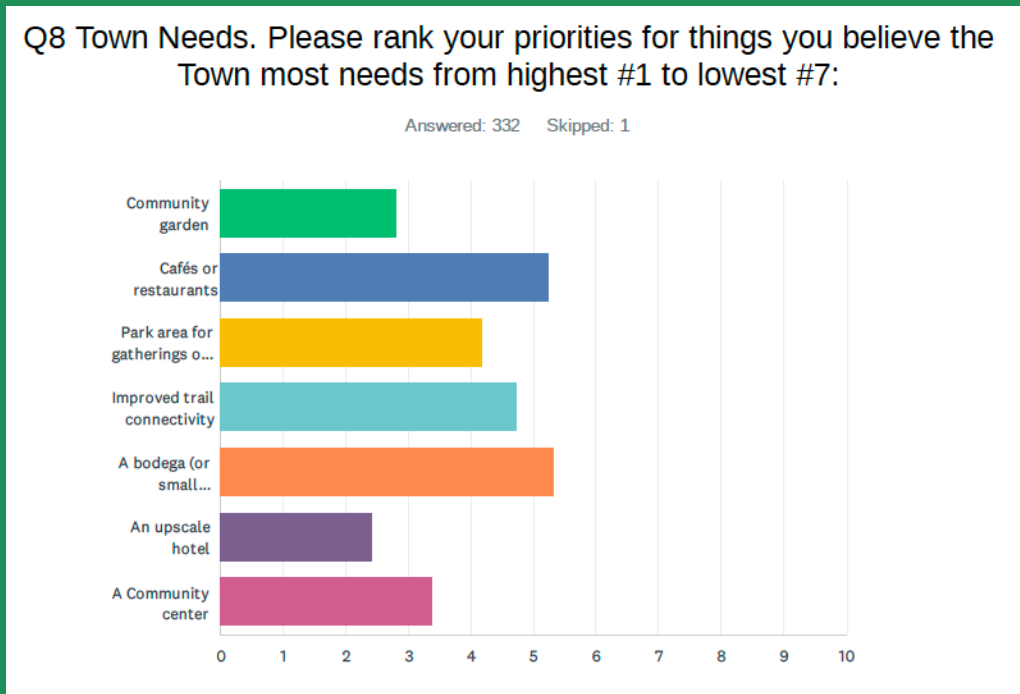Answered: 329   Skipped: 4
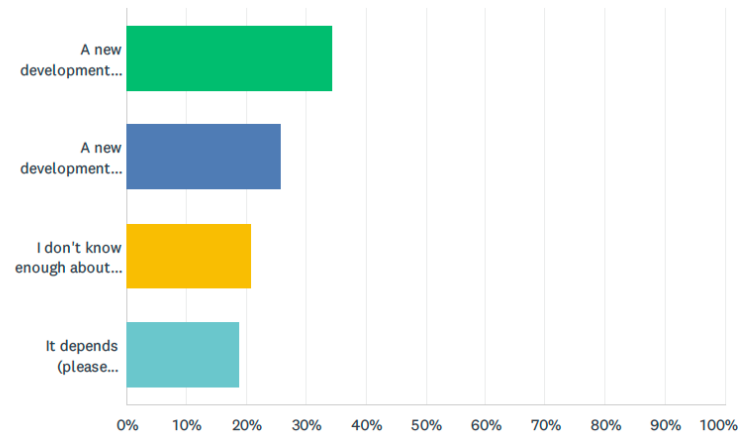
Hideout Resident Survey – June 2022

Q6 Should the Town Authorize Additional Nightly Rentals of Private Homes? Should the Town authorize nightly rentals in private homes throughout the Town (except where prohibited by deed or HOA restrictions) which could reduce annual property taxes?
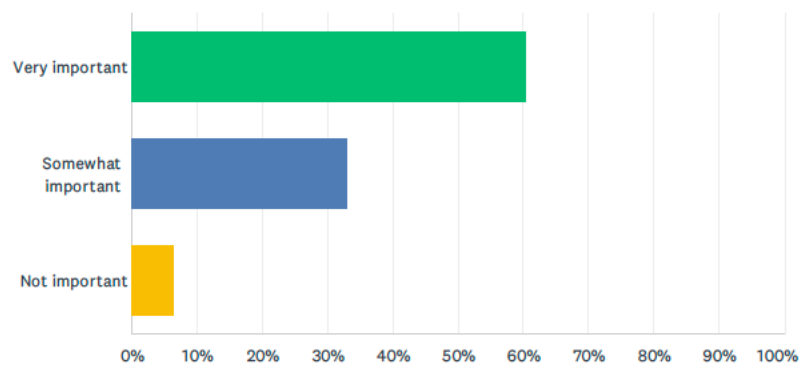
Answered: 331   Skipped: 2

Hideout Resident Survey – June 2022

Q8 Town Needs. Please rank your priorities for things you believe the Town most needs from highest #1 to lowest #7:

Answered: 332   Skipped: 1

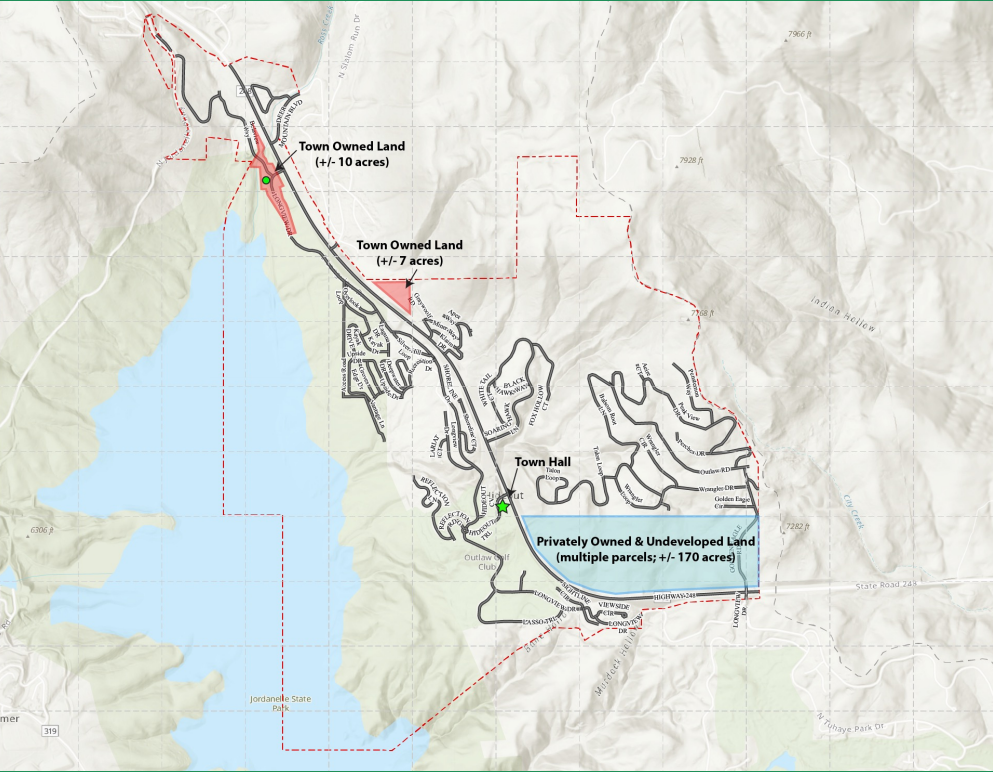# Hideout Resident Survey – June 2022

Hideout Resident Survey – June 2022

Q10 Bond Issue. Would you support the town issuing a bond of approximately $10 million to purchase property within the town used for public amenities such as a public park or central area to gather? Repayment of such a bond would likely increase the average full-time resident's property tax by approximately $950 per year for a home with a taxable value of $1,000,000 (the tax would be higher for homes with a higher taxable value).

Answered: 330   Skipped: 3

Land Planning Opportunities Moving Forward
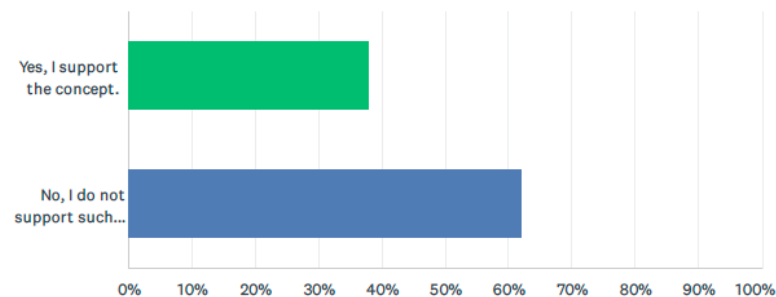
Town-Owned Land and Undeveloped/Unentitled Land in Hideout

Input and Discussion