



HIDEOUT, UTAH TOWN COUNCIL - PUBLIC HEARING

October 12, 2020

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold a Public Hearing meeting for the purposes and at the times as described below on Monday, October 12, 2020.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's September 24, 2020 determination letter (attached).

Public comment may be made through ZOOM conference call by joining in as follows:

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

Meeting ID: 435 659 4739

or by emailing hideoututah@hideoututah.gov. All written comments will be entered into public record.

You may otherwise listen via YouTube Live stream at:

https://youtu.be/Ydz-XXzM_vI

Public Hearing
6:00 PM

- I. Call to Order and Reading of Mayor Rubin's No Anchor Site Determination Letter
- II. Roll Call
- III. Agenda Items - Public Input Session
 1. Public Hearing on Notice of Intent to Annex
- IV. 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 10/11/2020

Alicia Fairbourne

From: Phil Rubin
Sent: Monday, October 12, 2020 4:58 PM
To: hideoututah
Subject: FW: Annexation

-----Original Message-----

From: GORDON HOWARD
Sent: Friday, October 9, 2020 3:01 PM
To: Carol Kusterle
Subject: Annexation

> As long time owners in Hideout we enjoy the bucolic setting and amazing views the area offers. We are also thrilled to see the commitment to creating new trails and recreational areas that the land owners and developers have followed through on.

>

> One of the drawbacks to our location is the utter lack of local retail and consumer services available to us within a 20 minute drive. Another is affordable housing for the lower wage earners working in both Summit and Wasatch Counties.

>

> We fully support the annexation as long as a well planned approach to retail and residential development, green space and recreational areas is in place.

>

> Thank you

>

> Mike and Beth Howard
Sightline

This email has been sent from my mobile phone. Please excuse any typos.

October 10, 2020

To Hideout Mayor and City Council,

My wife and I are residents of Hideout. I also served on the Board of the Summit Land Conservancy, the local land conservation organization that has protected over 6,000 acres in Summit County from development in order to preserve open space and create recreation areas for us all. I am writing to express my belief that no development considerations should be pursued without the full cooperation of our neighboring county and city entities. But I also urge you to carefully consider the implications of the Richardson Flat's annexation in regard to the previously renegotiated open space agreement.

In the agreement between the former landowner of this area (the developer of Empire Pass) and Park City, the Richardson Flat area was designated as open space in exchange for development rights and the agreement specifies that its provisions run with the land and are binding on future landowners. Annexation needs to respect this agreement.

I know from my years working on the Summit Land Conservancy's local conservation projects that there is not enough money to save all of the open spaces that provide us with our amazing quality of life. Therefore, we must rely on our governments to protect these lands through negotiated development agreements. There are many examples of these agreements that residents of Hideout probably enjoy: the trails at High Star are the result of a development agreement between High Star and the City of Kamas; fishing access on the Weber River is allowed in part by the Promontory development agreement; even the Mid-Mountain Trail that we all enjoy to bike and hike is protected through development agreements between landowners and Park City Municipal and Summit County.

Empire Pass has largely been built and the community kept its half of the bargain by granting permits and putting up with years of construction. Those buildings are here to stay. The currently proposed annexation would allow the development end of the agreement to renege on its promise to secure open land and remove the public benefit that the community worked hard to secure. I do not agree with this proposal and again urge you to work with our wider communities to find a solution that is agreeable to all.

Thank you.

Eric Bloomquist
Shoreline Dr. Hideout

Alicia Fairbourne

From: Phil Rubin
Sent: Monday, October 12, 2020 4:59 PM
To: hideoututah
Subject: FW: I like new Hideout Annexation plan

Thanks,

Phil Rubin
Mayor
Hideout, Utah
435-776-6040
mayor@hideoututah.gov



From: TLS 2007 <phil@hideoututah.gov>
Sent: Wednesday, October 7, 2020 6:27 PM
To: Phil Rubin
Subject: I like new Hideout Annexation plan

Good Evening,

I've lived at the Deer Mountain Affordable Living Community (Todd Hollow) since 2009 and am very blessed to live in a rent-controlled apartment in Hideout, UT.

The current management is wonderful and Alex & Rosa are very professional and helpful. The best management team since I moved here 11 years ago!

After reading all the negative press in the Park City Record, I've been watching your Council & Planning Commission meetings with the handle "Todd Hollow". I find them both tedious yet fascinating at the same time. I'm glad I took the time to educate myself further by watching.

The 1st annexation plan scared me - it's so crowded right there anyways and if we make it through the winter without a severe accident, it will be a miracle...

The 2nd annexation plan seems well-balanced (with changes discussed last night) and I know whoever moves into the affordable housing will be so grateful! And a senior living center & community center would be a valuable addition to the health of the community.

I am concerned about the superfund area as people love to sue developers. If someone gets a hang nail or their dog has a tumor, they will say it's the superfund area's fault and the number of lawsuits could be overwhelming.

Good luck with your annexation process!

On another topic, I'm almost 60 so this doesn't impact me but with talking to neighbors a lot of children fell behind during the spring closure of in-person classes. The slowest internet speed is \$125/month and then getting computers for the kids is expensive.

Anything Hideout could work out with Allwest to provide some reduced internet for Todd Hollow apartments with children would be appreciated. I can pay full price myself but many are having a hard time just putting food on the table and paying rent.

Also anything that can be worked out with the Wasatch school district to get laptops for the kids would be great! I would contribute to a GoFundMe or something else. To avoid fraud, they should be distributed either through the school or town hall so people who really need them receive.

Thank you for the Council's & Planning Commission's hard work!

Best Regards,

Tracy Savoy

Todd Hollow

Alicia Fairbourne

From: Genevieve LeBlanc
Sent: Thursday, October 8, 2020 9:10 PM
To: hideoututah
Subject: Re: Hideout October Newsletter - Special Edition - Annexation

Genevieve LeBlanc
Rustler

I support the annexation & appreciate the notice with additional information.

On Thu, Oct 8, 2020 at 8:25 PM Carol Kusterle <carol@hideoututah.gov> wrote:

Alicia Fairbourne

From: Judi Fey
Sent: Thursday, October 8, 2020 10:11 PM
To: hideoututah
Cc: Judi Fey
Subject: Annexation Comments

Follow Up Flag: Flag for follow up
Flag Status: Flagged

We are tired of Summit County and Park City complaining about the traffic coming into Park City via Kearns, and the congestion at Kimball Junction. Summit County and Park City have done everything they can to delay any development, put developers through many unnecessary hoops, and adding additional costs to people who have the right to develop the land they own.

You can't have it both ways. The closest services for the 20,000 homes in the section of Wasatch County that juts into Summit County are on the periphery of Summit County and Park City. The Wasatch developments were approved years ago. Some of those 20,000 are already here. It is time for Summit County and Park City to face reality. Either approve some development for services or stop complaining about congestion, and lack of affordable housing.

It seems like Hideout is the only entity trying to find a solution and they are being sued, accused and fought tooth and nail every step of the way.

The "shame on Hideout" signs only prevent people from working together. Shame on the printer who printed them and the people and businesses that have posted them.

Why anyone in the 248 corridor is opposed to having services they can walk or bike to and additional trails for recreation is beyond comprehension. Richardson Flat is ugly. Summit County owes a lot of money to clean up what they should have done years ago. Why not put something useful and attractive that will keep people out of Park City and Kimball and provide much needed workforce/affordable housing?

Our two cents.

Judi Fey

Hideout, UT 84036
 Dance Consultant
 Maryland Public HS Dance Showcase Committee
 Mary Kay Consultant

Alicia Fairbourne

From: Kip Freeman
Sent: Thursday, October 8, 2020 10:23 PM
To: hideoututah
Subject: Annexation

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I just want to weigh in and let you know I support your annexation efforts and your strong stance against being bullied by Summit County, Park City, and Wasatch.

I know there is a group of people in town that are trying to derail this effort because they believe it is not good to be fighting with our neighbors. I have told them I will support them if they have a plan to achieve the major goals of the annexation in a different manner. Otherwise it is too easy to be against something but not bring forth an alternative solution.

I agree you are trying to do the right thing for the long term health And vitality of the town. I also don't know of a different way to bring our neighbors to the table to achieve these goals so I fully support your efforts. Even if you are unsuccessful, I expect you will Be savvy enough to gain some negotiation leverage to gain some benefit for the town. I tell others, that at the end of the day this effort starts to look too difficult and board somehow negotiates 4 times daily bus service to Park City from Hideout, it is still a win that would not have happened without trying for this.

Stay focused on Aggressively creating benefits for the town. You are doing this legally and The fact that Park City does not like it is simply because they want to control all development - for their economic benefit while at the same time limiting all development. Also the fact that the state is trying to eliminate the law allowing this is simply a bad reflection on our state legislatures for trying to cherry pick the communities they want to support. This is a bad reflection on them not on the Hideout board for using legal means to promote the services and economic vitality the town needs.

Kip Freeman
Shoreline Ct

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Sent from my iPhone. Please forgive typo's from this key pad.

Alicia Fairbourne

From: Dr. Jeffrey Skovronsky
Sent: Friday, October 9, 2020 6:54 AM
To: hideoututah
Subject: Hideout Annexation

We, Jeffrey and Hanna Skovronsky with a home in the Shoreline II subdivision of Hideout, are strongly in support of the development.

The residents of Hideout and adjacent communities, desperately need facilities for food shopping, gasoline station etc. The annexation and development of such facilities is essential for our community.

Hanna and Jeffrey Skovronsky
perspective Dr.
Hideout Utah 84036

Alicia Fairbourne

From: Rick Westbrook
Sent: Friday, October 9, 2020 9:38 AM
To: hideoututah
Subject: Annexation

I fully support the annexation. With the growth we are experiencing, and if the development is carefully planned, I believe it is a positive for everyone. While it will be more convenient for us, I believe it will help relieve traffic pressure in other area. Also the developments at the Mayflower exit on 40 will desperately need this also. I really see no negatives other than loss of control by Summit County.

Rick Westbrook
Overlook Village
Hideout Canyon.

Alicia Fairbourne

From: George Davis >
Sent: Saturday, October 10, 2020 11:12 AM
To: hideoututah
Subject: Upcoming meeting on Oct 12, 2020

To the Hideout Town Council, we are residents of Hideout in Rustler at Dr, My wife and I are in favor of the Hideout Planning Commission's proposal for annexation and use of the 340 acres of land that is being discussed. We feel that it will lend value , convenience, and opportunity for more outdoor recreation in Hideout.

Sincerely,

George & Laura Davis

Alicia Fairbourne

From: 1.com on behalf of Myles C Rademan
Sent: Saturday, October 10, 2020 12:36 PM
To: hideoututah
Subject: Feedback via the Town of Hideout - Contact Us Form [#59]

Name*: Myles C Rademan

Email*:

Contact Number*:

Subject*: 84060

Message*:

REGARDING THE CURRENT ANNEXATION PROPOSAL

As a professional urban planner I would offer the following comments concerning Hideout's proposed annexation.

1. Hideout's stated concern is to increase its commercial offerings and tax base which will be ill served by approving large amounts of residential density which rarely if ever cover the costs of the services they require. There are already approximately 20,000 units already approved in and around the Jordanelle Reservoir and adding hundreds of more units will only exacerbate already growing problems of congestion.

2. The quantity and quality of recreational and open space amenities provided in and around this annexation area will determine its livability and success. Never underestimate the ever growing need for these amenities. Those adjacent lands constrained by previous development agreements between Park City and United Park City Mines/Talisker should be honored and referenced and made a condition of approval in Hideout's annexation agreement. These lands are constrained to open space and recreational uses and will add immeasurably to the ambiance and quality of life of future residents and users of the new town centers being proposed and to the region generally.

Thank you for your consideration.

Myles C. Rademan, Fellow of the American Institute of Certified Planners

Visitor IP:

Alicia Fairbourne

From: Tracy Seymour
Sent: Saturday, October 10, 2020 1:11 PM
To: hideoututah
Subject: Annexation

Dear Town Council,

As most everyone in Hideout, we've been following the annexation proposal and neighboring opposition closely. Living in Hideout, it is clear that much of the opposition has no idea where Hideout is or what our terrain looks like and that many of the services needed and/or proposed could never be practically built on our current land.

We'd like to provide our input for your consideration:

Who will live in Hideout? We realize there is a mix of full time and part-time residents and their needs and expectations of service are completely different. Additionally, the demographics play an important consideration. Those that are younger and have, or are considering, families have needs for services that are different than those who are retired or have their children living outside of the home. We suspect that families with children make up the minority of the residents. Are we trying to attract more younger families? If so, this will drive some of the services considerations, especially schooling.

Overdevelopment. The 20,000 units currently approved around the Jordanelle is too many. While we suspect they won't all be built, it could take a decade or more to build out and close to half of the units are on the south side of the reservoir, making Heber City more convenient than Park City, we need to minimize our contribution to this growth. We applaud your desire to keep the size and scope of the annexation development to a minimum.

Affordable Housing. This is a crucial need in the area and allows for a more diverse and younger population. This has been a requirement in new Summit County/Park City development and we should meet or exceed their requirements, as it is the right thing to do and a way to rebuild the relationship with our neighbors. We understand the desire for single family and duplex homes, but we need to make sure the affordable housing built is truly affordable and not something that is out of the reach of those in need. Single family and duplexes might not be an economical option for buyers and the developer, as profits are significantly depressed with affordable housing.

Transportation. Traffic to Park City is only getting worse. Having a transportation hub (park & ride with enough frequency to make it convenient) is an important part for this development and frankly for our area's future. We want to be able to go skiing, hiking, biking and enjoy Main Street and especially in the winter, it is key to be able to avoid the heavy traffic and parking shortages that exist in Park City while also not spending significant time changing busses to get to our destination.

Community Services. Parks and green space, especially building something like the Trailside or Willow Creek parks in Park City with a wider array of activities for the community is important. We'd keep it small, given our population, with green space for future expansion, as needed. The proposed ski lift and an extensive biking trail system seem to be too expensive given the size and scale of the neighboring PCMR and Deer Valley network and their tree shaded mountain trails that offer a better alternative during the heat of the summer.

Public Services. We think we need to be careful here. While having things closer is important, we can really start adding to our ongoing budget expenses with extensive services. How much of this can be solved with improved cooperation agreements with Summit County's existing services which are generally more conveniently located to Hideout?

While senior services would be nice, the entire area has poor services for aging seniors, which personally require us to have our mother live in SLC. SLC has outstanding services that we'd be hard pressed to match in quality and cost. I'm not sure this rises to the top of our needs.

Retail Services. Significant retail services will take up a sizable footprint. Existing zoned retail/commercial service around the Jordanelle are too small and dispersed to meet our needs. Hideout really needs to limit our choices to those that will be frequently used, realizing we will never eliminate the need to go to Park City, Heber City or even SLC. A small grocery store (Trader Joes size of 8,000-15,000 sq ft), gas, 2-3 restaurants/cafes/coffee shops with outdoor patios and take-out options and potentially some personal services (although not sure which ones would justify the space) would be our priority. Can we keep this under 5-10 acres? We estimate the entire Kimball Junction area is bigger than the entire proposed annexation land and we really need to be judicious on what is allowed, as well as what would be successful and utilized year round. The last thing we need are empty buildings or a revolving door of businesses that fail.

Traffic. The roads into this new land would need significant improvement and require us to drive through land that is not part of Hideout. While access is convenient to Hideout residents and the developments on the northeast side of the Jordanelle, other parts of the Jordanelle community would find access very inconvenient unless, perhaps they traveled along the new Jordanelle Parkway. We need their business to allow the retail to be successful. Can we annex the land and then enter into a partnership with Park City to co-develop the land, including the Quinn's junction area, which offers better road connectivity for retail and transportation services?

Bottom line, we support annexation as long as we continue to lean toward smaller development and we must find a way to mend fences with our Summit and Wasatch neighbors.

Glenn and Tracy Seymour
Rustler sub-division

Alicia Fairbourne

From: Bill Brugger >
Sent: Saturday, October 10, 2020 3:28 PM
To: hideoututah
Subject: Annexation

I support the annexation
William Brugger vside Circle Hideout Utah 84036 Rustler at Hideout

William and Becki Brugger

Sent from my iPhone

Alicia Fairbourne

From: Sheri Jacobs
Sent: Monday, October 12, 2020 11:10 AM
To: hideoututah
Subject: Annexation proposal opinion

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Hideout Town Council,

We wanted to share our opinion before the meeting tonight about the proposed annexation.

While we are concerned with all of the negative press about Hideout of late we feel that people are more upset about how the annexation came about rather than discussing the actual issue at hand which is how to service the needs of the many people now living on the East side of the Jordanelle. When we decided to move to Hideout and bought our lot 3 years ago we knew we would have to drive to Park City for groceries, gas, etc... We accepted that as the price we had to pay for our beautiful views. Since we moved the traffic has only gotten worse. No resolution has come to the traffic issues and it seems as if Park City would love us to go there and spend our money, but they don't want us to be able to easily drive there.

Families are moving out of Park City to our town because it is more affordable and people are moving to our area from all over the country for a better quality of life but there are no schools for their kids close by, and no grocery stores or gas stations. We need to have fire and police closer to us. Families with children need schools that aren't almost an hour away. It is time to build our town into more of a community. We understand the concerns of Summit County, but we also understand the major traffic concerns on 248 and at Kimball Junction. If we had our own services on this side of the highway a lot of that traffic can be alleviated. Richardson Flats has not been developed by Summit County into a beautiful park with trails and open space that can be used by the public. We believe that the new plan offers a way to create a sense of community not just for Hideout but for the other developments along the Jordanelle. We do not want big box stores or fast food chains of course, no one does, but we feel a nice grocery store, a local coffee shop, some good restaurants along with a school, park and trail system would go a long way to building that community.

Everyone talks negatively about growth and development but unfortunately it is the reality and we can't turn a blind eye to it just because we want to keep it a secret - that would be naive. We have to look to the future needs of the people in our community and our neighbors and start now with these plans before the need grows even greater. More people are moving here and that's a fact. The builders will keep building so let's make a plan for that now.

We do believe the council needs to write to the Park Record to explain our side of things with candor because of all the negative press we have received. We feel Park City residents are only seeing one side of the story. While we really want to get along with our neighbors and we wish this didn't have to be a contentious issue we do approve the annexation as there doesn't seem to be any other solution. Perhaps Summit County can work with us somehow to make this happen as positive growth for both communities.

Thank you,
 Jack & Sheri Jacobs
 Silver Sky Subdivision, Hideout

Alicia Fairbourne

From: Megan McJames
Sent: Monday, October 12, 2020 11:49 AM
To: hideoututah
Subject: Re: Hideout October Newsletter - Special Edition - Annexation

To Mayor Phil Rubin and whom else it may concern,

I have lived in the Park City area for 33 years. My husband and I recently bought land in the Silver Sky subdivision in Hideout where we are planning to build our family home. I am emailing in support of Hideout's development plan because I am looking forward to convenient access to the proposed amenities and understand that the revenue generated will be beneficial to the new town. The items we most value are:

- Grocery (Trader Joe's!)
- Public Services, especially schools
- Parks, trails, green space and athletic facilities

- Coffee
- Dining
- Gasoline

With this being said, I hope that Park City and Hideout will work together amicably to plan the development in a way that benefits the community as a whole. I hope the character of the development will not include big box chains and will prioritize open space because Park City is a community built on its shared value of outdoor recreation. I hope that Park City and Hideout will work together to come up with a plan to invest in the clean-up of the hazardous mine waste in the Richardson Flats area so the land can be (safely) used as open space that will benefit the community as a whole (i.e. trails, parks, etc.).

Thank you,
Megan McJames

Alicia Fairbourne

From: Lauren Major
Sent: Monday, October 12, 2020 1:57 PM
To: hideoututah
Subject: Comments on Annexation

Hello Hideout Government,

Harry and I would like to comment on the Hideout annexation. We are supportive of the effort and think it will be a great addition to the Hideout community for the following reasons:

- Will help the tax base
- Will provide the retail services Hideout can use
- Will provide emergency services that are needed for the community (police/fire)
- Like the idea of providing affordable housing for workers in the area
- The project will result in environmental clean-up of the site
- Like the recreational options that will be available (hoping it will directly connect to Hideout somehow)
- Like the possibility of public transportation into Park City

Thank you,

Lauren and Harry Major

Glistening Ridge

Alicia Fairbourne

From: Tom Sly
Sent: Monday, October 12, 2020 5:04 PM
To: hideoututah
Cc: Kathryn Sly
Subject: Comment for October 12th Public Hearing

Mayor Rubin and Hideout Town Council,

My wife Kathy and I are not in support of strong arming an annexation of the Richardson Flats property. While we like most of our Hideout neighbors would embrace the idea of a retail center that provided greater access to groceries, gas, and additional services however not at the cost of dividing the greater Jordanelle community.

We believe that the best approach is to work in collaboration with both Summit and Wasatch counties in a regional planning effort to solve for the current retail, traffic, housing, and recreational issues.

While we appreciate the commitment and dedication that our public officials have invested in our community, we strongly believe that the method and manner that our town has utilized to gain the legal ability, to promote, and to move forward with this annexation has damaged the reputation of Hideout and those of that live here.

We urge you to re-think your approach to this proposed annexation, to apologize to the neighbors in the adjoining communities and counties, and ask for the opportunity to work collaboratively to find resolution.

Thank You

Tom & Kathy Sly
Drive
Hideout, UT 84036

Alicia Fairbourne

From: Linda George
Sent: Monday, October 12, 2020 6:07 PM
To: hideoututah
Subject: Input regarding Annexation

Dear Hideout council members,

I'm writing to request that you not approve the annexation as it stands, and instead work with nearby city and county entities to create a plan that works for Hideout and the region. The process has been rushed, and in addition to regional implications I'd be concerned about potential costs to Hideout for aspects of the annexation (such as Richardson Flat toxicity) that might not have been fully assessed by now.

Best regards,

Linda George
Park City, UT

Alicia Fairbourne

From: Scott Ogden
Sent: Monday, October 12, 2020 7:16 PM
To: hideoututah
Subject: Public Hearing on Richardson Meadows annexation

My name is Scott Ogden. I have a home in Salt Lake City and also a home in Midway, Utah which I have owned since 1994. When I first came to Midway in 1994 it was a rural area and has slowly grown to now being a bedroom community.

Lets not kid ourselves, there is no going back to a rural feel and Park City has already changed everything. This development sounds like it would be an addition that would make sense since it is a middle point between the highly developed Kimball Junction area and the city of Heber. Since this is a mixed use development it would provide other options for the many folks that travel the route between Heber Valley and Park City or Salt Lake City every day. Properly planned it would a nice option for both the residents of the planned development and also for those that have to commute to find adequate services and shopping options.

Since Wasatch County and Summit County have more than 20,000 proposed homesites already approved on the books from what I am told, this is development option that would offer benefits for residents of both counties.

Thank you for your consideration

Alicia Fairbourne

From: Alex Butwinski ·
Sent: Monday, October 12, 2020 8:57 PM
To: hideoututah
Subject: public comment

I want to make sure that my comments from this evening are part of the permanent record. The Mayor recognized me as Alex. My full name is Alex Butwinski, former Park City Council member. The gist of my comments was to take your time and be sure that you have a complete development agreement along with service provider agreements before you proceed.

Your citizens need to be involved in the process, they will have to live with your decisions for a long time. You and your regional neighbors will be here long after the developer is gone. There were many offers tonight to work together to create a regional solution.

Please take one of them up.

Thanks for your service and deliberations.

Alex

Alicia Fairbourne

From: Jeff Borg
Sent: Monday, October 5, 2020 3:20 PM
To: mayor@hideoututah.org; Chris Baier; chaselton@hideout.gov; Bob Nadelberg; Jerry Dwinell; hideoututah
Subject: Writing to express annexation concerns Richardson Flat & Jordanelle Parkway

To whom it may concern,

I am wiring to let you know I have serious concerns for the potential annexation. Why you might ask?

- The proposed land is NOT in your current community. Why would a community miles away want a satellite location?
- It will stress resources such as fire, police etc. that are NOT based in your community
- More development and raping of the land in an area that is seeing current infrastructure maxing out.
- This comes across as an ill conceived money grab for developers via back channel politics without going through the proper channels.
- You all did not attend or have a representative at our local meeting on this which is a red flag.

Unless you all can articulate arguments to my point that would help me feel opposite, I will be 100% opposing and doing all in my capacity to prevent this from happening.

Thank you,

Jeff Borg

CC

Alicia Fairbourne

From: Rick Shapiro
Sent: Thursday, October 8, 2020 8:58 PM
To: hideoututah
Subject: Annexation

We firmly oppose Annexation. While we will cease to be homeowners in Rustler on 10/13, we will remain residents of the region. We are agnostic on the project itself, but are appalled at the nature of the process that has led us to this point. If Hideout moves forward with this annexation, it will be engaged in litigation for years, with success uncertain, but will most certainly remain a regional pariah for a generation. Two wrongs never make a right and being abused by one developer does not justify being seduced by another into a dubious land grab. I hope the Council chooses regional engagement on 10/12 rather a destructive and long battle.

Rick Shapiro

Alicia Fairbourne

From: michele fiorenza
Sent: Friday, October 9, 2020 10:28 AM
To: hideoututah
Subject: Annexation

My name is Michele Fiorenza and I reside at Shoreline (townhouse built by GCD). I've been here for one year and absolutely love it.

I STRONGLY OPPOSE THE ANNEXATION. I DO NOT want any of the land to be developed under any circumstances. The beauty of the area would be destroyed. I have spoken to quite a few of my neighbors and they all feel the same. Who stands to gain the most out of this? It's a financial windfall for all who is involved in the construction, etc. Why would elected officials be in favor of this??? 😞 They have to know it's not in our best interest. The homeowners stand to lose a lot. Our property values will depreciate and our quality of life will forever changed. Shame on anyone who votes in favor of it.

Sent from my iPhone Michele Fiorenza

Alicia Fairbourne

From: Frank Pizzolo
Sent: Saturday, October 10, 2020 8:51 AM
To: hideoututah
Subject: Annexation

My name is Frank Pizzolo and I reside in Hideout (Shoreline townhome). I'm OPPOSED to the annexation. It is not in my best interest. I fear that property values will deflate and the quality of life I now enjoy will be gone. Several of my friends/neighbors are against it also. In my opinion, the developers will be the real winners (\$\$\$\$)here. WHY ARE THE ELECTED OFFICIALS EVEN ENTERTAINING THE IDEA? I am truly baffled! Something smells fishy about the whole thing!

Sent from my iPhone

Alicia Fairbourne

From: Mark Rubin
Sent: Saturday, October 10, 2020 4:42 PM
To: hideoututah
Cc: Linda Rubin
Subject: Annexation proposal

I am concerned about the Hideout Town Council moving forward with the proposed annexation. The process by which legislation making this annexation legal was passed appeared to be unethical and I believe that to go forward in spite of the state legislature's repeal of this authority would also be unethical. I understand that not going forward with the annexation means that the valid issues that would have been addressed by this new development may not be addressed, but I cannot support an unethical political process.

Regards,
Mark Rubin

Overlook Village

Alicia Fairbourne

From:
Sent: Sunday, October 11, 2020 1:06 PM
To: hideoututah
Cc: Phil Rubin; Carol Haselton; Chris Baier; Jerry Dwinell; Bob Nadelberg; Jeff Wetzel Wetzel; Gwen Wetzel
Subject: Annexation

Hideout Officials,

My name is Gwen Wetzel. I have owned a home in Rustler @ Hideout since October, 2012. One needs only look at the abandon concrete foundation next to Town hall, the eyesore of the condo development at the main entrance with its construction junkyard, the golf course maintenance area which resembles a homeless camp, the blowing garbage from the recycling initiative, the open items from the chip seal this summer, the remaining path of vegetative destruction from last year's internet installation and the progress of correcting the Pond to understand a lot of things get started in Hideout that are never brought to proper completion.

I have listened to many of the meetings conducted by the Town since the first one were annexation was announced, read all the documents posted to the Town's website and followed various forms of news media reserving a final judgment until as much information as possible was available. Hideout had an opportunity and obligation to show the community Hideout could implement a responsible and achievable plan to develop this area. However with every iteration the plan becomes more fanciful and subject to the latest whimsical thoughts and wishes of everyone who touches it. Frankly, you lost my support at the addition of a chair lift and the potential removal of the gas station.

No, not in favor.

Gwen Wetzel

Alicia Fairbourne

From: Alicia Fairbourne
Sent: Sunday, October 11, 2020 8:45 PM
To: hideoututah
Cc:
Subject: Re: Response to Annexation

10/11/20

Mr. Mayor and Board,

Normally I don't weigh in on town matters but this annexation seems to have created much controversy. Again, normally that wouldn't bother me, because most of the adversaries do not live in Hideout.

The one factor that seems to be important to me is from a man that has real facts and real information that I feel we need to listen to and respect.

His name is Asa Shami and has posted on Next Door. His background being the vice president of the mining company that dropped toxic tailing's on the site that we are trying to annex buys him a great deal of validity.

In summary, I would hate to have a toxic site associated with our town's name. Right or wrong, it would only take a moment for people to associate a toxic waste area with the town of Hideout.

I think we need to think about our property values and let someone else develop this area. IF, it's that great of an idea, someone else will see the importance and profitability and move forward without it effecting our home values.

Sincerely,
Bill Bartlett
Hideout

Alicia Fairbourne

From: Gwen Reddish
Sent: Monday, October 12, 2020 10:20 AM
To: hideoututah
Subject: Annexation

Do no allow annexation! We need our open space and have put in place protections and restrictions on that land. Please keep hideout in hideout, no more development! Gwen Reddish

Alicia Fairbourne

From: Carly Lippert
Sent: Monday, October 12, 2020 10:21 AM
To: hideoututah
Subject: Comment on Annexation

To Whom it May Concern,

I am writing as a long-time citizen of Summit county to express my deep disappointment in the behavior of the Hideout Town Council and Planning Commission. I am unable to attend the public hearing today at 6pm. If I were, I would state that Richardson Flat is under a development restriction for a reason. We all depend on the open space for our mental health, recreation and the draw of tourism. We have SO MUCH development happening right now, we need to cling to the land that we already have protected. I have lived in this area for 20 years and am continually astonished at the willingness of planning commissions to completely disregard maintaining the quality of life for people already living here in exchange for drawing new (often time's second home) buyers to the area. This behavior of creating and going through loopholes to allow developers to ruin a beautiful piece of land for their own gain is shameful and, as I've stated repeatedly, incredibly disappointing.

Sincerely,
Carly Lippert

Alicia Fairbourne

From: Lizzy Abel
Sent: Monday, October 12, 2020 10:27 AM
To: hideoututah
Subject: NO to Hideout annexation

Please do not allow Hideout to annex land for private developers to destroy. It is one of the few pieces of open land remaining in one of the most beautiful and accessible counties to metropolitan Salt Lake City. Please choose to protect and preserve this land for non-motorized use by ALL taxpaying residents of our state, rather than turn it over to private interests. Annexing Hideout is criminally short sighted! Liz Abel

Alicia Fairbourne

From: Patrick Reddish
Sent: Monday, October 12, 2020 10:52 AM
To: hideoututah
Subject: Hideout Annexation

This proposal feels like it is bulldozing forward without due process. The push of development on the east side of Park City is unhinged and needs a careful look. Please do not allow annexation in Richardson Flats.
Patrick Reddish

Alicia Fairbourne

From: Laura Gray
Sent: Monday, October 12, 2020 10:53 AM
To: hideoututah
Subject: Please do not annex SR 248 land

Dear Hideout Town Council Members,

Please do not annex the land in Summit County along SR 248. This land has been a part of Summit County's long term planning, and should remain low density/recreational/open space land. This growth will be adverse to all of us who enjoy the open space in that area, and travel to the Uinta mountains regularly.

As you know, the process under which you are acting was underhanded, and it clearly was NOT the intent of the legislature to allow Hideout to "grab" land in another county. Please let Summit County govern and zone its own land.

Best,

Laura Milliken Gray, P.C.

Attorney & Counselor at Law
1555 East Stratford Avenue, Suite 100
Salt Lake City, Utah 84106

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October 12, 2020

Hideout City Council
10860 No. Hideout Trail
Hideout, UT 84036

Via Email to: hideoututah@hideoututah.gov

To: Hideout City Council

On behalf of the Park City and Summit County community, we at Mountain Trails believe that the attempt to annex the property located in Richardson Flat is not only illegal, but amoral. Neighbors should treat one another better than this. Your attempt to steal land and then use it for a purpose for which it was not intended is abhorrent. If you need a commercial center, then build it within the existing Hideout City boundary. The needs of the Hideout community should be built into its own master plan. Hideout's lack of planning should not negatively impact nearby communities.

The land you are trying to take was set aside in 1998 for recreation and open space. There are current plans to provide trails in the area. As you know, immediate access to trails and open space increase home values and contribute to healthy communities. Therefore, to serve the interests of the greater good, including the interests of Hideout residents, please do not pursue this short-sighted, poorly conceived plan to turn open space into a major commercial development.

Respectfully,

Charlie Sturgis

Executive Director
Mountain Trails Foundation

www.MountainTrails.org
PO Box 754
Park City, UT 84060

Alicia Fairbourne

From: David Wiener
Sent: Monday, October 12, 2020 12:27 PM
To: hideoututah
Subject: Hideout Annexation is a Scandal and displays the worst of greedy humans

Dear Hideout Town Council,

I have lived full-time in Park City for almost 30 years. In that time, my family has witnessed various greedy developers, their shareholders and attorneys fight and threaten as they strive to over-populate an area of the country that has already seen enough expansion. Now, a Romney, and similar money-grubbing ilk are showing their spots as they push to sneak new laws through government for their own political and financial interests.

At what point is any of what they are trying to do good for our county and residents of the Park City, Kamas and Heber area? Clearly, it's not. It's simply another egregious land grab by people who will never live there. They will rape the land, create visual scars, and leave once their bank accounts are full.

I drive to my office daily and the route takes me from Park City across Richardson Flats road to Park East (next to BMC Lumber), so I see the land, water and existing housing developments and wonder why we need more and more homes. It's unfortunate that town government falls to developer threats (bribes?) or other influences. You can't make a good case for this sleazy effort on the part of greedy people like Romney and his ilk.

Please do not fold. Don't be another example of spineless town management hiding behind lots of phony "goodwill" claims. Just don't.

Show them you are strong, bold, brave, smart, and ethical.

Thank you,

David Wiener

David Wiener
David Wiener Ventures
Innovation • Performance • Style

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Alicia Fairbourne

From: Marilla Magill
Sent: Monday, October 12, 2020 12:31 PM
To: hideoututah
Subject: annexation

To all concerned:

AND I personally am very concerned. Adding more traffic at that intersection is insane. There are many hours in the day already that the traffic backs up. IF there were a fire, earthquake or any sort of disaster and everyone had to leave town, there are only 2 ways out. I feel those of us who live in town would be stuck in a massive traffic jam and NO one could get out. This is concerning to me already without adding on more development.

I am also concerned that this area is being planned for people who may Not understand the issue of mine tailings.

And then there is the water issue.....

I am totally opposed to developing that area!

Marilla Magill

Park City

Alicia Fairbourne

From: in behalf of CRAIG WALLENTINE
Sent: Monday, October 12, 2020 1:49 PM
To: hideoututah
Subject: Feedback via the Town of Hideout - Contact Us Form [#60]

Name*: CRAIG WALLENTINE

Email*:

Contact Number*:

Subject*: DO NOT STEAL FROM YOUR NEIGHBORS

To: Hideout Town Council

We looked carefully at buying property at Hideout ten years ago. However there were significant flaws with the Hideout development that were never remedied and which clearly were known to and accepted by anyone who bought Hideout Canyon property: 1) Minimal services 2) Minimal tax base 3) Above ground power lines 4) Poor development management 5) Poor long term planning

The solutions to Hideout's poor management are obvious to everyone in Utah: 1) Stop stealing from neighboring communities 2) Elect town council members who are not crybaby mouthpieces for the developers 3) Local property owners to pay just for the services and amenities they (not the developer) actually want 4) Follow normal Summit County/Wasatch development processes 5) Every feature proposed by developer/and council can be added in easily accessible South Summit/Kamas area or Wasatch county.

Message*:

The long term results of Hideout's intentional failure to treat neighbors with respect are also obvious: 1) High permanent cost of litigation from all surrounding areas and organizations 2) Heavy debt burden on Hideout Canyon property owners due to permanent litigation 3) No real benefit to Hideout property owners that could not be done more cheaply and without litigation in South Summit/Kamas or Wasatch County 4) Permanent opposition from local Utah Senators and Representatives who will not be elected if they support illegal annexation 5) Organized boycotts against anything built on stolen property 6) Ongoing investigations of potentially illegal developer payments to Utah legislators and local politicians

The cost of litigation for the next decade will be ruinous to Hideout Canyon property owners and the town council should not be allowed to commit Hideout property owners to such cost just to benefit their developer friends.

Summit County already has defined higher and better uses for the Richardson Flat land than anything proposed by developer or the council mouthpieces and I regularly take advantage of the area because of the care with which Summit County and local organizations take with the area.

Hideout property owners should be fully aware that this grossly illegal and underhanded annexation process does not benefit them and will be extremely costly in the long term. They

would be much better off with competent leadership that was willing to work with their neighbors.

Craig Wallentine Park City Utah 84060

Alicia Fairbourne

From: Tom Foster
Sent: Monday, October 12, 2020 2:13 PM
To: hideoututah
Subject: Objection to Annexation of Richardson Flat Property by Town of Hideout

This email is to be read into the record for public comment related to the annexation of Richardson Flat Property by the Town of Hideout at public comment meeting Oct 12, 2020.

I represent a unit owner in the HOA of Rustler, Town of Hideout and object to the proposed annexation for the following reasons.

1. Contingent liabilities that may arise from the environmental issues of annexed and adjacent land contamination that may follow the Town of Hideout.
2. The need for commercial services for homeowners in the Town of Hideout are available at Kimball Junction and Kamas.
3. The proposed annexation will attract even more residential and commercial infrastructure which will add to vehicle traffic.
4. Many homeowners purchased property in Hideout specifically to be outside high traffic corridors and away from urban service areas.

George and Margo Foster
Hideout UT 84036

Alicia Fairbourne

From: Randall Horning
Sent: Monday, October 12, 2020 3:32 PM
To: hideoututah
Subject: Annexation & Growth

I am currently a resident of the Shoreline development here in Hideout, having moved here from Kimball Junction a year ago. Thank you for requesting residents input on the annexation proposal.

For the record I am against the annexation, not so much as it makes us appear "nefarious" in the eyes of our neighbors but rather for the growth reasons behind it.

I like that Hideout is considered by some a hamlet and would prefer it stay that way. I don't know why mayors and council representatives feel the need to GROW the community by adding commercial and other services which require more infrastructure, more/larger government staffing and facilities, and accompanying higher taxes. I moved from Kimball Junction to escape the density and congestion not to have it follow me here.

Why do we need gas stations, grocery stores and restaurants when they are already in neighboring communities as close as 6 miles? The same can be said of schools, senior centers, assisted living, etc. Without such services there is no need for moderate and low income housing for service workers.

Why do we need parks and recreation facilities when we already have the Jordanelle State Park and trails being added as part of new residential development. Many developments already offer their own athletic and recreational facilities.

Let's let our neighbors GROW and deal with the congestion and government cost that comes with it. Let's plan for limited growth, limited services, and limited congestion. That is the current appeal of Hideout now. Let focus on preserving the "hamlet" feel.

Thank you for your consideration,
Randall Horning

Alicia Fairbourne

From: Klinges, Dana B.
Sent: Monday, October 12, 2020 4:05 PM
To: hideoututah
Subject: Proposed annexation

Please accept this email as my comment on the proposed annexation and development. I oppose this plan. In fact, the behavior of the Council thus far makes me embarrassed to have purchased and built in Hideout.

The town should have accounted for modest commercial development in its original planning. Although I have only been a member of the community for a relatively short time (we purchased our lot in 2017), I have tried to become educated on this issue. The development being proposed, and especially the methods by which the town has proceeded, do not appear to be in keeping with the public interest. Hideout must work with Summit County and Park City (as stated in Hideout's 2019 General Plan) and must be a good neighbor. Right now we are despised by all.

Where are our independent advisors? It appears that the town is being advised by counsel for the developers. And who is paying for all the litigation? I urge the town council to reconsider its tactics, which are at best hasty and perhaps much worse.

Dana Klinges
Soaring Hawk

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Alicia Fairbourne

From: jeffrey perlowitz
Sent: Monday, October 12, 2020 5:51 PM
To: hideoututah
Subject: Setting examples

Council

There is so much wrong with the proposed annexation that it's hard to know where to start. Let's start with the fact that the Utah Legislature has already voted to repeal the legislation which illegally allowed this to go forward in the first place. As every member of the Council knows, the legislation was put forward at the 11th hour by the developer that you now seem to know and trust. The developer tricked and lied to the legislature, unclear why he isn't being charged. But now you think it's a great idea to go forward with him on a multi year and multi million dollar development. If it's not clear already that he is a selfish, spoiled, self entitled brat, I'd suggest you just wait until he manages to mess over Hideput.

Let's be clear, this land doesn't belong to you. Under what premise can you steal it and use the the tax dollars. Understandably, u seem to have a real need for services. Please put them in your own town . Unclear how the need for services morphed into a housing and commercial development on land you don't own. Oh, actually I do. The developer (with Romney's son) wasn't getting what he wanted from Summit county so he decided to weave you into his corrupt scheme.

Thank you for listening.

Jeff Perlowitz

Park City

Sent from my iPad

Alicia Fairbourne

From: Katie Sharp
Sent: Monday, October 12, 2020 6:02 PM
To: hideoututah
Subject: NO TO Hideout Annexation of Richardson Flat

Hello,

>

> There is no reason for you to annex wonderful Richardson Flat's for your own use. I grew up in Park City and now live in Heber so I am a Wasatch Resident like all of you. Build in your own community. Support Wasatch School District. Your argument saying you were "left out" in any way of having the resources you need or being included in development plans will not work on me. I know the background of this saga. The other argument that won't work with me is that "development is inevitable". Part of building a new town is ensuring your town will have what it needs BEFORE planning begins and people move in. Stealing land from another county should be out of the question.

>

> Thank you for your time and consideration,

>

> Katie

>

Alicia Fairbourne

From: Becky Yih <
Sent: Monday, October 12, 2020 6:07 PM
To: hideoututah
Subject: Public Hearing

How do you make the case that your town in Wasatch County is “contiguous” with the parcel in Summit County when it is connected only by a very narrow unusable non-functional strip of land, over a mile long, that is to be annexed for this sole purpose?

This may be technically legal but it is not in keeping with any annexation law in Utah.

Becky Yih
Snyderville area

Alicia Fairbourne

From: Lisa Christjans
Sent: Monday, October 12, 2020 6:16 PM
To: hideoututah
Subject: Hideout Annexation

Mayor Phil and Town Council,

First of all, we want to thank you for all the hard work you do for the residences of Hideout, and we know you feel the annexation is in the best interest of the town.

However, while we recognize the need for tax revenue and services, we **don't approve** of the annexation plan proposed that has our neighbors (Summit County and Park City, and other housing areas not in Hideout) upset and opposed.

As residents of Summit County for 20 years, we would like to see an amicable solution where all parties can work together. Pursuing the annexation without the agreement of Summit County, in which the land resides, seems like it will cause a rift in the local government relationships that would be long lasting and to the detriment of our town.

Thanks,

Tom & Lisa Christjans

Shoreline Drive

Alicia Fairbourne

From: Victoria Schlaepfer
Sent: Monday, October 12, 2020 6:18 PM
To: hideoututah
Subject: Public Comment

Good Evening,

My name is Victoria Schlaepfer. I live in Park's Edge right on the edge of where Hideout would like to annex. My opinion is that while I understand Hideout would like more commercial zoning in the area, I am never a proponent of more development. I drive past the area that hideout is proposing to annex everyday and the views and open space are invaluable to our community. I know lots of neighbors that recreate in that area and this annexation would ruin that. I urge you to work with Park City and Summit County instead of against them.

Thank you,
Victoria Schlaepfer

Alicia Fairbourne

From: Mary Jean Fryar
Sent: Monday, October 12, 2020 6:23 PM
To: hideoututah
Subject: Against Annexation

Hi, My name is Mary Jean Fryar and I live at _____ Kamas UT 84036 is my mailing address and my property physically is located in Heber City. I live in a neighborhood built by Holmes Homes called Wasatch Springs. I am again the annexation and also DO NOT want my neighborhood annexed either. Mary Jean Fryar

Alicia Fairbourne

From: Teddy Oram
Sent: Monday, October 12, 2020 6:24 PM
To: hideoututah
Subject: Wasatch Spring Oppose Annexation

Hi Hideout,

My name is Teddy, I am concerned citizen of Wasatch Springs.

I oppose the annexation. I would like to advise to hideout that they postpone their annexation until after the legislation takes affect on 10/19.

During this process Hideout has created bad energy with neighboring communities, towns and counties. And by pursuing this current path they are destined for uphill battles. By waiting it would provide the towns and counties the appropriate process and be able to build a relationship instead of muscling through and burning all their bridges along the way.

And I would like to reiterate my comments from the Aug 2019 annexation purposal hearing that Wasatch Spring doesn't want to be part of Hideout.

Thank you
Teddy Oram

Alicia Fairbourne

From: Terry Harris
Sent: Monday, October 12, 2020 6:31 PM
To: hideoututah
Subject: Stop the unethical Land Grab of Richardson Flat - could not join the call

I am shocked that you continue to pursue this unethical and illegal land grab.

I tried to log into your Zoom meeting tonight and you conveniently included a link to Youtube that isn't functioning. https://youtu.be/Ydz-XKzM_v1 is not a real address. Another example of your intentional and unethical behavior trying to block people from attending the call.

The fact that you have no ability to plan appropriately for your community does not give you the right to steal this land. Your existing residents bought their property knowing there weren't any infrastructure service nearby like grocery, gas, emergency services. If that was such a critical issue, you should have planned for it in the original development.

The actions you have taken seem criminal in nature, hiring a lobbyist to intentionally mislead Legislative officials in order to get a bill passed that would not have otherwise passed allowing you to steal land that is not yours. You couldn't steal the land before the State Legislature could repeal the legislation, which makes it clear that the State does not support you stealing the land. Now, you are trying to steal it again before the repealed legislation takes effect and using similar tactics of not allowing the public access to the hearing.

You don't even address the toxic waste and how YOU will clean it up, because you have no intention of taking on that liability. Your intent is to steal the good land and leave the bad- pathetic! If you had offered to clean up the toxic waste, maybe you might get some support.

I don't know how people buy property within your community knowing how unethical you are!

I support suing you forever to either stop you from stealing the land or at a minimum, bankrupt the project.

Terry

Terry Harris

Park City, UT 84060

Alicia Fairbourne

From: Nick Peterson
Sent: Monday, October 12, 2020 6:38 PM
To: hideoututah
Subject: Against Annexation

Hi,

My name is Nick Peterson and I live in the Wasatch Springs community near Richardson Flat.

I oppose the annexation of Richardson Flat for 3 specific reasons:

1. Summit County, the county in which the proposed annexation exists, specifically set aside the land as open space, and therefore NOT for commercial use
2. The unscrupulous nature in which this process is being performed
 1. Hideout should NOT move forward with annexation of land in adjacent counties WITHOUT their permission
 2. The town of Hideout should wait until the repeal of HB359 takes effect and follow appropriate due process.
3. The environmental risk related to the mine tailings make the use of the land unsafe without a significant cleanup effort. Hideout does not have a specific plan for addressing the cost associated with this cleanup effort.

Thank you for your consideration.

Best regards,

Nick

Alicia Fairbourne

From: Sue Simcox
Sent: Monday, October 12, 2020 6:50 PM
To: hideoututah
Subject: Annexation

Hello,

We strongly oppose the annexation. Our reasons are the same as what we have heard during your meeting.

Thank you,
Carl and Sue Simcox

Hideout

Alicia Fairbourne

From: Ben Holzman
Sent: Monday, October 12, 2020 6:55 PM
To: hideoututah
Cc:

Subject: Comments for Hideout Town Council on Annexation

Dear Hideout Town Council (with a cc: to the Summit County Council and Senator Winterton and Representative Quinn)-

Per this evening's Hideout Town meeting, I am not in favor of annexation.

As a resident of the greater Snyderville Basin region, I am upset at the way by which the town of Hideout has pursued the annexation of Summit County land, including violating the spirit of the Utah legislature as indicated by several legislators. Historically, when an annexation in this region has occurred, such as the annexation of land Deer Valley area into Summit County, the county from which it was annexed (Wasatch County) agreed with the annexation.

I am firmly against the annexation due to the massive traffic issues, and the complete lack of planning and ability of Hideout to provide services which will be needed to service the new proposed development. This will ultimately become a huge regional problem or be very costly to Hideout and neighboring communities. Coordination and concurrence for traffic, services and environmental impact with surrounding towns and counties has not occurred, and normally this would occur with widespread regional support prior to annexation (rather than with consultants purely of your choosing). The reasoning stating the need for such development such as grocery and retail services comes across without merit as the drive time to the Food Town in Kamas is the same or similar as the drive time to Richardson Flat. Further, given its location this is not a town center as described, and should this need be real, rather than a grab for taxes and lining the pockets of developers, then it would have been contemplated by Hideout for it's original planning. As noted by many Hideout residents, services are sought in the South Summit/Kamas area merely 5.9. miles away. The lack of planning for development within Hideout should not create problems for municipalities, counties, and residents throughout the area such as traffic problems, eyesores such as water parks, and additional development issues.

Please drop this annexation attempt, and work with regional planners and county councils to figure out how Hideout can obtain needed services and/or funds to meet its needs.

Thank you,
Ben Holzman

Alicia Fairbourne

From: Elizabeth Hamilton Concannon
Sent: Monday, October 12, 2020 6:56 PM
To: hideoututah
Subject: Annexation

Mayor Rubin and council members,

Thank you for the opportunity to voice feedback.

My name is Elizabeth Hamilton-Concannon and I am a resident of Wasatch Springs, Wasatch County, Utah.

I oppose the annexation at this point.

Past meetings and information states that water access and rights are not put into place and possibly won't be available, amended annexation areas (Richardson Flat Road) will take years and many tax dollars to clean the area up, and services/benefits for existing residences are missing. With that, I believe more time and data needs to be invested and researched to make sure these are in place and are worth the undertaking.

In addition, I agree with many of the comments of tonight's meeting (10-12-20) that more time needs to be taken to make sure relationships with community members are kept and the path to annexation isn't rushed and better thought out.

Thank you for your time.

--

Regards,

Elizabeth Hamilton-Concannon, M.Ed., CFLE

Alicia Fairbourne

From: Scott Hallenberg
Sent: Monday, October 12, 2020 9:01 PM
To: hideoututah
Cc: Susan Hallenberg
Subject: Re: No to Proposed Annexation

I'm sure you know this but the only people who spoke in favor of the annexation attempt were developers and were the clear minority opinion in the process. We sincerely hope you do the right thing by stepping back from this annexation attempt.

Instead, we should find ways to engage with Summit Country as Wasatch County has really been missing in action. There has got to be some creative solutions available if lines of communications are opened. I got the since from the Kamas Mayor and Summit County Councilor, Chris Robinson they would be willing to work with us.

While it was a clunky process and I'm glad to have at least been able to listen in.

Best,
 Scott Hallenberg

Shoreline

On Mon, Oct 12, 2020 at 7:02 PM Scott Hallenberg wrote:
 I must have dropped off...found the waiting room to very confusing so we were just watching the You Tube. I agree with Kurt and the others who opposed this annexation.

Best,
 Scott Hallenberg

Follow me on IG:

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On Mon, Oct 12, 2020 at 5:34 PM Scott Hallenberg > wrote:
 Mayor Rubin and Town Council,

My wife Susan and I are not in support of annexation of the Richardson Flats property without Summit County's support and consent. While we like most of our Hideout neighbors would enjoy commercial

services as originally planned in the early days of Hideout this is not a good approach. It will only degrade the traffic situation and will not be walkable or rideable for current Hideout residents as a mountain separates the proposed area. However, we would support some light commercial space in Hideout proper

We believe that the best approach is to work in collaboration with both Summit and Wasatch counties in a regional planning effort to solve for the current retail, traffic, housing, and recreational issues.

We urge you to re-think your approach to this proposed annexation, to apologize to the neighbors in the adjoining communities and counties, and ask for the opportunity to work collaboratively to develop a workable resolution.

Best,
Scott Hallenberg

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Alicia Fairbourne

From: chris day
Sent: Monday, October 12, 2020 7:09 PM
To: hideoututah
Subject: OPPOSE ANNEXATION OF RICHARDSON FLAT

Dear Hideout Town Council:

My name is Chris Day. My wife and I are owners in Deer Vista (Twp. 12N, R. 84032).

While we appreciate that Hideout wants to build more services and build its tax base, we oppose the proposed annexation of Richardson Flat for the purpose of adding thousands of residents, light pollution, retail stores, traffic congestion and paving over the natural habitat.

And while you have made clear that you will conduct studies of the environmental impact, traffic, density, water usage, etc., the proposed development will simply destroy the existing recreational space, not enhance it, and eliminate the only chance to properly plan for the future.

We are also troubled by the way this has come to pass, as a loophole (albeit legal) and not in a manner consistent with the way the land development process is meant to work among contiguous counties.

The only solution to preserving the last little bit of what makes the area special is to not overdevelop it. While that is not what profit-driven developers want to hear, that is what will save the lake and save the area from becoming an over paved, over crowded, semi-urban mini-city.

To destroy the golden goose to avoid a totally reasonable drive to Park City, Heber or Kamas for services is not the right way forward.

Again, we oppose this plan to annex the Richardson Flat and to overdevelop this special place.

Sincerely,

Chris Day

Alicia Fairbourne

From:
Sent: Monday, October 12, 2020 7:13 PM
To: hideoututah
Subject: Hideout annexation

Dear Hideout representatives,

My name is Ryan McTish and I am a resident of summit county. I am very against the annexation by Hideout. This annexation attempt needs more time to complete a thorough evaluation and should be completed in a collaborative process through regional planning. Please cease this annexation attempt and be a respectful neighbor. We all need to work together to solve our future problems. The lack of a single unified regional goal is one of the single greatest barriers to a bright future in this area. Please join your neighbors to work through these problems rather than fighting against them. An annexation attempt is in clear opposition to all the planning by summit and Wasatch county to date. This annexation attempt would only create further in division within our community.

Thank you for your time and consideration.

Ryan McTish

Alicia Fairbourne

From: Chris Knight
Sent: Monday, October 12, 2020 7:41 PM
To: Phil Rubin; Chris Baier; [redacted]; Bob Nadelberg; Jerry Dwinell; hideoututah
Cc: Mitchell Knight
Subject: Annexation

October 11, 2020

Mayor and Council Members:

I recently purchased property in the Wasatch Springs Townhome Subdivision, Wasatch County, Utah. I knew nothing about the proposed Hideout Annexation when I purchased until I recently received a door-hanger on my front door.

When I read the flyer, I asked myself these questions:

- 1) Whose idea was this and was there any input from those affected prior to the proposal?
- 2) Specifically, how would this annexation proposal benefit the homeowners it affects, especially those in my townhouse subdivision, Wasatch Springs?
- 3) Is this about a future revenue stream for the town of Hideout by increasing its tax base?

I listened in for the first 1:15 hours of tonight's Public Meeting and, fortunately, was able to answer all three questions.

With that said, I agree with all of the comments made by those on the phone and in the zoom meeting. For the time I listened during the meeting, I heard no citizen that is in favor of the proposed annexation. **I AGREE WITH THEM AND OPPOSE THE CITY OF HIDEOUT ANNEXATION PROPOSAL.**

Thank you for the opportunity to participate and submit my written comments,

Christopher A. Knight

Kamas, UT 84036

Alicia Fairbourne

From:
Sent: Monday, October 12, 2020 7:45 PM
To: hideoututah
Subject: Fwd: Comments on Annexation

Subject: Comments on Annexation

My name is Rory Murphy and I live in Park City. I do not support the annexation.

I have submitted previous letters regarding this annexation. I am a real estate developer and am intimately familiar with the development process. One thing that should be considered is the sequence of the development. Unless it is spelled out in the Development Agreement, the developer will try to build the residential first as it is, by far, more lucrative than the commercial development. Please, if the primary reason you are considering the annexation is commercial access and taxes, be certain that the developer build the commercial first or you will be stuck with all residential and no commercial. Please don't let the developer play you like this. My guess is that they will insist that you allow them to develop the residential first "to pay for the commercial development". Don't fall for this; it's an old trick. For your own sake, if you move forward with this make sure that the sequencing is strongly worded in the Development Agreement. There is a reason annexations are lengthy processes. Between the environmental concerns, utility concerns and sequencing concerns, there are too many unanswered questions to fast track this process. I strongly implore you not to pursue this.

Thank you for your consideration.

Rory

Rory Murphy

Park City, UT 84060

Alicia Fairbourne

From:
Sent: Monday, October 12, 2020 6:12 PM
To: hideoututah
Subject: Public Meeting Oct 12th

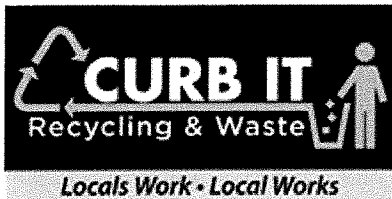
Hideout,

I think that you bamboozled the state into letting you annex into another county. This seems not only illegal, but even more so unethical. This land is meant to have low density and be open space. It's ridiculous that you are choosing to try to annex in Summit County.

I am a Park City resident and I'm strongly against your annexation into Summit County.

Shirin Spangenberg
Park City, UT

Recycling Is A Resource!



Shirin Spangenberg
PO Box 681397
Park City, UT 84069

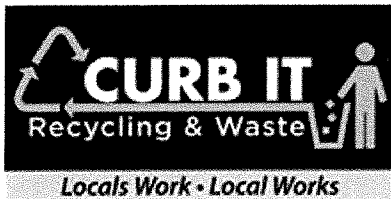
Alicia Fairbourne

From:
Sent: Monday, October 12, 2020 7:55 PM
To: hideoututah
Subject: Other notes

According to Google Maps, Kamas is only 8 min away. No need to go to Park City for your retail needs. This just doesn't make sense.

Shirin Spangenberg
Park City, UT

Recycling Is A Resource!



Shirin Spangenberg
PO Box 681397
Park City, UT 84068

Alicia Fairbourne

From:
Sent: Monday, October 12, 2020 8:04 PM
To: hideoututah
Subject: open space

I am hearing about the proposed Hideout development, as someone who cherishes Park City for it's open space, I urge you to vote against it.

Lya Wodraska
CHEK Practitioner/Olympic Lifting Coach
Golf Performance Specialist/Holistic Lifestyle Coach/Tour physio

Find me at [www.lyawodraska.com](#)) or instagram at [@lyawodraska](#)
and exercise tips, seminar information and more

Alicia Fairbourne

From: Beth Holzman
Sent: Monday, October 12, 2020 8:15 PM
To: hideoututah
Cc:
Subject: Comments on Hideout proposed Annexation

Dear Hideout Council,

I am a resident of Summit County and am writing to oppose the Hideout annexation.

The proposed annexation has been carried out in a deceitful manner, without consulting key stakeholders in the planning process and is a deliberate attempt to subvert the system that has been put in place for mindful growth in our region. On tonight's call, Representative Quinn called in to directly address this issue - and he was in the room when it was discussed by legislators. This is the 2nd public meeting I have attended where this point was made.

The proposed annexation would create traffic issues, need for increased services, negative environmental impacts, and undue burden on the community surrounding Hideout. It is not in the spirit or required planning process that governs this region, and is wasting valuable time of residents, councilors, and other stakeholders.

Thank you,
Beth Holzman

Beth Holzman

Alicia Fairbourne

From: S. Ostrand-Rosenberg
Sent: Monday, October 12, 2020 8:41 PM
To: hideoututah; Alicia Fairbourne
Cc: rrosenberg@howard.edu
Subject: Oct 12, 2020 meeting

The major of Hideout has stated that he can't rezone land within Hideout for commercial use because previous administrations have zoned it residential. However, he seems to have no problem with rezoning land in Summit county that was zoned low density and non-commercial by tSummit County. Seems rather hypocritical.

--

Suzanne and Robert Rosenberg

Park City, UT 84060

Scientific and public health experts, including the trusted Dr. Anthony Fauci, are vital to combating COVID-19 and safely reopening the US. It's important for all Americans to stand strongly behind them and take their advice. #FollowTheScience #IStandWithFauci

Alicia Fairbourne

From: Avery Kiser 1>
Sent: Monday, October 12, 2020 8:50 PM
To: hideoututah
Subject: Annexation Opposition

Good evening,

I'm a resident of Wasatch Springs and wanted to express my opposition to the annexation. I appreciate the need for additional services and amenities for your residents and I can certainly understand the rationale for increasing your potential tax revenues. That said, I do not believe the steps taken thus far have been the appropriate ones. They have felt sneaky, against the spirit of our processes and laws, against the wishes of our lawmakers, inconsiderate and poorly thought out. It does not appear the council has taken into consideration the views of the people/residents who are potentially most impacted by the proposed development and all the headaches that come with it. It does not appear that the environmental and infrastructure needs or impacts have been analyzed. And it does not appear that any effort has been made to bring in surrounding counties, communities, towns and neighbors when making plans. Be careful how you proceed, because as anyone will tell you, your reputation is everything. You don't want your neighboring communities unhappy and more importantly you don't want your residents embarrassed to say they live in Hideout because you went about the process in the wrong way. And please leave communities currently in Wasatch County alone. Wasatch Springs, Black Rock Ridge, The Retreat and Park's Edge are happy as they are! I do appreciate the opportunity to share my thoughts.

Thanks,
Avery Kiser

Sent from my iPhone

Alicia Fairbourne

From: Bret Rutter <bret.rutter@cityofrustler.com>
Sent: Monday, October 12, 2020 8:55 PM
To: Chris Baier
Cc: hideoututah; Ralph Severini; Phil Rubin; Jerry Dwinell; Bob Nadelberg; Carol Haselton
Subject: Re: There is about a 20 second delay between the phone audio and the Youtube video/audio

Thank you Cris. After listening to the full public input tonight the overwhelming majority was opposed to the annexation and at least half of the small handful of supporters were developers or builders likely motivated by their future profits. I urge the Council to decide tomorrow night at the Council meeting to not proceed with any further discussion or forward movement on the annexation and move swiftly to engage with other regional and state leaders to take them up on their offers to work collaboratively together.

Thank you
 Bret Rutter, resident of Rustler

Sent from my iPhone

On Oct 12, 2020, at 7:22 PM, Chris Baier <chris.baier@cityofrustler.com> wrote:

Thank you, Bret.

Unfortunately, we can't do anything about the delay between Zoom and YouTube.

Covid times are indeed challenging times! Everyone has been forced to learn possibly unfamiliar technology in order to adapt.

Appreciate your comments tonight.

Get [Outlook for iOS](#)

From: Bret Rutter
Sent: Monday, October 12, 2020 6:23:22 PM
To: hideoututah <hideoututah@cityofrustler.com>; Chris Baier <chris.baier@cityofrustler.com>; Ralph Severini <ralph.severini@cityofrustler.com>; Phil Rubin <phil.rubin@cityofrustler.com>; Jerry Dwinell <jerry.dwinell@cityofrustler.com>; Bob Nadelberg <bob.nadelberg@cityofrustler.com>; Carol Haselton <carol.haselton@cityofrustler.com>

Subject: There is about a 20 second delay between the phone audio and the Youtube video/audio

FYI - There is about a 20 second delay between the phone audio and the Youtube video/audio, and this is creating a very difficult ability to follow the meeting and participate when its time to give input via phone dial-in.

Alicia Fairbourne

From: BREKE HARNAGEL
Sent: Monday, October 12, 2020 9:07 PM
To: hideoututah
Subject: Proposed Annexation

Hideout Town Council:

As a 13 year member of the Summit County community I am writing to encourage you to desist from your efforts to annex property in Summit County. There have been many contentious issues confronted by various government entities over my time here, which have been worked out. As evidenced by the overwhelming negative response by your fellow citizens, and their elected representatives the approach taken to date by the Hideout Town Council is misguided. It is clearly contrary to past and future state statute. In order to take advantage of the short term window mistakenly opened by the legislature you are alienating virtually all of your neighbors in the Wasatch Back community. This approach is not honorable, nor in your long term interests.

In the alternative, I urge you to back away from this costly adversarial annexation effort. While working with constituents and other land use authorities to achieve your goals is a more lengthy process, it represents the above board due process procedures generally accepted in our society. These processes have evolved over time to assure proper planning and avoid problems that this annexation is replete with.

Should you decide to back away from this rushed annexation in the service of these particular developers I am certain you will find that your reputation will quickly be rehabilitated, and you will find a much more welcoming environment among your fellow government entities.

The second commenter on your hearing call who is a Hideout resident encouraging you to stop this annexation process articulated very well why you should heed his testimony. His testimony was echoed by virtually every other caller, many of whom are Hideout residents and your constituents. The Hideout residents' petition is a powerful testimony to what your obligation as public servants should be. Virtually all of the testimony at your hearing are speaking the truth to you.

Please listen to your neighbors and constituents. Do the right thing, drop this annexation and pursue your objectives in an honorable way.

Respectfully,
Breke Harnagel

Alicia Fairbourne

From: S. Ann Acaya >
Sent: Monday, October 12, 2020 9:08 PM
To: hideoututah
Subject: Hideout Annex

Hi,

We just want to express that we are opposed to the Hideout annexation. We have been full-time residences of Park City/Summit County for over 27 years and feel this annexation is underhanded, unethical, and unscrupulous. Moreover, it is not in Summit County's vision to keep that area as dedicated open space.

Please reconsider working with neighboring towns and find other solutions to your tax base issues.

Best,
S. Ann Acaya
Greg Balch

Alicia Fairbourne

From: Nikki Keye ·
Sent: Monday, October 12, 2020 9:16 PM
To: hideoututah
Cc: Jeff Keye
Subject: Please don't divide us more-vote no.

Hi Council,

I've been meaning to write this for a long time.

Over the past 10 years as a resident of the Jordanelle, I've worked really hard trying to unite the residents of the Jordanelle to establish a community, culture and voice. I have hosted Food Truck parties, Trail Challenges, Clean Up Days.

This is whole annexation issue is just deflating to me.

I think you have unintentionally created a MAJOR CHASM in our Jordanelle Community and divided sides when we are finally at a voting majority to really make some change at the County level.

So there's that.

Also, I just wanted to reiterate a lot of the sentiments of many of our residents here at the Retreat at Jordanelle. We're stuck! You are annexing all around us, and choking us out. So while our voice should matter, you just are not listening and literally undoing all the hardworking we've done over the last 10 years trying to connect and collaborate as community. WE DO NOT want the traffic, the light pollution and circus in our backyard-do you want it in your backyard?

- This is not about services but taxes...so can you please be transparent and recognize there might be a different way to accomplish this mission.
- There have been multiple misrepresentations by developer and developers council. I was at a Hideout Town Council meeting once when Bruce Baird "*told you how things were going to happen*" based on Utah laws and if this annexation happens he'll be telling you again. If you think you can outsmart this lawyer you are surely mistaken.
- Just because you can do something, doesn't mean you should.

BTW, all the "for" votes were from developers or work for the developer during the meeting. SO...maybe follow the money and don't be naive. Public comments made without stating where they are from to me is ridiculous, especially "Madison Keller" who is married to Sean who also spoke, is a developer (noted in your past meeting minutes) and lives no where near the Jordanelle, my neighborhood or hideout.



Sean Philipoom

Joined about 3 months ago



Madison Keller Philipoom

Joined about 3 months ago

Realtor Sales Associate at Berkshire Hathaway
HomeServices Utah Properties

I feel like there are 4 of you who want this and the rest are being held hostage by this idea, please take in the consideration of our community. **You can ignore all the other city public officials...but please listen to our community of the Jordanelle. We do NOT want this, not this way, not right now.**

In conclusion, I hope you do the right thing. Slow down, evaluate and please do not ink a deal with the devil, I mean the developer. There are other ways, I promise.

I have to go, while this is a setback, I will not stop working hard to unite the residents of the Jordanelle (including hideout) and create a real community and culture in the area we love and live.

Best
Nikki Keye
Retreat at Jordanelle
Unincorporated Wasatch County

Kamas, UT 84036

Alicia Fairbourne

From: Tracie Profaizer
Sent: Tuesday, October 13, 2020 8:46 AM
To: hideoututah
Subject: No to annexation, yes to open space

One of the big attractions of Park City to me is its open spaces. I love driving by and seeing open grasslands filled with birds, especially those sandhill cranes, nestled against the dramatic backdrop of Wasatch Mountains. Now more than ever, we need to keep and preserve our open spaces, because once they are gone, they are never the same again. We don't need another chaos-filled Kimball Junction. Please say no to annexation and yes to open spaces.

Thank you,
Tracie

Tracie Profaizer

Alicia Fairbourne

From: Phil Rubin
Sent: Monday, October 12, 2020 5:00 PM
To: hideoututah
Subject: FW: Attempted annexation

Thanks,

Phil Rubin
 Mayor
 Hideout, Utah
 435-776-6040



From: Petrine Nielsen
Sent: Friday, October 2, 2020 10:32 AM
To: Phil Rubin <phil@hideoututah.com>; Chris Baier <chris@hideoututah.com>; Jerry Dwinell <jerry@hideoututah.com>
Subject: Attempted annexation

I live on Abigail Dr in The Retreat and am extremely opposed to Hideout's planned annexation - and I would be even if I were not so directly affected. The entire process has smacked of secrecy, misrepresentation, sneakiness and money grubbing. When Hideout became a town (also under similar circumstances) it had committed to build some commercial space. Later, Hideout chose not to honor that commitment. You didn't want it in your back yard, I don't want it in mine (literally).

The rationale that Hideout is helping everyone in the area because both Summit and Wasatch counties have been too stupid to plan for future growth is bogus; Hideout just needs the tax revenue. No one expects to have a grocery store, etc blocks away. Hideout's 12 or 15 minute drive to Foodtown or Fresh Market is too taxing? Please!!

So please stay out of Summit County!

Petrine Nielsen

Kamas UT

Alicia Fairbourne

From: Phil Rubin
Sent: Monday, October 12, 2020 4:58 PM
To: hideoututah
Subject: FW: annexation

-----Original Message-----

From: Rebecca Bowen
Sent: Sunday, October 11, 2020 5:38 PM
To: Phil Rubin
Subject: annexation

Hello Mayor Rubin,

I am writing to you concerning the proposed annexation of Richardson Flats which borders my residence in Park's Edge. I am very concerned about the impact the proposed development would have on my community. The negative

impacts of increased traffic, noise and light pollution and loss of open space, far outweigh any benefit from a 3 minute shorter commute to a grocery store - especially since there is a grocery store slated for the commercial space at

the Brown's Canyon intersection.

I am opposed to this annexation. It feels fundamentally wrong that one community can take over and govern property outside its border without the consent of those who live there.

I am planning to join the public hearing tomorrow, with the hope that the opinions of my community will be heard and that annexation by Hideout is not a foregone conclusion.

Thank you for your time and consideration,

Rebecca Bowen
Park's Edge

Alicia Fairbourne

From: Bret Rutter
Sent: Monday, October 12, 2020 7:37 AM
To: hideoututah
Subject: Annexation Feedback from Rustler at Hideout Resident

Good morning,

I'm writing in response to the feedback sought in the October 8, 2020 *Hideout October Newsletter - Special Edition - Annexation*. My wife and I have been property owners in the Rustler at Hideout twin homes since 2016, originally as a vacation home but now are full-time residents. We moved here for the beauty and access to world class skiing, hiking, sunshine and close access to Park City and Salt Lake City. We moved here knowing that Hideout doesn't have a grocery store or gas station and was somewhat rural - which is why we bought a home here. I hope you read the remainder of my message and supporting views, but to put it right up front - **I oppose the annexation that the Hideout Town Council is proposing** and the manner in which the Town Council proceeds will influence my future voting for Council members so long as I'm a resident in Hideout. **Please, as a highly concerned citizen of Hideout, vote NO in the interest of your citizens and the surrounding community to not move forward with this proposed annexation and instead work with Park City, Summit County and Wasatch County - we have their attention now and hold them accountable to working together like they've said they want to do. Don't be persuaded by the developer Nick Brockbank - take the high road and do what's right, not just what technically can be legally done for a few more days due to a legislative mistake that has since been corrected.**

To help understand my points and keep them succinct and easy to follow, I've put my supporting basis into the following bullets:

1. While I agree that having some services such as a grocery store and gas station a little closer by would be convenient, we bought a home here knowing that wasn't the case.
2. We have gas station access less than 6 miles away in Kamas and less than 10 miles away in the other direction at Silver Creek Drive near Home Depot. Surprisingly, the suggested **Town Center at Richardson Flat would be the exact same distance (6 miles) from Hideout as it would be to go to Kamas** where there is already a grocery store, fuel station, liquor store and other restaurants and some retail, and this assumes using the access to Richardson Flat Town Center using Richardson Flat Rd at the intersection of HWY 248/Brown's Canyon which has been expressed at last week's Planning Commission meeting that such access would be deterred to not add to the traffic going through that town house community near Park's Edge. So ultimately accessing grocery and fuel from Hideout will be closer in Kamas than it would be at Richardson Flat. So I expect the distance to a Town Center at Richardson Flats would ultimately be further than going to Kamas.
3. We need to work amicably with our neighbors and not isolate ourselves by using a loop hole that was deceitfully snuck into law by last minute changes that were not made transparent to those legislators approving the measure and nearly immediately upon the legislators fully understanding the repercussions of their vote, moved to retract the measure as it was not at all what was intended. This is exactly the type of action in politics that has created such a divide in our country. Take the high road, and just because this annexation is technically legal for a few more days, doesn't mean it should be pushed through.

4. As a citizen of Hideout, I agree that a more stable retail tax base is needed to sustain the Town on a long-term basis, but thinking solely annexation can't be the only path forward and certainly not where it will just serve to isolate us and have our neighbors turn against us.
5. We can't afford to take on the litigation that will surely ensue from our neighbors in Park City and Summit County.
6. We shouldn't be risking the environmental risk of the Richardson Flat tailings mess and I haven't seen anything showing communication with the EPA on the true nature of that site and what might have leached out or otherwise contaminated the surrounding property. I've listened in to many of the Planning Commission and Town Council meetings, and all I hear is Brockbank and his consultants, and of course they're going to say the Town of Hideout is protected from that responsibility, but I've also read from others more closely involved with this and other contamination locations that what Brockbank is saying isn't how it plays out. The Council has a fiduciary responsibility to seek the advice of an environmental lawyer familiar with dealing with this or similar sites and also inquire directly of the EPA. Developers won't be around when the crap hits the fan on environmental issues. So, unless Brockbank is going to put money in escrow until the environmental risks are fully resolved, then the Town Council is not fulfilling its fiduciary duty to the residents of the Town of Hideout. As a CPA, I'm obligated to operate with professional skepticism, which doesn't mean that I am a constant skeptic, rather it means that you should always have a questioning mind and not let your guard down. I would like to see my Town Council act similarly and due their own independent due diligence on the environmental issues involved with this annexation as I haven't seen any substantial evidence that such has been done.
7. The proposed primary access as shown in the materials from the September 9, 2020 Council meeting shows two more intersections on HWY 248 to the west of the soon to be installed light at Brown's Canyon Rd. and if this is to be the primary access point it too will necessitate another traffic light-controlled intersection. We bought here in Hideout partly for the close access to Park City and adding more traffic lights to HWY 248 is deteriorating that experience.
8. Josh Romney has distanced himself from this situation at the advice of his father as its just going to be too easy to point to this as a political backdoor deal that allowed it to go through.
9. We already have too much housing and density in the Jordanelle area, so don't add more. If this were solely a retail development near the intersection of 40/248 or along the Old Hwy 40 frontage road where there are already some businesses and retail, then that would be a perfect place for a large grocery store, but not in the Richardson Flats area.
10. The Council's position as to why this is needed includes public services (police, fire, etc.) but I've not seen any substantive discussion of this and I understand the proposed Town Center development area is within Park City's fire district and police as well as most utilities and the school district boundary would need to be served from Park City/Summit County side of things, but they are opposed to this and bringing such services will prove very difficult. I've also read that the potable water service to this area will also require significant infrastructure to service it from the JSSD which seems unwarranted no matter who is going to pay for it.
11. The proposed bike/hike lift to Richardson Peak is not needed and will not be economically sustainable. It's not that big of a hike, nor a significant climb on a bike, especially an eBike as was noted by one Planning Commission member at last week's meeting where a Planning Commission member stated that lift served biking will be obsolete shortly with the popularity of eBikes. Bottom line - keep the open-space open and don't clutter the views with a lift that will not be economical to operate in the long term.
12. To bring Park City / Summit County to the table and get them more interested, focus on using the existing Park-n-Ride for skier mass/rapid transit into PCMR/Deer Valley and to reduce the traffic coming into Park City on Kearns Blvd/Hwy 248 which I hear all the time is a frustration of Park City

residents. This would be the best use of this location in my mind as the traffic at PCMR and the parking situation there is only going to get worse with the development project planned for the main parking lot at PCMR.