



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

February 13, 2020

Amended Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times as described below on Thursday, February 13, 2020

All public meetings are available via ZOOM conference call and net meeting.

Interested parties may join by dialing in as follows:

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

Meeting ID: 435 659 4739

Regular Meeting

6:00 PM

I. Call to Order and Pledge of Allegiance

II. Roll Call

III. Approval of Council Minutes

1. January 23, 2020 Draft Minutes

IV. Agenda Items

1. Continued Public Hearing - Continued discussion and possible adoption of an Ordinance regarding an Impact Fee Facilities Plan

2. Consider approval of the HCPC, LLC application for the combination of two lots located at 10494 and 10496 N. Forevermore Court

3. Review and possible approval for the mayor to execute the UDOT Corridor Agreement for SR248

4. Wesley Bingham, discussion regarding 2nd quarter financials

5. Approval of Bills

6. Committee Appointments

7. Discussion regarding filling the Council vacancy

V. Public Input - Floor open for any attendee to speak on items not listed on the agenda

VI. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

VII. 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 2/12/2020

1
2 HIDEOUT, UTAH
3 10860 N. Hideout Trail
4 Hideout, UT 84036
5 TOWN COUNCIL MEETING
6 January 23, 2020
7 6:00 p.m.

8
9 TOWN COUNCIL SPECIAL MEETING

10
11 **I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

12 Mayor Rubin called to order the meeting of the Town Council of the Town of Hideout at
13 approximately 6:30 p.m. on January 23, 2020 at 10860 N. Hideout Trail, Hideout, Utah, and
14 led the Pledge of Allegiance. Mr. Rubin explained that the brief delay to the start of this
15 meeting was due to an executive session.

16 **II. ROLL CALL**

17 **Town Council Members Present:**

18 Mayor Philip Rubin
19 Council Member Chris Baier
20 Council Member Kurt Shadle
21 Council Member Jerry Dwinell
22 Council Member Vytas Rupinkas
23

24 **Staff Present:** Town Administrator Jan McCosh
25 Town Attorney Dan Dansie
26 Public Works Kent Cuillard
27 Town Clerk Allison Lutes
28

29 **Others Present:** Kip Freeman, Melyssa Davidson, Monica Gonzalez, Will Pratt, Jared
30 Fields (by telephone), and others who did not sign in or whose names were illegible.

31 **III. APPROVAL OF COUNCIL MINUTES**

32 *Council Member Rupinkas moved to approve the minutes of the January 9 and January 20,*
33 *2020 special meetings. Council Member Baier made the second. Voting Aye: Council*
34 *Members Baier, Shadle, Rupinkas and Dwinell. Voting Nay: None. The motion carried.*

35 **IV. AGENDA ITEMS**

36 **1. Continued Public Hearing - Continued discussion and possible adoption of**
37 **Ordinance 2020-01 regarding an Impact Fee Facilities Plan**

38 Mayor Rubin gave a brief statement on the record regarding the need for additional time for
39 the Council's decision on this agenda item. He explained the Council recently received
40 additional feedback from developers and had discussions with Mustang and needed some
41 extra time to process that information. Accordingly, the Mayor suggested this agenda item

1 be continued one more time to the next Council meeting on February 13. He emphasized
2 Mustang was aware of the foregoing and was supportive of it.

3 At 6:31 p.m., Mayor Rubin opened the hearing for public comment. With no public
4 comments, the public hearing was closed.

5 *Council Member Dwinell moved to continue the public hearing on this agenda item to*
6 *February 13. Council Member Rupinkas made the second. Voting Aye: Council*
7 *Members Baier, Shadle, Dwinell and Rupinkas.*

8
9 **2. Public Hearing - Discussion and possible adoption of Ordinance 2020-02 Adopting**
10 **and Enacting a New Town Code for the Town of Hideout, Utah**

11 Mayor Rubin reviewed that recently the Town migrated the Town Code from a Word
12 document to Municode, a software used by many municipalities. During the conversion, no
13 legislative changes were made to the Code, but it was renumbered to better align with State
14 Code practices. The resulting version of the Code is now searchable and will show the
15 legislative history of code sections, something that was not possible with the prior Word/.pdf
16 format.

17 Discussion continued concerning the processes involved in updating the current code.

18 At 6:46 p.m., Mayor Rubin opened the hearing for public comments.

19 Melyssa Davidson (counsel for the Master Association) asked about the archived code and
20 whether it represents the code as of 2010 when the Master Development Agreement was
21 signed. Dan Dansie responded that the archived code represents how the current code exists
22 today; he was not certain whether it would be possible to compile the form of the code as it
23 existed in 2010. However, Mr. Dansie commented that if a future issue arises concerning
24 terms agreed to under a former version of the code and it is asserted that terms agreed to at
25 the time are not set out in the archived version of the code, then those discussions will be
26 addressed at that time on a case-by-case basis.

27 Ms. Davidson then inquired regarding new landscaping ordinances and a potential conflict
28 with the HOA's CC&R's and design guidelines. Mayor Rubin explained that proposed
29 landscaping ordinances are part of some new engineering standards that had not yet been
30 approved and were not considered part of this evening's discussion.

31
32 Kip Freeman (Shoreline) commented he did not get a hyperlink to the new proposed code
33 within the text notifications received from the Town. Mayor Rubin responded that a notice
34 was added to the Town's website and it included a hyperlink where individuals could click
35 to view the content. He added the Town recently engaged a web master to start on Monday
36 to make the Town's website more user-friendly.

37 Will Pratt (Community Preservation Committee) stated his group would be happy to work
38 on landscaping standards with the Town.

39 Jared Fields (Counsel to Mustang): inquired regarding the distinction between the current
40 Town Code and the proposed Code. Mayor Rubin explained the proposed code incorporates
41 adopted ordinances that had not been included within the current version of the Code, and it

1 was renumbered in Municode to conform to State standards. Mr. Fields felt the prior code
2 should be archived in a repository. He commented the new code is more convenient, looks
3 more professional, and is more user-friendly.

4 Council Member Baier suggested creating a detailed cross-reference that would show the
5 prior section number and its new section number. The Mayor noted the Town staff would
6 research whether this can be done.

7 With no further comments, Mayor Rubin closed the public hearing at 7:04 p.m.

8
9 *Council Member Rupinkas moved to adopt Ordinance 2020-02, Adopting and Enacting a*
10 *Recodification of the Town Code. Council Member Dwinell made the second. Voting Aye:*
11 *Council Members Baier, Shadle, Dwinell and Rupinkas. Voting Nay: None. The motion*
12 *carried.*

13 **V. WORKING SESSION TO REVIEW AND DISCUSS TOWN PRIORITIES**
14 **FOR 2020**

15 Mayor Rubin noted that since assuming office two years ago, many of the priorities he and
16 the Council identified at that time have been accomplished. The purpose of this evening's
17 discussion would be to identify additional Council and staff priorities for the near future.

18 Mr. Rubin stated the Town would continue working on 1) the budget; 2) water and utilities:
19 The Mayor explained the Town received a proposal for modification of the JSSD bulk water
20 contract, which appears to be significantly different than the current agreement and would
21 take some work to understand it and determine whether to accept it; and 3) MIDA and
22 P.O.S.T. team work on creating open spaces and trails.

23 Enumerated below are priorities identified by Council Members and Staff:

24 **Council Member Baier:**

25 **1. Regional Planning:** become more engaged in regional planning; Ms. Baier felt the Town
26 had been overlooked in this regard, however she acknowledged there were efforts currently
27 underway (Jan McCosh) to engage the Town in regional planning.

28 **2. Schools:** Explore whether there is any potential to have Hideout school children attend
29 schools closer to Hideout. Mayor Rubin stated he met with the Summit County
30 Superintendent who seemed open to the idea, as was Wasatch County. He noted Wasatch
31 County indicated it was prepared to give Hideout its per capita tax portion as well. Mayor
32 Rubin added however, that while Wasatch agreed in principal, there was nothing in writing.

33 **3. Budget:** Ms. Baier acknowledged the budget was important to focus on and added that it
34 had been improving with each year.

35 **4. MIDA:** Focus on making the most out of MIDA. Ms. Baier did not know when the Town
36 could consider planning improvements based on MIDA funding. She asked whether funding
37 was available yet. Council Member Dwinell stated it was on his list of priorities as well and
38 he felt the Council needed to implement a plan and a schedule for how MIDA monies
39 should be collected and allocated.

1 Jan McCosh reviewed she met with Paul Morris, the MIDA Financial Director, the Project
2 Manager and the Trails Manager. She advised there was currently one Hideout property,
3 valued at \$760,000, that made it into this year's financing stream which will serve as a good
4 test case. Ms. McCosh added she was working on a written agreement to specify what Nate
5 Brockbank would be contributing, because it was different than what the Town thought it
6 was. It was indicated Mr. Brockbank offered 5% of his development fund back to the Town
7 which will need to be confirmed in writing. MIDA indicated they would provide those funds
8 directly to the Town, if given a confirmation letter. Finally, Ms. McCosh advised the Town
9 would need about 3 years of MIDA flow to be considered for bonding out of this fund.

10 **3. Public Works:** completing the public works building to properly store all the Town's
11 equipment and purchasing additional equipment. Mayor Rubin added the Town was going to
12 be picking up more roadways to maintain with Shoreline and Deer Waters and it would
13 require another truck and staff member. He indicated the staff member had already been
14 identified.

15 **4. Public safety:** Ms. Baier felt this should be a priority to keep the Town safe. Mayor
16 Rubin commented Wasatch County was willing to help in that regard. Previously the Town
17 budgeted based on hiring a Town resident who was a retired police officer, however
18 personal issues forced his move away from the Town. The Town currently does not have the
19 budget available to engage Wasatch County, but there is a quote now upon which the Town
20 could budget for in the future.

21 **Council Member Shadle:**

22 **1. Public Safety:** Mr. Shadle commented on the amount of traffic he had noticed going the
23 wrong way in the traffic circle and the number of construction vehicles in the area. He felt
24 the Town should consider a police presence to enforce safe driving and inhibit burglaries
25 and any other offenses. He suggested the Town consider an impact fee or tax to fund public
26 safety. Mr. Dansie confirmed an impact fee could be imposed to offset public safety costs.
27 Mr. Shadle expressed his view that the empty Hideout police car should be placed on SR-
28 248. Mayor Rubin countered it would be considered an abandoned vehicle and it would be
29 towed. Discussion ensued regarding the lack of patrols on SR-248. Council Member Shadle
30 stated he would continue to look into this issue and would speak with Wasatch County.
31

32 **2. Special District 1:** Mr. Shadle commented the District's \$350 per year tax on all residents
33 is completely wrong and needs to change. The Council agreed to investigate the issue.

34 **3. Recycling:** Mr. Shadle asserted this issue was the most popular item among Town
35 residents.

36 **4. Two commercial parcels on SR-248:** the potential of creating a public/private
37 partnership to develop the two parcels. Council Member Dwinell commented his list of
38 priorities included the formation of an Economic Development Committee to look at that
39 and other projects, such as the zone change request in Deer Springs. He felt the Town
40 needed a cohesive plan, and it needed to address how to attract commercial development in
41 commercially viable locations.

1 **5. Tax delinquencies - developers and others:** Council Member Shadle asked the Council
2 to revisit his ordinance of six months ago addressing unpaid property taxes. Council
3 Member Baier expressed concern with the Town being perceived as overstepping its role
4 and drawing unwanted attention should it do something to force something beyond what the
5 State already does. Mr. Shadle countered that a lot of municipalities were already enforcing
6 a plan for delinquent taxes. Council Member Baier agreed the Town should further explore
7 what legal avenues would be available. Mayor Rubin commented the Town still needed to
8 understand more fully all sources of revenue available to a municipality, e.g. road tax,
9 property tax, others. He suggested Dan Dansie and ULCT provide guidance to the Town on
10 the foregoing.

11 **Council Member Dwinell:**

12 **1. Rewriting Code on Land Use:** Mr. Dwinell explained the Planning Commission was
13 currently in the process of rewriting the code regarding land use, which would necessitate
14 rezoning where needed to comply with the new definitions, as well as updating Town forms.

15 **2. Development draw down account:** Mr. Dwinell explained that due to the professional
16 services involved in reviewing and processing an application, the Town would start with a
17 \$5,000 fee to draw down as professional engineering and review services are incurred.

18 **3. Developer bonds:** Mr. Dwinell commented the Town needed a solid process in place to
19 ensure proper developer bonds are firmly in place prior to commencing work on projects.

20 **4. Economic Growth Committee:** Mr. Dwinell spoke of this earlier in the discussion
21 concerning the commercial lots along SR-248.

22 **5. Renegotiate Agreements Between the Town and Master Developer:** Mr. Dwinell
23 expressed his concern about whether the prior agreements were arms' length agreements,
24 and he felt it would be important to review and potentially renegotiate those agreements.

25 **6. Impact Fee Ordinance:** Mr. Dwinell commented it would be important to ensure the
26 developer agreements created after enacting an impact fee ordinance are advantageous for
27 the Town.

28 **7. MIDA Planning:** This item was already addressed earlier in the discussion.

29 **Council Member Rupinkas:**

30 **1. Impact fee ordinance:** Mr. Rupinkas raised a discussion concerning the prospective
31 nature of impact fees and how the Town should consider them for future maintenance. Dan
32 Dansie explained impact fees deal with construction costs, while road maintenance funds
33 were derived from road funds. Council Member Rupinkas asked how the Town could
34 structure an arrangement with developers to help the Town purchase a new Public Works
35 truck. Mr. Dansie explained there are constitutional limits on what a municipality can
36 require of developers, which are termed exactions. Mr. Dansie added he hadn't looked
37 specifically into whether the truck would be a legal exaction, however he could look into
38 what specific exactions the Town could impose for future development.

39 Mr. Rupinkas cited the snow storage issue for an example. The developer and Town would
40 need to address how it would be managed once the development is built. Discussion focused
41

1 on creating a reserve fund for future needs necessitated by development in Town. The
2 foregoing dovetails in with earlier discussion this evening regarding what sources of revenue
3 would be available to the Town.

4 **2. General plan:** Council Member Rupinkas stated the General Plan provides that the
5 Town locate areas for congregation. He challenged the Council to look beyond the areas
6 currently owned by the master developer and look at the whole Town and decide where the
7 appropriate locations for congregation would be and then find a way to acquire that land to
8 achieve it. Mayor Rubin noted the P.O.S.T. plan already identified some of those areas.
9 Council Member Shadle commented the foregoing should also be employed to identify any
10 potential opportunities to annex land.

11 **Council Member Baier** added the following to her priority list:

12 **1. Passage of a dark sky ordinance this year.** Dan Dansie suggested he look at what she
13 proposes and discuss it with the HOA

14 **2. Conditional uses** - Ms. Baier expressed her preference to avoid these as much as
15 possible. She felt the Town was too vulnerable to landowners making proposals for things
16 the Town would not be able to limit. She felt the Town needed to review this issue.

17 With respect to the garbage and recycling issue discussed earlier, Kent Cuillard suggested
18 installing closed containers near the Public Works building where residents would drop off
19 their trash and recycling. This would keep individual trash containers off the roads,
20 especially during snow removal periods. Further, Mr. Cuillard suggested imposing a fine for
21 any illegal dumping, adding the receptacles would be within view of security cameras at the
22 Public Works building.

23 **3. Weed Control:** Ms. Baier suggested the Town consider a weed bond for developers.
24 Mayor Rubin acknowledged it may be a good idea to do so.

25 **Jan McCosh, Town Administrator**

26
27 **Duties and committees:** Ms. McCosh suggested having people sign up for duties to be
28 “area experts” in the following:

- 29 ➤ Budgeting and taxes
- 30 ➤ Water Specialist and creating a Water and Sewer Advisory Board
- 31 ➤ Planning Liaison to help with envisioning a Town center concept. Ms. McCosh
32 noted that grant providers require fully formed concept and planning details and the
33 Town will need to have an overall concept to aid in the pursuit of those grant monies.
- 34 ➤ Trail design that will extend around the entire perimeter of the lake. Ms. McCosh has
35 been working with Park City and MIDA on this plan. She indicated the Governor’s
36 office had a grant for a \$2 million regional project that she has been researching. She
37 wanted to include planning for these things in the budget.
- 38 ➤ Local District Liaison. Someone who understands the documents the Town obtained
39 through its GRAMA request that could ultimately identify future commercial
40 opportunities.

- 1 ➤ Community Economic Development, including golf course valuation, public/private
- 2 enterprise, annexation issues. Ms. McCosh felt the Town needed to understand the
- 3 tools available to it and start utilizing those and act as if the Town were an enterprise.
- 4 She added the Town was getting its operations under control and now it needed to
- 5 figure out how to raise revenue.
- 6 ➤ Public Relations Committee. This committee has been formed and includes Carol
- 7 Haselton (Planning Commission) and Carol Kusterle (Town Staff). It focuses on
- 8 building on inclusion and a sense of community and it was currently working on
- 9 ideas.
- 10 ➤ HOA liaison to address community-related issues.
- 11 ➤ Consider creating a service district to address weed abatement, backflow testing and
- 12 community mailboxes.
- 13 ➤ School liaison to address a path forward after the failure of the Wasatch school bond.
- 14 ➤ P.O.S.T implementation and ways we can turn it into economic development, such
- 15 as providing a paved trail to link communities and potential commercial
- 16 opportunities.
- 17 ➤ Public safety - policing and proper safety flagging of construction projects in Town.
- 18 Ms. McCosh understood from her discussions with MIDA, the Town would need to
- 19 provide police service in the MIDA properties that are not covered by Wasatch
- 20 County: Deer Waters, Deer Springs, KLAIM. Mr. Dansie felt this may be inaccurate
- 21 and offered to review this further; he agreed to speak with Paul Morris to clarify.

22 Next, discussion focused on increasing community engagement. Council Member Rupinkas

23 suggested holding a Town Hall meeting as a means of engaging the residents. Council

24 Member Dwinell added the Mayor needed to highlight all the Council accomplishments

25 since taking office, and not just publishing it in the Town newsletter. Mayor Rubin

26 commented he was working with someone with television experience who wanted to create

27 content to publicize progress in the Town.

28 The Council agreed that each Council Member would be assigned a specific area of

29 responsibility and would report back to the Council as a whole. Mayor Rubin stated this

30 evening’s list would be updated, after which assignments would be made.

31 **VI. PUBLIC INPUT – FLOOR OPEN FOR ANY ATTENDEE TO SPEAK**

32 **ON ITEMS NOT LISTED ON THE AGENDA**

33 Kip Freeman: asked that the following be added to the priority list:

- 34 1. Busses to Park City and bus stops (transportation plan).
- 35 2. The lights at the top of the road and addressing the issue with vandalism and/or weather
- 36 affecting illumination
- 37 3. Consider a restaurant within town to take advantage of the views
- 38 4. Consider changing the Town name. Mr. Freeman didn’t feel the name “Hideout” was
- 39 very attractive, given the high-priced homes. He suggested “Jordanelle Heights.” Dan
- 40 Dansie advised the Town would likely have to go through a process with the Lt.
- 41 Governor’s office to affect a name change.

1 5. Consider joining Summit County. A discussion arose regarding MIDA and whether the
2 Town could consider joining Summit County given the MIDA project area is within
3 Wasatch County. Mayor Rubin commented the Town needed to join a regional
4 conversation to be sure all parties have a “seat at the table.” Jan McCosh has been
5 making inroads recently in that regard and efforts will continue.

6 Mr. Freeman indicated a willingness to help on committees. The Council advised they
7 would reach out to him.

8 **VII. CLOSED EXECUTIVE SESSION**

9 *Council Member Shadle moved to close the public portion of the meeting and enter into a*
10 *closed executive session. Council Member Rupinskas made the second. Voting Aye: Council*
11 *Members Baier, Shadle, Rupinskas and Dwinell. Voting Nay: None. The motion carried.*

12 At 8:35 p.m., the public meeting was adjourned and the Council entered into an executive
13 session.

14 **VIII. MEETING ADJOURNMENT**

15 At 8:50 p.m., the executive session adjourned.

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Allison Lutes, Town Clerk

Item Attachment Documents:

1. Continued Public Hearing - Continued discussion and possible adoption of an Ordinance regarding an Impact Fee Facilities Plan

TOWN OF HIDEOUT, UTAH

Ordinance No. 2020-_____

**AN ORDINANCE ADOPTING
AN IMPACT FEE FACILITIES PLAN
FOR THE TOWN OF HIDEOUT, ESTABLISHING SERVICE
AREAS WITHIN THE TOWN OF HIDEOUT,
AND ENACTING IMPACT FEES**

WHEREAS, in April of 2018, the Town of Hideout provided notice of its intent to prepare an Impact Fee Facilities Plan as required under Utah Code § 11-36a-501; and

WHEREAS, Utah Code § 11-36a-102(8)(a) defines an “Impact Fee” as the payment of money imposed upon new Development Activity as a condition of development approval to mitigate the impact of the new development on public infrastructure; and

WHEREAS, Utah Code § 11-36a-102(3) defined “Development Activity” as any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land that creates additional demand and need for public facilities; and

WHEREAS, Utah Code § 11-36a-402 authorizes municipalities to adopt and Impact Fee Enactment which allows the municipality to thereafter impose and collect Impact Fees; and

WHEREAS, the Town of Hideout has caused to be prepared a *Capital Improvements Plan Including Impact Fee Facilities Plan and Impact Fee Analysis* (“**Plan**”) prepared by an engineer licensed in the State of Utah (a copy of the Plan is attached hereto as **Exhibit A** and incorporated herein by reference); and

WHEREAS the Plan contains the analysis required under Utah Code § 11-36a-301 to § 11-36a-306; and

WHEREAS, the Plan, including the executive summary, defines the methodology by which proposed Impact Fees have been calculated and also identifies the impact of development activities on system improvements; and

WHEREAS, the Plan establishes the need for the Town of Hideout to impose Impact Fees to adequately mitigate the impact of new development; and

WHEREAS, the Town of Hideout has provided the applicable notices prior to adopting this Ordinance as required under Utah Code § 11-36a-401, *et seq.*; and

WHEREAS, on December 18, 2019, and January 9, 2020, the Town Council held public hearings to discuss the Impact Fee Facilities Plan and the Impact Fee Enactment and received public comment regarding both; and

WHEREAS, the Town Council finds good cause for adopting the provisions set forth herein;

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Hideout, Utah, as follows:

1. **Recitals Incorporated.** The foregoing recitals are hereby incorporated into this Ordinance as findings of fact.

2. **Applicability of Act.** It is the intent of the Town of Hideout that the assessment and collection of Impact Fees pursuant to this Ordinance be consistent with the terms and provisions of Utah Impact Fees Act, Utah Code § 11-36-101 *et seq.* (“**Act**”). The collection, use, and expenditure of Impact Fees will be according to the terms of the Act. To the extent the Act contains requirements associated with Impact Fees which are not expressly provided for herein, such terms and provisions of the Act will govern and are hereby incorporated by reference.

3. **Impact Fees Facilities Plan Adopted.** The Plan, as identified above, together with the Impact Fees analysis set forth therein, is adopted and approved by the Town of Hideout. The Plan provides the analysis, methodology, and formula used for the calculation of the Impact Fees established and imposed pursuant to this Ordinance.

4. **Establishment of Service Areas.** Pursuant to Utah Code § 11-36a-402(1)(a), service areas are established within the Town of Hideout as set forth in the Plan attached as **Exhibit A.**

5. **Impact Fees Imposed.** Pursuant to Utah Code § 11-36a-402(1)(b), Impact Fees are hereby established for the service areas established within the Town of Hideout. The amount of the Impact Fees assessed for each service area is set forth in the executive summary of the Plan attached as **Exhibit A.**

6. **Collection of Impact Fees.** The Town Clerk shall collect the applicable Impact Fees at, or prior to, the time any building permit for any buildable parcel within the town is issued.

7. Segregation of Impact Fees Collected. The Town shall retain Impact Fees collected pursuant to this Ordinance consistent with applicable state law. Unless otherwise required under state law, Impact Fees collected will be held in a separate or segregated account or escrow fund. The Town will retain records of all parties paying Impact Fees for a minimum of six (6) years. Impact Fees will be disbursed, if at all, pursuant to Utah Code § 11-36a-602 for eligible purposes.

8. Adjustment of Impact Fees by the Town. Pursuant to Utah Code § 11-36a-402(1)(c), the Town may adjust the standard Impact Fee at the time the fee is charged to respond to: (A) unusual circumstances in specific cases; or (B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected. The Town will ensure that Impact Fees are imposed fairly.

9. Calculation of Impact Fees on Particular Developments. Pursuant to Utah Code § 11-36a-402(1)(d), the calculation of the Impact Fee for a particular development may be adjusted by the Town based on studies and data submitted by the developer of such development.

10. Impact Fee Credits. Pursuant to Utah Code 11-36a-402(2) and 402(3):

10.1 A developer, including a school district or a charter school, may receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement; or dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.

10.2 A developer shall receive a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements or are dedicated to the public; and offset the need for an identified system improvement.

11. Reimbursements Authorized. Impact Fees collected by the Town may be used to reimburse developers who have previously constructed portions of the reimbursable public infrastructure identified in the Plan pursuant to written agreements between the Town and such developers.

12. **Repeal of Conflicting Provisions.** Any provision of the Town Code addressing Impact Fees, including, without limitation, Title 1A, Chapter 10, is hereby repealed.

13. **Clerk to Update Code and Fee Schedule.** Immediately after the effective date, the Town Clerk is hereby directed to update the official version of the Town Code and the Town's official Fee Schedule to incorporate the provisions of the Ordinance.

14. **Effective Date.** Subject to Utah Code § 11-36a-401(2), this Ordinance will be effective immediately upon passage.

WHEREFORE, Ordinance 2020-_____ has been **Passed** and **Adopted** by the Town of Hideout.

TOWN OF HIDEOUT

Philip Rubin, Mayor

Attest:

Allison Lutes, Town Clerk

EXHIBIT A
IMPACT FEE FACILITIES PLAN

Item Attachment Documents:

2. Consider approval of the HCPC, LLC application for the combination of two lots located at 10494 and 10496 N. Forevermore Court



SYMBOL LEGEND	
---	BOUND LINE
---	ADJACENT PROPERTY
---	PROPERTY LINE
---	ADJACENT PROPERTY WITH CAP
---	ADJACENT PROPERTY WITH CAP

SURVEYOR'S CERTIFICATE

I, JAMES A. WELLS, being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Utah, and I am duly qualified to perform the duties of a Surveyor. I have personally supervised the work of the surveyors who have prepared the foregoing plat, and I have examined the same and find that they are a true and correct representation of the facts as shown on the ground.

DATE: _____

SURVEYOR'S NARRATIVE

The purpose of this survey is to determine the boundaries of the property described in the plat and to show the location of the improvements thereon.

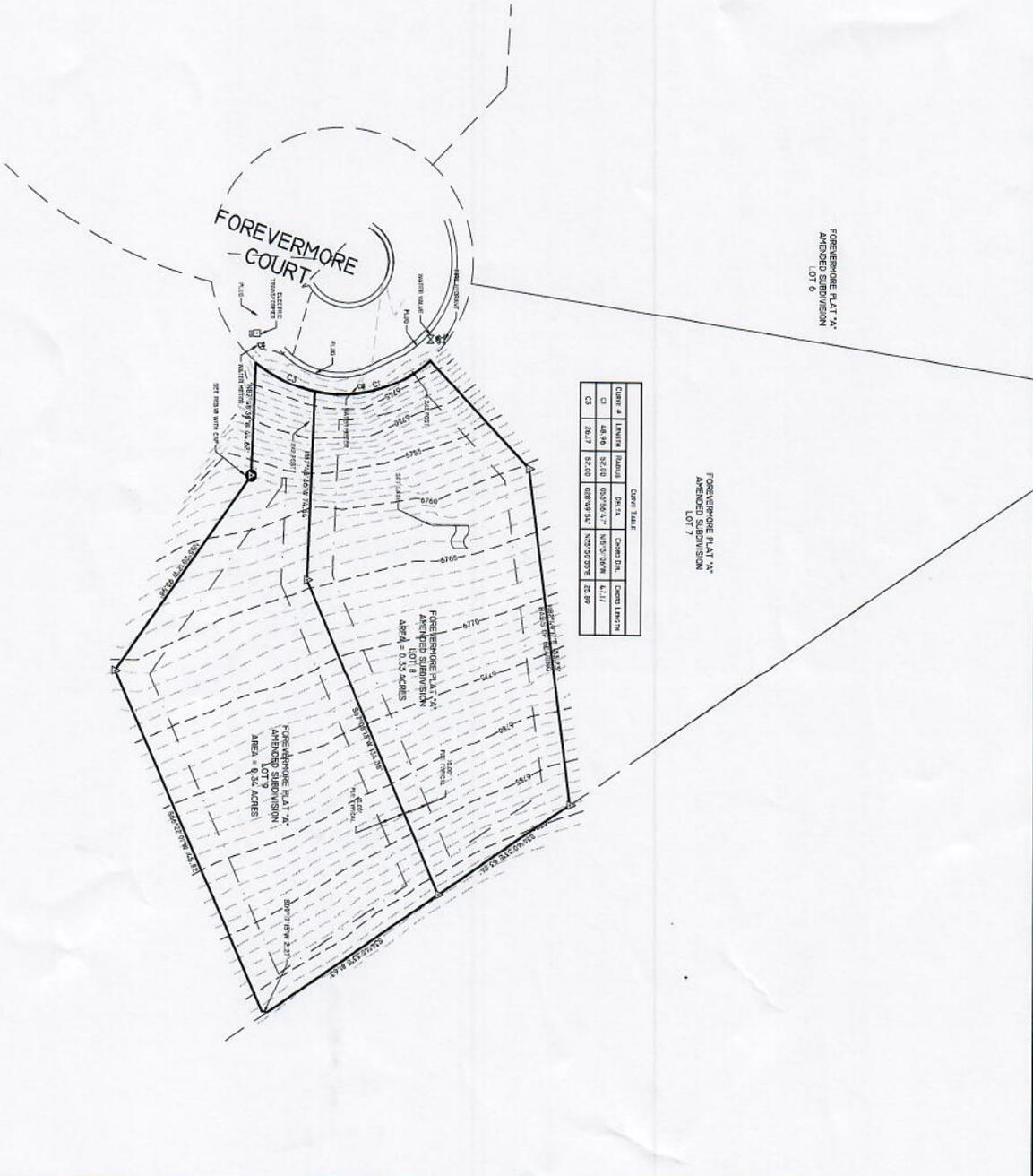
DESCRIPTION

LOT 8 AREA: 0.15 ACRES
 LOT 9 AREA: 0.15 ACRES

BASIS OF BEARINGS

ALL BEARINGS ARE TRUE BEARINGS.

VICINITY MAP



Corner #	Latitude	Distance	Decl.	Corner Dist.	Corner Length
C1	44.96	52.81	85.00%	55.03	6.17
C2	80.7	52.81	85.00%	55.03	6.17



**Staff Report – Engineering Department
Town of Hideout Planning Commission**

Date: November 20, 2019
Applicant: Bruce Arrow – Member of HCPC, LLC
Subject: Forevermore Plat A Lots 8 and 9 Combination
Recommendation: Final Approval

BACKGROUND:

Bruce Arrow has submitted an application with the Town of Hideout to combine Lots 8 and 9 in the Forevermore Plat A residential subdivision (10494 and 10496 North Forevermore Court) into a single lot which will accommodate better driveway access

Application Details

The applicant has included the following with their application

- Two general vicinity maps showing the location of the two lots
- A Wasatch County treasurer property tax document showing payment
- A letter from Marco Diaz of Avant Homes describing the issues of the individual lots
- An email from Keith Van Dyke of Riverwoods Construction further describing the issue and the need to access Lot 9 through lot in order for Lot 9 to be buildable.
- A Boundary and Topographic Survey document produced and signed by Element Land Surveying dated 9/21/18 showing the two lots.
- A copy of a portion of the Community Preservation Association’s Supplement to Amended Design Guidelines for Community Preservation Association for Hideout Canyon, Adopted March 1, 2018.

T-O has noted that the applicant did not put their signature on their application. This has been stated as a condition for approval.

Lot Sizes and Setbacks

The approximate existing and proposed lot sizes are described in the table below. Building setbacks will be instituted per Town code.

Lot Number	Lot Size (acres)
8	0.33
9	0.34
Combined	0.68

Public Street Access

With the lot combination, the new building envelope will have adequate public street access.

Outstanding Developer Balance

It is our understanding that the applicant has resolved any outstanding balance with the Town of Hideout.



Utilities

It is our understanding that utility will-serve letters have been provided for the subdivision.

According to the subdivision plat map recorded by Wasatch County, “ALL LOTS HAVE A 10’ PUBLIC UTILITY EASEMENT (P.U.E.) ALONG ALL LOT LINES.” As part of this review, all utilities registered with Blue Stakes of Utah for this area have been notified by email or phone call of this proposed lot combination. These utilities identified by Blue Stakes of Utah are:

- ALLWEST COMMUNICATIONS, 435-783-4964, Rod Atkinson, rod.atkinson@allwest.com
- JORDANELLE SPECIAL SERVICE DISTRICT, Kelvin Burgener, 435-671-2492, kelvin@jssd.us
- DOMINION ENERGY UTAH, 801-324-3970
- ROCKY MOUNTAIN POWER – PARK CITY, Joel Simmons, 503-813-6993, gisdept@pacificorp.com
- UDOT REGION II, Golden Holt, 801-887-3403, r2permits@utah.gov

Final Design

We recommend approval of this lot combination. Final design for construction will come upon application for building permit.

RECOMMENDATION:

Pending signature of the application, staff recommends approval of the combination of Lots 8 and 9 in the Forevermore Plat A Residential subdivision.

ATTACHMENTS:

FOREVERMORE PLAT “A” AMENDED RESIDENTIAL SUBDIVISION PLAT MAP

Item Attachment Documents:

3. Review and possible approval for the mayor to execute the UDOT Corridor Agreement for SR248

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

CORRIDOR AGREEMENT

THIS CORRIDOR AGREEMENT, made and entered into this _____ day of _____, 20_____, by and between the UTAH DEPARTMENT OF TRANSPORTATION (“UDOT”); WASATCH COUNTY (“COUNTY”), a political subdivision of the State of Utah; and the TOWN OF HIDEOUT (“TOWN”), a municipal corporation in the State of Utah. When referring to all of parties together, they are referred to as the (“Parties”).

RECITALS:

WHEREAS, the Parties desire to preserve a highway corridor and establish a traffic signal and access control plan along the SR-248 corridor from Summit/Wasatch County Line to Summit/Wasatch County Line (approx. Milepost 4.52 to Milepost 9.56). The purposes of this Agreement are to facilitate traffic flow, to be in accordance with County’s and Town’s current transportation master plans or general plans, and to be in accordance with UDOT’s current access management standards, rules, and practices; and

WHEREAS, the Corridor Agreement shall balance between UDOT and local authority transportation planning objectives and preserve and support the current and future functional integrity of the highway.

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

PART A: CORRIDOR PRESERVATION

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

2. As development occurs and County or Town believes a change of the access category is necessary, County or Town shall submit a request to UDOT. Any request shall include information pertaining to the factors listed in Utah Admin. Code R930-6 for determination of category assignment and explain the need for the requested change. The explanation must also discuss how the requested change is consistent with and conforms to the purposes and standards of R930-6 and does not compromise the public

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

health safety, and welfare. A request for reassignment in access category shall not be made solely to accommodate planned growth of an entity, a specific access request, or to allow the permitting of access connections that would otherwise not be permitted in accordance with R930-6. The primary function of a state highway is to provide for the safe and efficient movement of traffic, while providing access to property is a secondary function. A state highway primarily moves higher traffic volumes over long distances than highways under local jurisdictions.

SR-248 is a limited access (L/A) facility. Any change of access locations or modifications to existing accesses is not guaranteed and are required to follow R930-6 for access change.

PART B: TRAFFIC SIGNAL PLAN AND ACCESS CONTROL

1. All Parties will maintain traffic signal, street, and access spacing according to this agreement.
2. Town and County shall comply with the following conditions and requirements:
 - A. Offsetting of existing and future streets is not allowed. The streets should access SR-248 at 90 degree angles and line-up across the intersection. Should a documented need exist for any variation from this standard, an allowable skew of no greater than 15 degrees may be accepted by UDOT. County and Town shall obtain written approval from UDOT for any angle that is not 90 degrees.
 - B. County and Town shall require existing non-public street accesses onto SR-248 to be combined and the access directed to internal roadway systems in the development, not directly onto SR-248. Restricting access onto SR-248 to only public streets, and not allowing individual accesses, will help facilitate traffic flow onto SR-248. Access category 2 requirements shall be met.
 - C. If existing UDOT right-of-ways, including easements, are proposed to be used by new developments for the construction of acceleration/deceleration lanes; additional property will be required to be transferred to UDOT, without cost to UDOT, to preserve right-of-way for future UDOT projects such as roadway widening, shoulders, drainage features, etc. The proposed SR-248 typical roadway cross section is shown as Exhibit B for illustrative purposes.

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

D. Except where noted below County and Town shall require all buildings and other similar vertical permanent improvements have a setback of thirty (30) feet from the existing UDOT right-of-way line or perpetual easement line to facilitate future widening of SR-248 and to protect historic drainage features such as ditches/drainage canals, etc. See Exhibit B.

The following previously approved developments are not subject to the 30 foot setback noted above in item D: Hideout Canyon, The Settlement/The Perches (goes by both names), Klaim, Deer Springs, Deer Waters, Shoreline, Soaring Hawk and Golden Eagle.

E. The Agreement shall be noted and reflected in the County's and Town's transportation master plan.

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

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

4. Proposed traffic signals listed in #3 above will not be installed unless warranted and approved by UDOT. UDOT may restrict certain types of traffic movements at any intersection or access in order to maintain traffic flow and improve safety through the corridor. Each traffic signal at the locations identified in #3 above may include crosswalks to accommodate pedestrian traffic across SR-248.

5. Town and County have proposed the additional access locations/types at or near the 1000' spacing. Any modifications to existing accesses would need to submit proof of the modified L/A line break and comply with R930-6.

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

A. Minor Intersections:

- a) W Carving Edge Ct
Milepost 5.24 STA 133+65 (This one goes away once the signal noted in item 3A above is completed).
- b) North Deer Canyon Drive
Milepost 5.79 STA 162+32
- c) Shoreline/Longview Drive
To be re-aligned to Milepost 6.22 STA 185+25 Deer Mountain Blvd. in the future. (See Section 3B)
- d) Deer Mountain Blvd.
Milepost 6.78 STA 214.92
- e) Un-named dirt driveway
Milepost 7.31 STA 242+92
(See Utility/Temp/Emergency Access “e” below).
- f) Soaring Hawk Lane
Milepost 7.85 STA 271+00
- g) Un-named dirt road
Milepost 8.87 STA 324+91
Currently utility emergency fire access

NOTE: The County or Town may improve minor intersections on SR-248 to enhance maintenance, snow removal, etc. upon obtaining a no cost permit from UDOT.

B. Residential Intersections and Pedestrian Crossing:

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

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

C. Utility/Temp/Emergency Accesses

- a) UDOT Detention Pond Access
Milepost 5.84 STA 165+13
- b) Utility Access – Gas/Sewer
Milepost 6.15 STA 181+49
- c) Utility Access
Milepost 7.03 STA 228+00
- d) Utility Access
Milepost 7.77 STA 267+00
- e) SR-248 Access (Open Permit)
Milepost 7.41 STA 247+92 (To be realigned to
Milepost 7.31 STA 242+92 see minor intersection
“d” above.)
- f) Other locations, if any, designated or required by the
Wasatch County Fire District, and approved through the
UDOT permitting process, in connection with future
development as “emergency only” or “crash gate” accesses.

6. Segments of SR-248 that are currently designated as no Access, limited Access, or regular right-of-way are unchanged by this Agreement. For any issues not anticipated in this Agreement, UDOT, County, and Town will work together for a resolution in compliance with R930-6. If R930-6 changes, this Agreement shall remain in effect unless amended in writing and signed by each of the Parties.

7. Exhibit A shows the SR-248 corridor referencing the category type and existing and proposed signal locations.

8. This Agreement contains the entire agreement between the parties, with respect to the subject matter, and no statements, promises, or inducements made by either party or agents for either party that are not contained in this written Agreement shall be binding or valid. As development of the SR-248 corridor proceeds, the parties agree to revisit this agreement and negotiate in good faith regarding any modifications that become necessary in light of future development.

9. The failure of any party to insist upon compliance of any of the terms, conditions or remedies provided in this Agreement, will not release other parties from obligations in this Agreement.

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

10. Each Party represents that it has the authority to enter into this Agreement. The Parties may execute this Agreement in counterparts.

11. If any provision or part of a provision of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision.

12. This Agreement shall not confer rights, obligations or benefits on third parties.

13. This Agreement does not create any type of agency relationship, joint venture, or partnership between the parties.

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

Town of Hideout: a Municipal Corporation of the State of Utah

Wasatch County, a Municipal Corporation of the State of Utah

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

Corridor Preservation SR-248 from Summit/Wasatch County Line
To Summit/Wasatch County Line
Approx. Milepost 4.52 to 9.56 Town of Hideout, Utah
Wasatch County

RECOMMENDED FOR APPROVAL: UTAH DEPARTMENT OF TRANSPORTATION

By: _____

Lisa Zundel
Region Two Traffic Operations Engineer

Date: _____

By: _____

Bryan Adams
Region Two Director

Date: _____

APPROVED AS TO FORM:

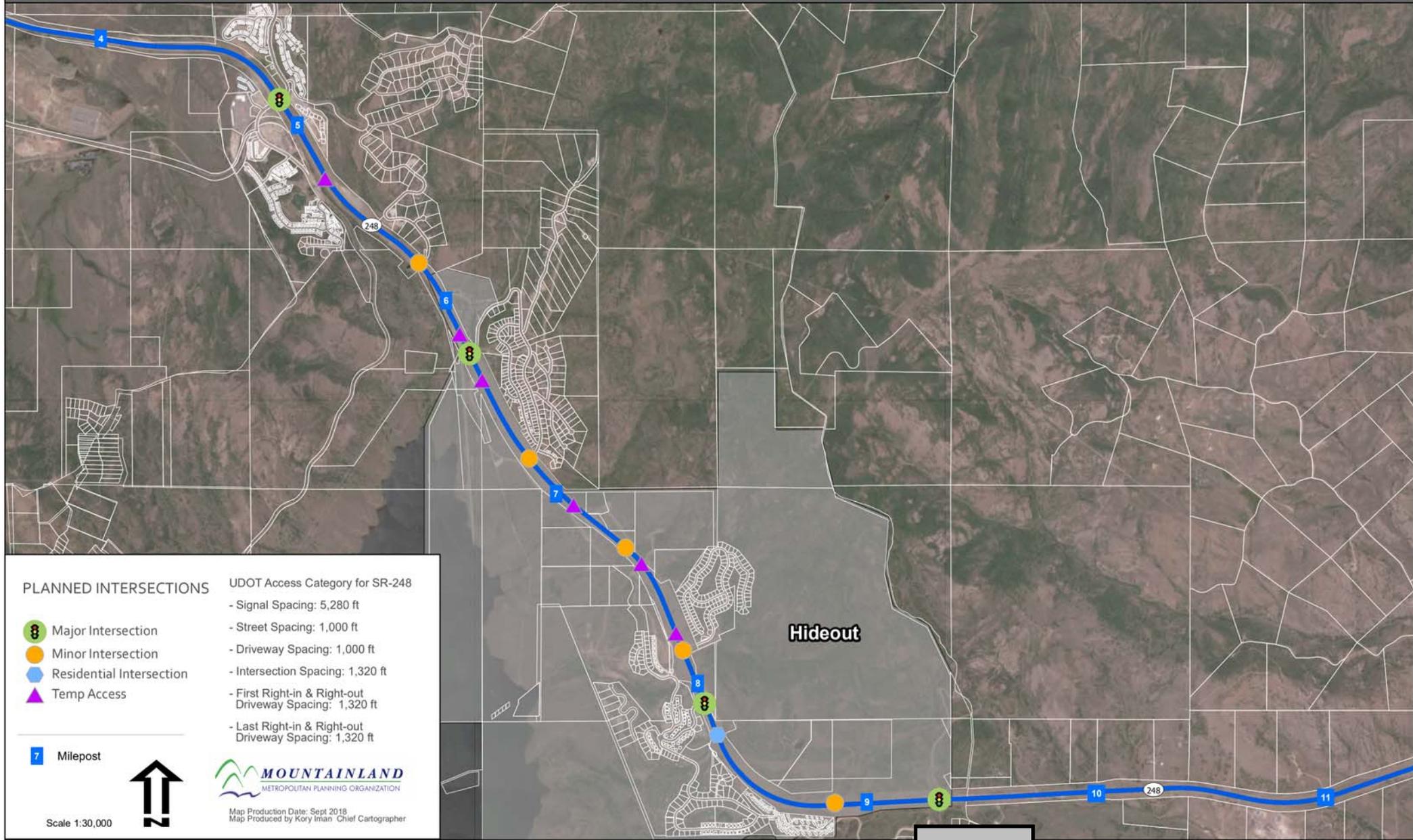
The Utah State Attorney General's
Office has approved this document
Nov. 2018

By: _____

UDOT Comptroller Office
Contract Administrator

Date: _____

SR-248 Access Plan



PLANNED INTERSECTIONS

- Major Intersection
- Minor Intersection
- Residential Intersection
- Temp Access

Milepost

Scale 1:30,000



Map Production Date: Sept 2018
 Map Produced by Kory Iman Chief Cartographer

- UDOT Access Category for SR-248**
- Signal Spacing: 5,280 ft
 - Street Spacing: 1,000 ft
 - Driveway Spacing: 1,000 ft
 - Intersection Spacing: 1,320 ft
 - First Right-in & Right-out Driveway Spacing: 1,320 ft
 - Last Right-in & Right-out Driveway Spacing: 1,320 ft

Hideout

Item Attachment Documents:

4. Wesley Bingham, discussion regarding 2nd quarter financials

Town of Hideout
Standard Financial Report
10 General Fund - 07/01/2019 to 12/31/2019
50.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	48,494.60	111,823.21	111,875.49	117,025.00	117,025.00
3120 Prior year property taxes - delinquent	8,495.05	863.28	11,430.06	5,500.00	5,500.00
3124 Fee-in-lieu of property taxes	1,339.62	295.04	1,065.84	1,000.00	1,000.00
3130 Sales tax	100,004.42	9,747.90	58,841.90	96,000.00	96,000.00
3135 Telecomm Tax Revenue	169.89	170.12	798.61	0.00	0.00
3140 Municipal energy taxes	32,724.64	6,323.72	17,890.84	40,500.00	40,500.00
Total Taxes	191,228.22	129,223.27	201,902.74	260,025.00	260,025.00
Licenses and permits					
3210 Business licenses	400.00	75.00	75.00	200.00	200.00
3221 Building permits	238,507.36	8,646.09	199,011.72	394,700.00	394,700.00
3229 Subdivision fees	29,981.25	3,700.00	5,469.51	35,500.00	35,500.00
3230 Professional Services Billed	0.00	0.00	90.00	0.00	0.00
Total Licenses and permits	268,888.61	12,421.09	204,646.23	430,400.00	430,400.00
Intergovernmental revenue					
3356 Class C road allotment	62,120.58	11,262.37	30,845.82	72,500.00	72,500.00
Total Intergovernmental revenue	62,120.58	11,262.37	30,845.82	72,500.00	72,500.00
Charges for services					
3490 Other services revenue	20.00	0.00	200.00	0.00	0.00
Total Charges for services	20.00	0.00	200.00	0.00	0.00
Fines and forfeitures					
3510 Fines and forfeitures	5,000.00	800.00	3,900.00	1,000.00	1,000.00
Total Fines and forfeitures	5,000.00	800.00	3,900.00	1,000.00	1,000.00
Interest					
3610 Interest earnings	5,463.84	469.86	3,588.09	2,000.00	2,000.00
Total Interest	5,463.84	469.86	3,588.09	2,000.00	2,000.00
Miscellaneous revenue					
3690 Other revenue	1,393.43	0.00	710.00	0.00	0.00
Total Miscellaneous revenue	1,393.43	0.00	710.00	0.00	0.00
Contributions and transfers					
3890 General Fund Balance to be Appropriated	0.00	0.00	0.00	52,500.00	22,500.00
Total Contributions and transfers	0.00	0.00	0.00	52,500.00	22,500.00
Total Revenue:	534,114.68	154,176.59	445,792.88	818,425.00	788,425.00
Expenditures:					
General government					
Administrative					
5001.1 Admin Contract services	12,118.47	450.00	16,030.69	20,000.00	20,000.00
5001.2 Admin Council pay	3,946.39	80.82	969.77	3,600.00	3,600.00
5001.4 Admin Insurance	7,447.74	0.00	7,830.99	10,000.00	10,000.00
5001.6 Admin Mileage reimbursement	1,583.39	197.32	1,522.89	3,000.00	3,000.00
5001.7 Admin Office supplies	7,075.55	231.83	3,046.01	5,000.00	5,000.00
5001.8 Admin Personnel	85,363.54	11,721.02	67,183.40	90,000.00	90,000.00
5001.9 Admin Public notices	2,788.58	667.00	2,206.28	2,500.00	2,500.00
5001.A Admin Security Alarm Monitoring	1,231.00	160.00	480.00	1,000.00	1,000.00
5003 Admin Benefits	0.00	3,250.45	4,643.50	23,000.00	23,000.00
5004 Admin Other	21.02	0.00	188.96	20,000.00	20,000.00
5010 Admin Information Technology	9,810.04	1,280.00	15,414.95	20,000.00	20,000.00
5016 Admin Telephone	2,939.81	476.51	2,577.18	3,200.00	3,200.00
5017 Admin Training	1,833.66	0.00	899.00	5,000.00	5,000.00
5018 Admin Website	431.90	0.00	858.72	500.00	500.00
5019 Admin Membership	1,488.55	489.00	715.36	1,200.00	1,200.00
5030 Admin Repairs & maintenance	5,859.21	606.36	2,354.39	4,200.00	4,200.00
5050 Admin Utilities	3,896.43	215.20	1,029.85	3,600.00	3,600.00
5069 Miscellaneous	0.00	0.00	(37.49)	0.00	0.00
Total Administrative	147,835.28	19,825.51	127,914.45	215,800.00	215,800.00
Professional services					
5002.1 Accounting	13,547.53	0.00	1,510.00	10,000.00	10,000.00
5002.2 Legal	79,357.19	3,146.00	43,249.97	80,000.00	80,000.00
5002.3 Engineering	62,999.53	0.00	71,932.24	70,000.00	40,000.00
5002.4 Building inspection	158,743.38	0.00	97,180.39	150,000.00	150,000.00

Town of Hideout
Standard Financial Report
10 General Fund - 07/01/2019 to 12/31/2019
50.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
5002.5 Plan prints	1,624.60	384.00	1,439.00	7,500.00	7,500.00
5002.6 Auditor	1,100.00	0.00	0.00	3,000.00	3,000.00
Total Professional services	317,372.23	3,530.00	215,311.60	320,500.00	290,500.00
Total General government	465,207.51	23,355.51	343,226.05	536,300.00	506,300.00
Public Safety					
5101 Safety Personnel	0.00	0.00	0.00	30,000.00	30,000.00
5103 Safety Maintenance	0.00	0.00	0.00	1,600.00	1,600.00
5104 Safety Gas	0.00	0.00	0.00	500.00	500.00
5105 Safety Police department	1,603.91	0.00	0.00	0.00	0.00
Total Public Safety	1,603.91	0.00	0.00	32,100.00	32,100.00
Streets					
5201 Streets Personnel	37,839.13	8,429.01	37,530.47	57,000.00	57,000.00
5202 Streets Auto maintenance	1,262.35	0.00	600.77	5,000.00	5,000.00
5203 Streets Benefits	0.00	0.00	0.00	21,000.00	21,000.00
5204 Streets Fuel	4,378.85	0.00	1,347.15	5,000.00	5,000.00
5205 Streets Materials & Supplies	5,035.18	264.25	8,173.81	5,000.00	5,000.00
5208 Streets Repair & maintenance	31,923.60	0.00	16,983.65	100,500.00	100,500.00
5209 Streets Equipment lease	17,425.45	1,048.85	14,771.83	26,000.00	26,000.00
5210 Streets Insurance	1,044.06	0.00	1,044.06	0.00	0.00
Total Streets	98,908.62	9,742.11	80,451.74	219,500.00	219,500.00
Parks					
5450 Parks and Recreation	4,943.49	1,000.00	4,000.00	5,000.00	5,000.00
Total Parks	4,943.49	1,000.00	4,000.00	5,000.00	5,000.00
Miscellaneous					
5650 Community Development	1,075.00	0.00	0.00	0.00	0.00
Total Miscellaneous	1,075.00	0.00	0.00	0.00	0.00
Debt service					
5800 Principal	14,000.00	0.00	14,000.00	14,000.00	14,000.00
5801 Interest	11,910.00	0.00	11,525.00	11,525.00	11,525.00
Total Debt service	25,910.00	0.00	25,525.00	25,525.00	25,525.00
Total Expenditures:	597,648.53	34,097.62	453,202.79	818,425.00	788,425.00
Total Change In Net Position	(63,533.85)	120,078.97	(7,409.91)	0.00	0.00

Town of Hideout
Standard Financial Report
51 Water Fund - 07/01/2019 to 12/31/2019
50.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
5140 Water service	212,146.75	39,451.81	251,976.02	339,103.00	339,103.00
5141 Standby water	55,385.16	(216.00)	(249.84)	51,400.00	51,400.00
5142 Water reservation fee	50,032.50	0.00	(1,011.04)	46,100.00	46,100.00
5143 Meter rental	700.00	0.00	1,291.76	0.00	0.00
5145 Storm water service	6,707.31	1,455.00	5,715.26	8,200.00	8,200.00
5150 Sewer service	109,416.66	11,697.40	63,983.24	118,200.00	118,200.00
5310 Connection fees	77,500.00	1,350.00	63,283.00	93,700.00	93,700.00
5410 Late penalties and fees	3,355.54	38.20	207.12	0.00	0.00
5490 Other operating income	142.00	14.00	84.00	0.00	0.00
Total Operating income	515,385.92	53,790.41	385,279.52	656,703.00	656,703.00
Operating expense					
6130 Employee benefits	0.00	464.35	2,008.70	0.00	0.00
6140 Engineering	1,094.10	5,877.50	14,185.85	39,247.00	69,247.00
6210 Meters	11,791.87	2,376.00	9,649.68	15,000.00	15,000.00
6240 Office expenses	711.96	0.00	1,367.79	37,000.00	37,000.00
6250 Operating expenses	5,924.38	0.00	17,068.17	20,000.00	20,000.00
6305 Repairs and Maint - Sewer	31,169.47	1,220.00	19,744.15	35,000.00	35,000.00
6310 Repairs and Maint - Water	15,549.86	1,332.72	10,304.23	15,000.00	15,000.00
6350 Salaries and wages	22,012.93	3,814.86	28,395.18	147,000.00	147,000.00
6355 Benefits	0.00	0.00	0.00	36,000.00	36,000.00
6360 Software and technology	2,729.75	0.00	600.00	1,500.00	1,500.00
6390 Utilities	1,096.32	0.00	291.93	3,000.00	3,000.00
6405 JSSD - Sewer	44,946.30	3,900.54	29,814.16	35,000.00	35,000.00
6410 JSSD - Water	129,998.41	53,234.06	81,359.06	250,000.00	250,000.00
6412 Water reservation fees	55,331.60	0.00	0.00	55,000.00	55,000.00
6610 Depreciation Expense	16,613.41	0.00	0.00	25,000.00	25,000.00
Total Operating expense	338,970.36	72,220.03	214,788.90	713,747.00	743,747.00
Total Income From Operations:	176,415.56	(18,429.62)	170,490.62	(57,044.00)	(87,044.00)
Total Income or Expense	176,415.56	(18,429.62)	170,490.62	(57,044.00)	(87,044.00)

Item Attachment Documents:

5. Approval of Bills

2/13/2020

General Town Expenses

Ace Hardware	Supplies	-
Ace Signs & Designs	Plan Prints/Signs	-
All West	Monthly service	213.02
Ally	Equipment	1,048.85
Alpine Business Products	Supplies	70.43
Associated Business Tech	Office printer supplies	58.00
Associated Business Tech	Office printer lease	136.87
Carquest	Auto parts	71.67
Daley Excavators	Road repair	-
Dominion	Utilities	189.30
Durham Jones & Pinegar	Legal services/mediation	588.00
Dwinell, Jerry	Name plate--Haselton	29.00
Francis City	Salt	259.42
Fuelman	Fuel roads	1,214.96
Geneva Rock	Road repair	33,303.00
Hideout	Utilities	107.60
Home Depot	Road maintenance materials	71.73
Integrated Planning & Design	Planning services	1,725.00
MAG	General Assesment/Wasatch RPO	489.00
Martin, Connie	Contract services--audit/year end	234.00
North American Supply	Snow removal equip	1,300.00
Park Record	Public noticing	126.90
Pelorus Methods	Quarterly service/maintenance financial software	-
Point S Kamas	Auto maintenance	550.79
Printing Express	Mailing services--impact fee noticing	293.92
Professional Alarm, Inc.	Alarm monitoring	80.00
PEHP	Health insurance January & February	3,704.80
Rocky Mountain Power	Utilities	484.90
Safety Supply & Sign	Streets materials, signs	-
Solano, Laura	Cleaning services	150.00
T-O Engineers	Engineering -- town expenses	-
Tech Logic	Monthly service, Office 365, port switch & panel	1,018.50
Thyssenkrupp Elevator	Maintenance	-
Utah League of Cities & Town	Council training	120.00
Utah Machine Rentals	Kubota lease/snow removal equip	-
Verizon Wireless	Equipment and monthly service	401.17
Wasatch Co Solid Waste	Utilities	
Wave Publishing	Supplies	
York Howell & Guymon	Legal representation - town charges, January	4,978.50

Total General Town Expenses

53,019.33

Expenses Passed Through

Epic Engineering	Inspections	-
Integrated Planning & Design	Plan review	1,562.50
Park Record	Public noticing	167.40

Rick Gines	Inspections	360.00	
T-O Engineers	Inspections	14,749.85	
T-O Engineers	Pass through expenses billed	4,376.85	
York Howell & Guymon	Legal representation - pass through charges billed	880.00	
	Total Expenses Passed Through		22,096.60
	TOTAL GENERAL FUND EXPENSES FOR APPROVAL	75,115.93	75,115.93
	<u>Expenses from Enterprise Funds</u>		
Clyde Snow	Water matters	4,610.00	
Dakody Gines	Sewer/water maintenance & repair	1,310.00	
Rick Gines	Water maintenance & repair	1,210.00	
Jordanelle SSD	Sewer	3,181.40	
Jordanelle SSD	Water	20,812.50	
Jordanelle SSD	Water Reservation Fees - Annual	55,331.60	
Jordanelle SSD	Water - Golf Course Annual	26,860.00	
Mountainland Supply Co	Valves and Meter Wrench	138.68	
Precision Power	Repairs/maintenance lift station	-	
Summit Co Health Dept	Water testing	-	
T-O engineers	Engineering	795.00	
Twin D Inc	Emergency repair sewer		
USA BlueBook	Water testing supplies		
	TOTAL ENTERPRISE EXPENSES FOR APPROVAL		114,249.18