



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

July 14, 2022

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting electronically for the purposes and at the times as described below on Thursday, July 14, 2022.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's July 11, 2022 No Anchor Site Determination Letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

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

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting
6:00 PM

I. Call to Order

[1.](#) No Anchor Site Determination Letter

II. Roll Call

III. Approval of Council Minutes

[1.](#) February 10, 2022 Town Council Minutes DRAFT

IV. Follow up Items from Council Minutes

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

VI. Agenda Items

1. Discussion regarding the appropriate usage of outside water

[2.](#) Discussion and consideration of adopting Ordinance 2022-O-XX regarding Dark Skies Lighting

3. Update regarding Transportation/Regional Planning

4. Noxious weed process update

[5.](#) Discussion of June, 2022 survey results

6. Discussion of nightly rentals

[7.](#) Discussion and possible approval of Resolution 2022-R-XX regarding the Emergency Operations Plan

8. Poly Platform update

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

VIII. 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 7/13/2022



July 11, 2022

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

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 35.59% of those tested since June 30, 2022. The seven-day average number of positive cases has been, on average, 1,054 per day since July 4, 2022.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

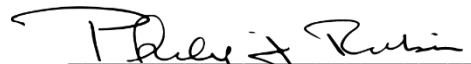
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

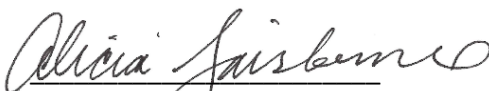
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

This determination will expire in 30 days on August 10, 2022.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



Minutes
Town of Hideout
Town Council Regular Meeting
February 10, 2022

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on February 10, 2022 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:04 p.m. and reminded participants there was no anchor site location due to the ongoing COVID19 pandemic.

II. Roll Call

Present: Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Carol Haselton
 Council Member Ralph Severini

Excused: Council Member Sheri Jacobs
 Council Member Bob Nadelberg

Staff Present: Town Attorneys Polly McLean and Cameron Platt
 Town Administrator Jan McCosh
 Director of Engineering and Public Works Timm Dixon
 Public Works Director Daniel Allen
 Town Clerk Alicia Fairbourne
 Building Administrator Carol Kusterle

Others Present: Abbi Brashford, Brian Cooper, Carol Tomas and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. November 10, 2021 Town Council Meeting Minutes DRAFT

Corrections were noted to names of the Economic Development Committee members.

Motion: Council Member Baier moved to approve the November 10, 2021 Town Council Meeting Minutes with the noted corrections. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, and Council Member

Severini. Absent: Council Member Jacobs and Council Member Nadelberg. None opposed. Motion carried.

2. November 16, 2021 Board of Canvassers Meeting Minutes DRAFT

There were no corrections.

Motion: Council Member Baier moved to approve the November 16, 2021 Board of Canvassers Meeting Minutes as presented. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Severini. Absent: Council Member Jacobs and Council Member Nadelberg. None opposed. Motion carried.

3. December 9, 2021 Community Development Block Grant Public Hearing Meeting Minutes DRAFT

A clarification was made to an acronym and would be corrected on the final minutes.

Motion: Council Member Baier moved to approve the December 9, 2021 Community Development Block Grant Public Hearing Meeting Minutes with the noted correction. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Severini. Absent: Council Member Jacobs and Council Member Nadelberg. None opposed. Motion carried.

Council Member Severini suggested adding a section for follow up discussion from the previous meeting minutes.

Council discussed strategies regarding continuing conversations in order to improve the relationship between Hideout and Park City. Council Member Haselton stated she was on a senior center committee which included other members from Park City. She stated she had conversations with members who seemed open to having conversations with Hideout Council.

Council Member Severini inquired if the Homeowners Associations (HOA's) were notified of the Ordinance prohibiting parking on the street during winter months. Mayor Rubin confirmed they had been notified. He stated discussions were had based on additional feedback from the HOA board members.

Council Member Haselton inquired if Town Attorney Polly McLean had been able to find an answer regarding the taxes on the Neighborhood Commercial (NC)-zoned land located at the entrance to the State Park. Ms. McLean stated if a tenant was located on the land, they would pay sales taxes, but the Town would not have to pay property taxes.

Council Member Haselton inquired if Town Planner Thomas Eddington had provided any of the other Council Members a map of the owners of the adjoining properties to Hideout, to which he had not.

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

Mayor Rubin opened the floor for the public to speak at 6:20 p.m. There being no public comments, Mayor Rubin closed the floor at 6:21 p.m.

V. Agenda Items

1. Discussion and possible adoption of an Ordinance which will adopt the 2016 Wildland/Urban Interface Code and its Appendix C

Mayor Rubin noted due to COVID illnesses within the staff, several days of productivity was lost and therefore, the Wildland/Urban Interface (WUI) Code document was not distributed prior to the meeting. The document was ready to be distributed to the HOA's for review, and a communications meeting with the various HOA boards would be held prior to the next Council Meeting.

Ms. McLean reviewed an email provided by Mr. Eddington noting the various recommendations of the WUI and the impact to the landscaping it may have. Ms. McLean added it was a good tool to rely on in order to maximize the defensible space and protection against fires. She noted if the WUI were implemented, it would supersede any Covenants, Conditions and Restrictions (CC&R's) of the developments. Mayor Rubin further clarified the WUI would apply to new developments and buildings moving forward, and existing landscaping would not be affected.

2. Discussion regarding a noxious weed report process

Mayor Rubin presented the proposed timeline regarding the weed control plan. He noted one letter was sent with the town newsletter and another notice would be sent in March. The recommended dates of remediation were in conjunction with the Wasatch County Weed Department and the Utah State Department of Agriculture schedule of weed abatement.

Building Administrator Carol Kusterle gave information regarding several companies who were contacted to assist with the weed abatement. She mentioned developers and owners of large properties would be a challenge because their land may have gone untreated, and the infestation of noxious weeds would need continuous treatment throughout the summer months.

Assistant Town Attorney Cameron Platt discussed the details of the Hideout Municipal Ordinance which required the property owners keep the weeds under six inches (6") in height. He noted the Town had the ability to issue a notice at any time to educate the property owner. Once a notice was sent, the property owner would have ten (10) days to correct the problem before enforcement action could be taken by the Town. If the problem persisted after the notice period, the Town could abate the weeds at the property owners' expense.

The language of the existing Hideout Town Code was discussed. Mr. Platt stated the current language of the Code required the Town Staff to monitor the properties for compliance without requiring the property owner to submit proof of abatement. Discussion regarding the various resources which could be used in order to monitor the properties ensued. Ms. Kusterle suggested a team of staff members be assigned to the various subdivisions to track compliance issues and send notices to property owners. Council Member Severini asked for more information be provided in order to educate residents about which weeds were considered noxious. Mayor Rubin suggested to reach out to the various HOA's to ask for assistance with enforcement and education.

Council Member and Mayor Rubin thanked Ms. Kusterle for her work.

1 **3. Discussion regarding responses for economic study regarding a fee study for water, sewer,**
2 **storm drain, transportation, trails and community development fees**

3 Mayor Rubin presented proposals from Zions Public Finance and Lewis and Young, who
4 responded to the advertised request regarding a fee study for water, sewer, storm drain,
5 transportation, trails and community development fees. He suggested using both respondents
6 for different portions of the study based on their area of expertise and knowledge of the Town's
7 history.

8 Town Administrator Jan McCosh suggested hiring both entities at their offered hourly rate due
9 to how much of the study had been completed previously by T-O Engineers. She stated water
10 was the top priority and would need to be solved as quickly as possible. The next priority was
11 community development fees and refining the process of pass-through billing.

12 Because the hourly rate was not provided in the proposal by Zions Public Finance, Council
13 asked to have more detail regarding the hourly rate, as well as a list of which company would
14 be responsible for each portion. Ms. McCosh inquired if the water portion could be granted
15 authority at this time. Ms. McLean stated because the Mayor had a purchase limit of up to fifteen
16 thousand dollars (\$15,000), he could authorize the water contract without Council approval.
17 Council agreed.

18 **4. Discussion of learnings regarding nightly rentals**

19 Ms. McCosh provided an update regarding the learnings of nightly rentals. She stated she had
20 been in contact with Rob Sant who was conducting the studies. Mr. Sant would present his
21 findings to the Economic Development Committee on February 28, however he did not have
22 materials for this meeting. Ms. McCosh stated more information would be available for
23 discussion during the March Council meeting.

24 **5. Discussion and possible adoption of Ordinance 2022-O-02 regarding Title 2 Chapter 2.06**
25 **Transient Room Tax**

26 Ms. McLean explained under state law, the Town could implement a Transient Room Tax
27 which would entitle the Town to a one percent (1%) tax for rentals under thirty (30) days in the
28 areas of the Town which did not fall under Military Installation Development Authority
29 (MIDA). Discussion regarding the details of what taxes the Town could collect ensued. It was
30 determined Hideout did not qualify to implement additional resort taxes; however, Hideout was
31 entitled to a portion of taxes collected by MIDA.

32 Mayor Rubin presented Ordinance 2022-O-02 and asked for a motion to adopt.

33 ***Motion: Council Member Severini moved to adopt Ordinance 2022-O-02 adopting Title 2***
34 ***Chapter 2.06 Transient Room Tax. Council Member Haselton made the second. Voting Yes:***
35 ***Council Member Baier, Council Member Haselton, and Council Member Severini. Absent:***
36 ***Council Member Jacobs and Council Member Nadelberg. None opposed. Motion carried.***

6. Dark Sky Ordinance update

Ms. McLean provided an update regarding the pending Dark Skies Ordinance, noting there had been multiple attempts to contact the expert at the University of Utah to no avail. A light meter had been purchased and the survey would be conducted by Mr. Eddington and other staff members prior to adopting the Ordinance.

7. Discussion regarding the procedure to obtain a business license in Hideout and update of business licenses issued in 2021 and 2022

Council Member Baier asked what businesses were active within the Town. Ms. McLean explained the difference between a home occupation and a home business and when each would require a business license. A list of active business licenses obtained in 2021 and 2022 was presented. The process for obtaining a business license was discussed.

8. Discussion regarding nuisance enforcement as it specifically relates to dog waste cleanup, off-leash dogs, and the monitoring of aggressive domestic animals

Mayor Rubin stated the Town and the Master HOA had come to an agreement regarding installing dog waste bins on common property, with Public Works staff responsible for emptying the bins.

Aggressive domestic animals were handled primarily by Heber Valley Animal Services, which, as part of their enforcement, would keep a log of aggressive animals. Current Hideout Municipal Code allowed dogs to walk off-leash when a restraint device was present, and an e-collar was in place. The handler must also maintain control of the animal.

Council Member Severini stated the dog waste bins were a good start in order to encourage residents to clean up after their dog. He inquired if the Town could impose fines for offenders. He asked if Council would consider amending the Code to require dogs be on leash at all times or impose harsher penalties for aggressive animals. Mayor Rubin suggested the next newsletter remind residents to report aggressive animals to Heber Valley Animal Services and there were mechanisms in place to enforce the Code.

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

There being no further public business, Mayor Rubin called for a motion to enter into a Closed Executive Session.

Motion: Council member Haselton moved to close the public portion of the meeting and enter into a Closed Executive Session to discuss pending or reasonably imminent litigation, personnel matters, and/or the sale or acquisition of real property as needed. Council member Severini made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Severini. Absent: Council Member Jacobs and Council Member Nadelberg. None opposed. Motion carried.

At 7:57 p.m., Mayor Rubin closed the public meeting and entered into an Executive Session.

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Council Member Sheri Jacobs
Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean

VII. Meeting Adjournment

At 8:15 p.m., Mayor Rubin called for a motion to close the Executive session and adjourn the meeting.

Motion: Council member Severini moved to close the Executive session and adjourn the meeting. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Severini. Absent: Council Member Jacobs and Council Member Nadelberg. None opposed. Motion carried.

The meeting adjourned at 8:15 p.m.

Alicia Fairbourne, Town Clerk

ORDINANCE #2022 – O – _____

ORDINANCE ENACTING TITLE 10 CHAPTER 16 “DARK SKIES LIGHTING”

WHEREAS, the Town of Hideout (“Town”) has authority to regulate land use to include building and lighting regulations to provide for the safety, security and/or convenience of residents and visitors.

WHEREAS, ambient and direct lighting can seriously and adversely affect the natural environment by disturbing the biological cycles of flora and fauna and/or detracting from human enjoyment and appreciation of the natural environment.

WHEREAS, the Council desires to promote the following:

- a. Permit the use of outdoor lighting that does not exceed the minimum levels specified in IES recommended practices for night-time safety, utility, security, productivity, enjoyment, and commerce.
- b. Minimize adverse offsite impacts of lighting such as light trespass, and obtrusive light.
- c. Curtail light pollution, reduce skyglow and improve the nighttime environment for astronomy.
- d. Help protect the natural environment from the adverse effects of night lighting from gas or electric sources.
- e. Conserve energy and resources to the greatest extent possible.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Title 10 Chapter 16 in hereby enacted as written in Exhibit A.

SECTION II: Effective Date. This ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 14th day of July in the year 2022.

TOWN OF HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Town Clerk

10.16 DARK SKIES LIGHTING

10.16.02 PURPOSE

It is the purpose and intent of this code to balance the goals of Hideout, to maintain its small-town character with the need to limit glare and light trespass, reduce night sky glow, conserve energy, provide safe lighting practices, and promote Dark Skies initiatives, while protecting individual property rights.

1. The use of outdoor lighting is often necessary for adequate nighttime safety and utility, but common lighting practices can also interfere with other legitimate public concerns. Principal among these concerns are:
 - a. The degradation of the nighttime visual environment by production of unsightly and dangerous glare.
 - b. Lighting practices that interfere with the health and safety of Hideout's citizens and visitors.
 - c. Unnecessary waste of energy and resources in the production of too much light or wasted light.
 - d. Interference in the use or enjoyment of property which is not intended to be illuminated at night, and the loss of the scenic view of the night sky due to increased urban sky glow.
 - e. Protect the quality of the natural ecology in the area.
2. The concerns of safety, utility and aesthetic appearance need not compete. Good modern lighting practices can provide adequate light for safety and utility without excessive glare or light pollution. In nearly all cases, careful attention to when, where and how much nighttime lighting is needed will lead to better lighting practices.
3. Accordingly, it is the intent of this code to require lighting practices and systems which will minimize or eliminate light pollution, glare, light trespass, and conserve energy while maintaining nighttime safety, utility, security and productivity.
4. In support of dark skies, events will be held two times per year to educate our community both about the value of this effort as well as about the sky itself. These events will be coordinated by the town of Hideout and may include visiting speakers and the creation of a dark skies community club or committee. These efforts will allow the Town of Hideout to pursue certification as a Dark Skies Community with the International Dark Skies Association.
5. Enforcement of this effort will be conducted by the enforcement officer under the direction of the mayor.

10.16.04 DEFINITIONS

Correlated color temperature (CCT): the temperature at which a blackbody emits radiant energy competent to evoke a color the same as that evoked by radiant energy from a given source (such as a lamp).

Dark sky fixture or fully shielded: any light fixture that is designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture are projected below a horizontal plane running through the lowest point of the shield.

Examples of Acceptable / Unacceptable Lighting Fixtures



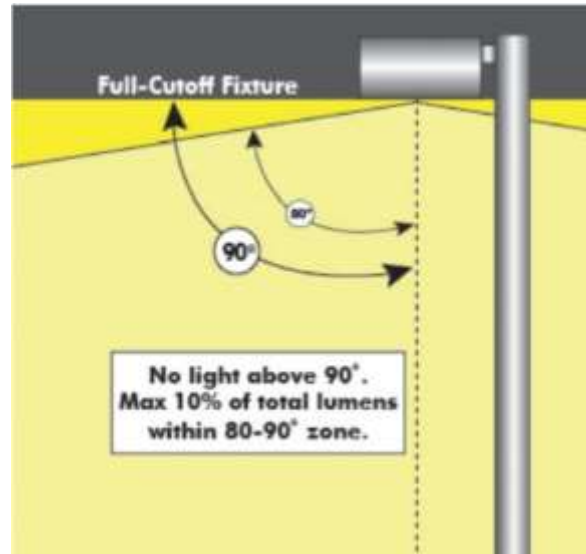
The lights on the left are non-conforming. Those on the right can be used in most cases. Depending on the mounting height and proximity to the property line, additional shielding may be necessary to prevent the luminous elements from being visible from any other property.

Dark sky shield: anything that is used to shield a light fixture so that it behaves as a fully shielded fixture. These include but are not limited to, for example, fixtures outfitted with caps or housings or installed under canopies, building overhangs, roof eaves or shielded by other structures, objects or devices.

Electronic messenger system (EMS): electronic messenger system with scrolling messages.

Emergency lighting: lighting as required by civil officers, agents, utilities and officials to perform their duties to maintain the public health, safety and welfare.

Full Cut-off Fixtures: fixtures, as installed, that are designed or shielded in such a manner that all light rays emitted by the fixture, either directly from the lamps or indirectly from the fixture, are projected below a horizontal plane running through the lowest point on the fixture where light is emitted.



Full cutoff fixtures do not allow any light to be emitted above the fixture. The fixture controls glare by limiting the light output at 10 degrees below the horizontal.

Holiday lighting: temporary lighting for a specific celebration which may be one of the following types:

- Holiday lighting is permitted from December 1st – March 31st and must be turned off from midnight to 6am daily.
- Festoon type low-output lamps, limited to small individual bulbs on a string.
- Uplighting of wreaths and similar holiday items is permitted provided that individual lamps are less than 10 watts and 70 lumens.
- Low-output lamps (less than 50 watts and 750 lumens) used to internally illuminate yard art.
- Flood or spotlights producing less than 2000 lumens each whose light source is not visible from any other property.

Kelvin: relating to, conforming to, or having a thermometric scale on which the unit of measurement equals the Celsius degree and according to which absolute zero is equal to –273 degrees Celsius.

Light fixture: any device intended to produce outdoor illumination.

Light trespass: light emitted from fixtures designed or installed in a manner that unreasonably causes light to fall on a property other than the one where the light is installed, in a motor vehicle driver's eyes, or upwards toward the sky.

Lumen: a unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candle intensity.

Major addition: enlargement of 25% or more of the buildings gross floor area, seating capacity, or parking spaces, either with a single construction project or cumulative series of construction projects after the enactment of this ordinance. The term also includes replacement of 25% or more of installed outdoor lighting.

Minor addition: enlargement of less than 25% of the buildings gross floor area, seating capacity or parking spaces, either with a single construction project or cumulative series of construction projects after the enactment of this ordinance. The term also includes replacement of less than 25% of installed outdoor lighting.

Motion sensor: any device that turns a light fixture on when it detects motion and off when motion stops or very shortly thereafter (5-10 minutes).

Nits (candela): the base unit of luminous intensity in the International System of Units that is equal to the luminous intensity in a given direction of a source which emits monochromatic radiation.

Switch: any device that can be manually controlled by a person to turn a light fixture on and off. For the purpose of this chapter, switches include motion sensors, but switches do not include light sensors or timers.

Temporary: refers to lighting as required by citizens to carry out legally approved activities for durations as specified in the permits for those activities. These include but are not limited to, for example, activities such as nighttime agricultural operations, construction work lighting, and seasonal decorations, but in no case for more than a period of 60 days without an exemption granted by the town of Hideout.

10.16.06 APPLICABILITY AND EXEMPTIONS

All exterior outdoor lighting installed after the effective date hereof in the town shall conform to the requirements established by this chapter. This chapter does not apply to indoor lighting. However, light trespass from interior lighting that negatively impacts adjacent properties is also prohibited.

1. Exemptions.
 - a. Temporary lighting for decoration/seasonal, theatrical, television, performance areas, and construction sites, except as allowed by permit at the discretion of the town council.
 - b. Town entrance lighting such as trees with strings of white lighting at the intersection of North Hideout Trail and SR248 and the trees within the traffic circle at the western terminus of North Hideout Trail.
 - c. Underwater lighting in swimming pools and other water features.
 - d. Lighting that is only used under emergency conditions.
 - e. Lighting required by federal, state, county or city ordinances and regulations.
 - f. Outdoor recreational facilities are exempt from lumen cap and shielding but must comply with 3,000 degrees Kelvin temperature requirement. Lights must be extinguished promptly after a sponsored event.

10.16.08 OUTDOOR LIGHTING STANDARDS.

1. Temperature of Lamps. Lamps shall not exceed a maximum correlated color temperature (CCT) of 3,000 degrees Kelvin.
2. Lamp and Shielding. All light fixtures are required to be fully shielded and installed so that the shielding complies with the definition of a fully shielded light fixture.
3. Light Trespass Standard. All light fixtures, including motion sensing fixtures and security lighting, shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source, including any public or private street or road.
4. Signs:
 - a. Front Lit: Any light with the intention to illuminate a sign must be oriented from the top and shine down.
 - b. Back Lit:
 - I. The sign design may not contain any more than 10 percent white, including lettering.
 - II. Transparent or clear materials are not allowed.
 - III. Nonface portions of the sign (e.g., background and sides) shall be made of completely opaque material.
 - IV. Internal lights must not exceed 3,000 degrees Kelvin if greater than or equal to 1,500 lumens.
 - c. Neon: Any sign consisting of more than three feet of neon must be extinguished no more than four hours after sundown during daylight savings and six hours during regular mountain time.
 - d. Electronic:
 - I. EMS signs are for public safety purposes only and prohibited for private or commercial use.
 - II. Luminance levels for operation after sundown and until sunrise shall not exceed 100 nits (candela per square meter) as measured under conditions of a full white display.
 - III. Messages appearing on Electronic Messenger Systems (EMS) shall not be displayed for less than 30 seconds and require no longer than 0.25 seconds to transition from one message to another. Moving text is prohibited.
 - IV. The luminous surface area of an individual EMS shall not exceed 50 square feet.
 - V. EMSs shall not be placed within 1,500 feet (300 meters) of other off-premises changeable electronic variable message sign on the same side of the highway, regardless of face orientation.
 - VI. EMSs shall not be placed within 1,500 feet (300 meters) of residential areas.
 - VII. The device owner or the permit holder shall continuously monitor signs 24 hours per day, including monitoring the reliability of hardware, software, network and other support infrastructure.
 - VIII. Signs shall contain a default mechanism so that in the event 10 percent or more of an EMS's LED emitters have failed, the sign will immediately revert to an unlit black screen and remain in such condition until the malfunction is corrected.
5. Parking Lots:
 - a. Spot or flood lighting of parking lots from a building or other structure is prohibited.

- b. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed 20 feet. All post mounted parking lot lights shall be set back from property lines a distance that is determined appropriate by the planning commission.
 - c. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed 16 feet.
 - d. The lighting in commercial parking lots must be turned down by at least 75% of all light fixtures (or 75% of total light emitted) two (2) hours after closing time in the evening or from 10pm to 6am, whichever is the most restrictive.
 - e. All parking lot lighting shall use full cutoff fixtures.
6. Gas Station Canopies. Gas station canopies may be illuminated, provided all light fixtures are mounted on the undersurface of the canopy, all light fixtures are full cutoff and diffusers are not visible from locations off the property. Except for directed beam lighting, merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture. Directed beam lighting mounted under the canopy is allowed, provided the light source cannot be seen from outside the property boundaries.
7. Total Outdoor Light Output Standards – Commercial and Multifamily Uses.
- a. Total outdoor light output shall not exceed 15,000 lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Instead, design goals should be the lowest levels of lumens necessary to meet the lighting requirements of the site.
 - b. Seasonal decorations are not counted toward this limit.
8. Total Outdoor Light Output Standards – Single-Family Residential Uses:
- a. Outdoor lighting for single-family residential uses is subject to a lumen per net acre cap of 10,000 lumens net.
 - b. Outdoor lighting for single-family residential uses is subject to the lamp fixture and shielding requirements.
9. Roadway/Streetlights. Streetlights are allowable as recommended by the public works administrator or town council. All streetlights shall utilize lamp types that are energy efficient and minimize sky glow and other negative impacts of artificial lighting. They shall not exceed 10,000 lumens per net acre. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.
10. New Public Lighting – Streetlights/Public Property and Rights-of-Way:
- a. All new streetlights are allowed as recommended by public works administrator and town council. They will adhere to all standards as indicated including energy efficient lighting which minimizes sky glow. They shall not exceed 10,000 lumens per net acre. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.
 - b. Public Property. Properties owned by Hideout such as parks and other community gathering spaces will adhere to all standards as indicated. They will adhere to all standards as indicated including energy efficient lighting which minimizes sky glow. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.
 - c. Rights-of-Way. All rights-of-way will adhere to all standards as indicated including energy efficient lighting which minimizes sky glow. Lighting shall meet safety concerns with a goal of using the lowest levels of lumens necessary.

- d. All new public lighting will be part of the planning and zoning process in which public buildings, public property and rights-of-way lighting is determined. This will be incorporated as part of the zoning process moving forward to ensure compliance with this chapter.

11. Prohibited Lighting:

- a. Up lighting to illuminate buildings, other structures or vegetation.
- b. Flashing, blinking, intermittent or other lights that move or give the impression of movement, not including temporary holiday lighting.
- c. Floodlights or spotlights affixed to buildings for the purpose of lighting parking lots or sales display lot areas.
- d. Searchlights, laser source lights or any similar high intensity light.
- e. Except when used in window signage pursuant to subsection (10.16.06 (4.C) of this section, neon or luminous tube lighting, either when outdoor mounted or indoor mounted, if visible beyond the property boundaries.

10.16.10 LIGHTING CONTROL.

1. Light fixtures with motion sensors and/or timers are required to minimize the duration of nighttime lighting from midnight to 6 a.m.
2. Fully shielded fixtures are required where any lights, even those below 1,500 lumens, are mounted on structures or poles higher than the first level above ground level to protect the view of the night sky, minimize ground reflection, and reduce light scatter beyond the property line.
3. Statuary and flags shall be lit from above to minimize sky glow.

10.16.12 IMPLEMENTATION.

1. New Uses, Buildings and Major Additions or Modifications: All building permit applications must include an outdoor lighting plan which includes the following information:
 - a. The location of all existing and proposed light fixtures (may be included on site plan).
 - b. Specification sheets for all existing and proposed light fixtures.
 - c. Acknowledgement that the Applicant has received notification of this Article.
 - d. Verification that a residential or commercial construction project requiring a building permit application has complied with the provisions of this code section shall occur during the final electrical inspection done by the towns designated building inspector.
2. Minor Additions or modifications: If the work requires a permit than the procedures shall be the same as for a Major addition.
3. New Lighting. Any new lighting on the site shall meet the requirements of this code with regard to shielding and lamp type; the total outdoor light output after the modifications are complete shall not exceed that on the site before the modification, or that permitted by this code, whichever is larger.
4. Resumption of Use after Abandonment. If a property or use with nonconforming lighting is abandoned, then all outdoor lighting shall be reviewed and brought into compliance with this code before the use is resumed.
5. Existing Lighting: On or before three years, all outdoor lighting shall comply with this code. This may be done through replacement or retrofitting.
6. Public Roadways:

- a. In general, this code does not apply to county and state rights-of-way. However, all new streetlights on such roadways or rights-of-ways must be fully shielded.

10.16.14 ENFORCEMENT AND PENALTIES.

All code, including lighting code, requires enforcement. Lighting code enforcement is essential to achieving a sustained reduction of light pollution and conservation of the night sky.

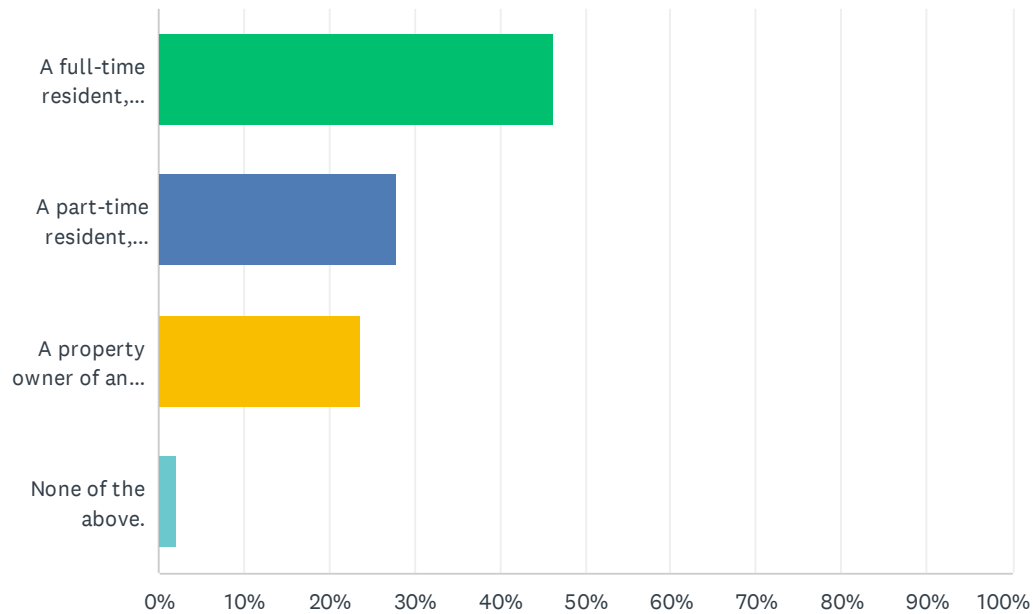
1. The penalty for violation of any portion of this chapter shall be:
 - a. First Notice. A notice to the property owner requesting compliance within three months.
 - b. Second Notice. If after three months the violation exists a notice will be given to appear before the Hideout Town Council to discuss options to come into compliance.
 - c. Third Notice. If after six months a violation of the provisions of this chapter shall be an infraction punishable by penalties up to \$1,000 per day per residential/commercial unit.
2. Violations regarding 10.16.10 lighting control (not withstanding 10.16.14.1) :
 - a. First notice. A notice to the property owner requesting compliance within 72 hours.
 - b. Second notice. If after 72 hours a violation of this light control shall be an infraction punishable by penalties up to \$50 per day until compliance.

10.16.16 CONFLICTS.

Where any provision of federal, state, county, or city statutes, codes, or laws conflicts with any provision of this code, the most restrictive shall govern unless otherwise regulated by law. If any provision of the Hideout Town Code should conflict with the provisions of this chapter, this chapter shall supersede and be the controlling and enforceable provision.

Q1 Are You:

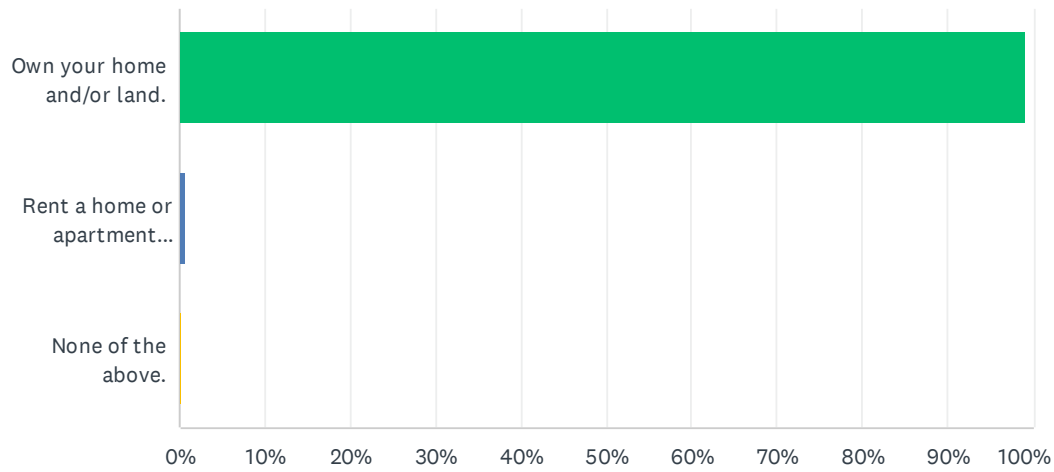
Answered: 330 Skipped: 3



ANSWER CHOICES	RESPONSES	
A full-time resident, primarily residing in Hideout.	46.36%	153
A part-time resident, primarily residing elsewhere.	27.88%	92
A property owner of an undeveloped lot.	23.64%	78
None of the above.	2.12%	7
TOTAL		330

Q2 Do you:

Answered: 332 Skipped: 1

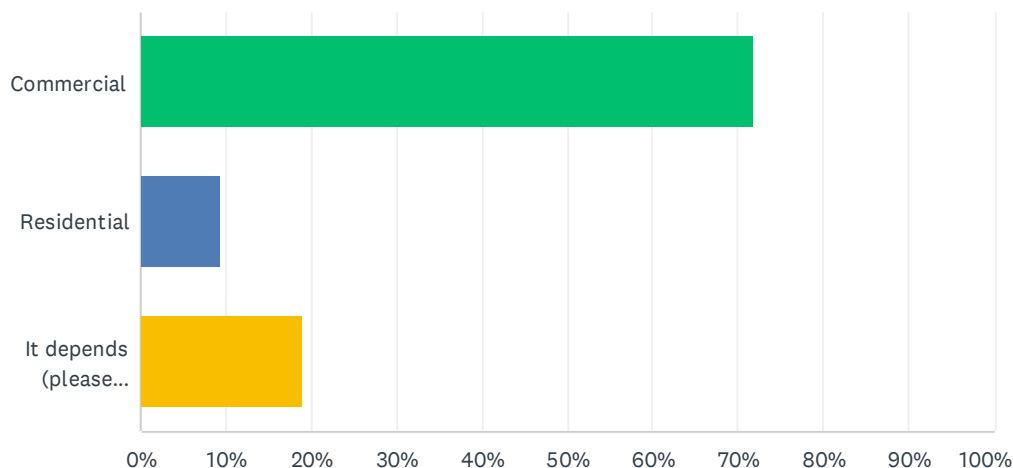


ANSWER CHOICES	RESPONSES	
Own your home and/or land.	99.10%	329
Rent a home or apartment within Hideout.	0.60%	2
None of the above.	0.30%	1
TOTAL		332

Q3 Commercial Development and a Town Center. The majority of land within the Town is zoned and subdivided for new residential development.

The current General Plan (2019) recommends the Town pursue commercial development and/or create a Town Center for the community. As a resident of Hideout in 2022, do you think the Town should prioritize future development efforts for commercial or residential development?

Answered: 323 Skipped: 10



ANSWER CHOICES	RESPONSES	
Commercial	71.83%	232
Residential	9.29%	30
It depends (please explain)	18.89%	61
TOTAL		323

#	IT DEPENDS (PLEASE EXPLAIN)	DATE
1	Both bad choices. Shame on planners who didn't do their job in the first place to avoid this.	6/14/2022 10:36 PM
2	A balance of the two would be desirable. Less commercial, more planned communities.	6/14/2022 3:29 PM
3	Seems as if past development has been unprofitable and not self-funding. Why compound the problem>?	6/14/2022 10:43 AM
4	I would want to be more informed on what kind of commercial property they are talking about.	6/13/2022 9:23 PM
5	Community town center could be useful if developed well. Want to maintain same atmosphere	6/13/2022 7:51 PM
6	Commercial probably should be a higher priority but it needs to be done in concert with parks and trails.	6/13/2022 7:39 PM
7	A mix of residential and commercial. A closer grocery store, a Target, etc.	6/13/2022 5:28 PM
8	I could see a small commercial piece that would include a restaurant, a proper golf clubhouse pro shop, and adding some tennis courts, pickle ball.	6/13/2022 3:07 PM

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9	Remove the golf course and use that land for commerical projects	6/13/2022 12:50 PM
10	Yes, but limited to just essential commercial needs (i.e. grocery store, post office, gas station, convenience stores, restaurants, etc)	6/13/2022 12:55 PM
11	Hideout will benefit from Commercial Development that meets the needs of the community and not overbuilt. Keep the spending in hideout as much as possible.	6/13/2022 12:46 PM
12	Before considering either, I would want to study our current operating costs and benchmark them to other residential communities.	6/13/2022 12:45 PM
13	a small village with groceries, restaurants, and other similar businesses would be great	6/13/2022 12:35 PM
14	The balance between the two strategies have to result in increased property values	6/13/2022 12:34 PM
15	There is a need for limited commercial development as per priorities below.	6/11/2022 8:17 AM
16	It depends on the size, scope, and location. The only location that makes sense for commercial is around/near the light at Brown's Canyon Rd and 248.	6/10/2022 2:15 PM
17	More residential variety, neighborhood commercial, hotel, park space	6/9/2022 3:16 PM
18	Give us more info so we can make an informed decision	6/9/2022 3:12 PM
19	If the commercial development provides a Town Center and possibly an anchor supermarket, hotel and strip mall, then yes. If it is large mixed use development, such as The Boulders or Richardson Flats, and the developer requires residential unit sales to support commercial development, then commercial development a priority.	6/9/2022 12:48 PM
20	On populations, traffic,	6/8/2022 2:54 PM
21	I am open to Commercial for tax revenue purposes and potential convince eg Whole Foods, good restaurant like CPK:), but contingent upon location, traffic, building aesthetics....	6/8/2022 10:57 AM
22	If we can revive the Richardson Flats retail area commercial needs to go there. Otherwise it makes no sense anywhere else in the town.	6/7/2022 7:31 AM
23	Combination of both	6/6/2022 1:38 PM
24	Shops, amenities, conveniences for residents: Yes. Industrial development: No	6/6/2022 9:34 AM
25	Would need more information to answer this question.	6/6/2022 6:09 AM
26	Commercial, depending on where it is located	6/5/2022 7:02 PM
27	An appropriate mix. Not too much commercial to drown out the charm of the mountain landscape and tranquility	6/5/2022 3:58 PM
28	Where?	6/5/2022 10:38 AM
29	commercial use	6/5/2022 8:20 AM
30	It depends on the cost to the Town and community members. Some commercial development (e.g., grocery store) would be nice. But in sending out this survey, the Town should provide more information about historical costs, litigation costs, and areas of shortfall. More data is very important to the analysis.	6/5/2022 7:01 AM
31	It depends on where the proposed development is and what the additions would be.	6/4/2022 6:51 PM
32	I don't understand, doesn't increase development bring in more tax revenue?	6/4/2022 5:01 PM
33	We need to minimize density, not increase. The right kind of commercial should be prioritized that brings in sustainable tax revenue while not downgrading the look and feel of the Town.	6/4/2022 3:26 PM
34	some combination that makes sense	6/4/2022 3:00 PM
35	What types of commercial businesses, the ratios.	6/4/2022 2:25 PM
36	Light commercial for needs of residents. NO CHAIN STORE RETAIL.	6/4/2022 2:10 PM
37	Relevant, tasteful non chain commercial development to provide amenities close by grocery/retail/restaurant at a conservative rate	6/4/2022 2:00 PM

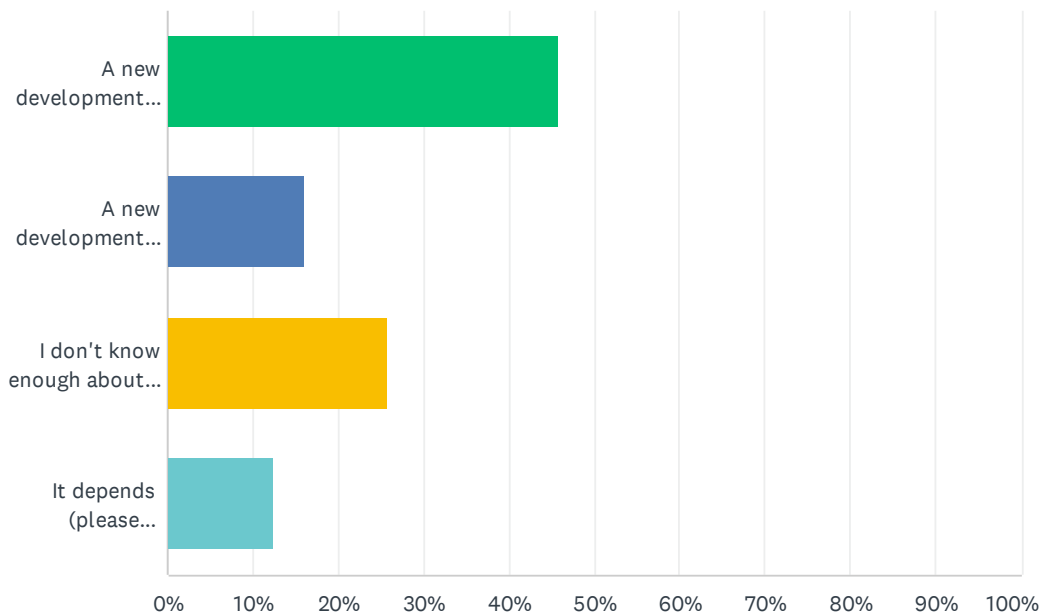
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38	Dissolve the town	6/4/2022 1:50 PM
39	Infrastructure will be biggest driving piont	6/4/2022 1:38 PM
40	Single family homes. No more condos	6/4/2022 1:05 PM
41	Commercial in areas East of HWY 248; Residential in areas West of HWY 248	6/4/2022 12:30 PM
42	It would make sense to build/bring commercial businesses with high revenue generating capabilities. This would likely require feasibility studies to assure that revenues could be fenerated ficen Hideout's proximity to PC, Kimball Junction and Kamas.	6/4/2022 12:09 PM
43	We need commercial development, but done in a thoughtful way. We need a grocery store, coffee shop and gas station!	6/4/2022 12:00 PM
44	Commercial without giving up the farm to developers to make exorbitant profits at the expense of ruining the natural beauty of the town with ridiculous residential density to pay for the commercial.	6/4/2022 11:34 AM
45	Depends on what the commercial development is	6/4/2022 11:27 AM
46	Only if it's within current city limits	6/4/2022 11:16 AM
47	Commercial development limited to basic goods and services needed by the residents.	6/4/2022 11:16 AM
48	We should slow down the high-density / stacking of residential homes that are devaluing our residences. We should focus on Recreational areas, trail access, and a community town center (playing field, performance center, pool, pickleball court, etc.) to increase the desire and value of our community. Commercial is also needed for necessities like food, local business centers (FedEx, UPS, local Post office). Getting GCD to build the sidewalks out like Homes Home is doing is needed.	6/4/2022 11:11 AM
49	What type of Commercial real estate?	6/4/2022 11:09 AM
50	There should defined be commercial development but the development should be focused on serving residents as opposed to creating a destination for non-residents.	6/4/2022 11:05 AM
51	Hideout needs more than just residential homes and condominiums. Create some commercial development to increase tax revenue and businesses to go to for the residents. Look at most European lakeside communities! Most town have a great infrastructure near their residences or on/near the lake. You don't typically drive 5-10 miles to get to a town centre. A quaint convenient town centre with some essential shops/cafe near the water would be appropriate, since Hideout is a Lakeside community. It would create character and off set the curb appeal some of cookie cutter style homes near the lake.	6/4/2022 11:01 AM
52	I do think you need a town center, but not at the expense of a land grab	6/4/2022 11:00 AM
53	Both, emphasis on Town Center	6/4/2022 10:58 AM
54	We do NOT need anymore multi family developments. They take away from the neighborhood feel and seem tacky.	6/4/2022 10:55 AM
55	Need a balance. New commercial is important but should be balanced. Small business should be the focus over large chain commercial.	6/4/2022 10:54 AM
56	The town should plan for small reasonable commercial development	6/4/2022 10:52 AM
57	Depends on what type of commercial development. Will the development be something residents would find useful	6/4/2022 10:52 AM
58	Both, but definitely need more commercial	6/4/2022 10:48 AM
59	Commercial retail only	6/4/2022 10:43 AM
60	residential use like gas station, food market	6/4/2022 10:39 AM
61	We need a grocery store	6/4/2022 10:37 AM

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

Answered: 330 Skipped: 3



ANSWER CHOICES	RESPONSES	
A new development with approximately 85 new estate lots (residential units) that is in conformance with existing zoning standards.	45.76%	151
A new development with approximately 280 new residential units, a hotel (170 units), some commercial development, condominiums (120 units), and all units allowed for use as nightly home rentals. This would require a significant up-zone beyond the current zoning standards.	16.06%	53
I don't know enough about this proposed project.	25.76%	85
It depends (please explain):	12.42%	41
TOTAL		330

#	IT DEPENDS (PLEASE EXPLAIN):	DATE
1	You can't fund a town on development fees. If ongoing tax revenues from these projects don't cover costs of road maintenance and services, don't build anything	6/14/2022 10:43 AM
2	Depends on the density versus what amenities for the town as well as tax revenue benefits we receive	6/13/2022 7:50 PM
3	Compared to Black Rock Hotel at 193 units, then this hotel is comparable to size, which is big. So to also have the B&B with 12 units and then the 120 condos is a bit much. And the condos are four floors tall? I like the hotel and some commercial but the other residential units is on the high side. But if the developers did the hotel with a community center that had bigger swim pools and spas that Hideout residents could use at a discount, then you have something. The commercial should be shops that would attract Hideout residents, such as a convenience store, coffee shop, etc.	6/13/2022 7:39 PM
4	I am worried about lack of resources and congestion in Hideout. Commercial development is	6/13/2022 2:42 PM

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the most critical. Grocery store, gas station, restaurant, store front. if condos are built above but limited this seems best. Hotel much preferred over 280 new units. Why does it need to be all or nothing in the above?

5	too much development and density in the area! please limit as much as possible!	6/13/2022 2:29 PM
6	No nightly rentals	6/13/2022 1:03 PM
7	I would want to look at the pro-forma financials and compare them.	6/13/2022 12:45 PM
8	Guaranteed commercial development in exchange for higher density. It must be guaranteed services i.e. groceries, fast food	6/13/2022 8:21 AM
9	All developments need to weighted on their merits to the town.	6/11/2022 9:03 AM
10	. Additionally nightly rentals are not acceptable and many owners would possibly not register and pay taxes to the city. A hotel would create significant traffic issues.	6/11/2022 8:17 AM
11	Boulders but with less density, a new town center, public parks, public trails, wildlife corridor, 248 crossing	6/9/2022 3:16 PM
12	The proposed development density is high and will require excessive disturbance to the natural landscape. The continued mass grading of the land in Hideout is destroying the character of the town and if it continues the result will be a decline in desirability to live and own property in Hideout.	6/9/2022 12:48 PM
13	I am not for increased density of homes/residences, extensive additional traffic and/or decreased property values	6/8/2022 10:57 AM
14	I'm fine with a hotel, but no nightly residential rentals. This is a community that needs a market, a gas station, and a few other services for its full time residents such as a nail salon, a few restaurants, etc. no box stores.	6/7/2022 11:08 AM
15	I think we definitely need more commercial to support the already large increase in residential units and Golden Eagle still hasn't even begun to fill its 300 units. Adding another 400 residents and a hotel all bringing in nightly renters and only "some" commercial will overload the traffic and the need for services even more. There needs to be mor focus on a commercial corridor first!	6/6/2022 9:31 PM
16	I do not understand why the town would change the zoning standards for a developer. I would like the commercial development and I'm even okay with the residential - but don't like nightly rental and don't know what other zoning standards they are asking for.	6/5/2022 10:27 PM
17	I would like to see a small commercial area around the current estate and the rest of the land left natural with trails.	6/5/2022 10:09 PM
18	I believe that area would be suited to some commercial and some residential but not as much of the latter being requested	6/5/2022 5:16 PM
19	If the project had commercial elements I might be interested	6/5/2022 3:43 PM
20	The two options are on the opposite end of the spectrum. Why can't there be a middle ground with more residential units and commercial development? Is the choice really 85 residential units or 400? Why not somewhere in the middle?	6/5/2022 2:56 PM
21	Would support Boulders development at smaller scale than as described in this survey. 100% should not be nightly rentals.	6/5/2022 7:53 AM
22	I'm supportive of commercial development in Boulders and increased density, but no nightly rentals other than the hotel and possibly some cottages near the hotel but the hotel must be first to be built and zoning and/or permits for other residential must be contingent on hotel and commercial being completed first and operator of the hotel identified and it be open before other residential can begin. This helps assure the tax revenue the Town is expecting to get in exchange for giving higher density occurs first.	6/4/2022 5:13 PM
23	commercial and hotel only	6/4/2022 5:07 PM
24	No new development. Water availability is rapidly becoming an issue...	6/4/2022 3:28 PM
25	I'm in favor of the hotel and commercial development, but concerned that the nightly rentals and the extreme density proposed.	6/4/2022 3:26 PM

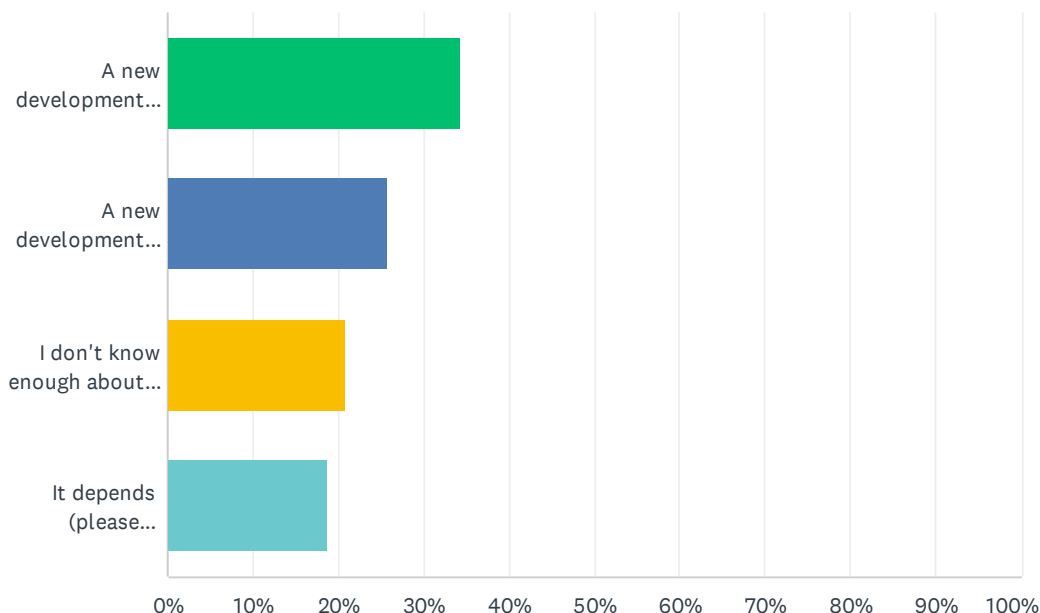
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26	No nightly rentals allowed only residential no commercial/condo/hotel	6/4/2022 2:00 PM
27	The current options seem highly skewed. I would support a hybrid between the first option (85 residential homes and higher taxes) and second option (hundreds of residential units, hotel, "some" commercial, condominiums, nightly rentals, etc. with a potential to stabilize taxes). The second options seems like an all in/highest density/give it all up option. We need to come up with something in-between these two options!!.	6/4/2022 12:55 PM
28	Combine a commercial development hidden from Hwy 248, only allow 85 new estate lots, and no nightly rentals and no more condominiums or twin homes.	6/4/2022 12:38 PM
29	no additional lots/capacity, if anything less is better	6/4/2022 12:11 PM
30	Residential, commercial and hotel. I'm not a fan of the nightly rentals.	6/4/2022 11:35 AM
31	Would be vehemently against the proposed boulders project. The developer has changed the benefit to the town from a hotel tax benifit to a nightly rental benefit with no timeline for the hotel to be built. Council should contact the board pres. of the hoa for the retreat at jordanelle to get an idea of what its like to have a community of nightly rentals. Should put a time limit on hotel build to 7 yrs at which time is no hotel is built the land is deeded to the town. Also, if u were to approve nightly rentals should ask for money to the town for difference in property values overall. This project will net developer 2-3 hundred mil. Profit so would ask to 10 mil. But overall no the density would totally ruin the beauty of the town like shoreline and so of the existing developments are already doing with no amenities yet to the town how many years in? The benefit of nightly rentals will be majority to the developer with increased property values. it could be 20 years before its built. Also density on the project is so high that they are wanting to get around building requirements. What is the point of having town codes in he first place?	6/4/2022 11:34 AM
32	You didn't explain why you have a revenue shortfall so this seems to be overly limited option you are presented.	6/4/2022 11:20 AM
33	Can it have more commercial and less residential than what is above?	6/4/2022 11:16 AM
34	I would not be in favor of nightly rentals in Hideout. I would not be in favor of a hotel. I would prefer something inbetween 85 and 280 lots. I would assume 85 lots would be in excess of millions of dollars per home. This is not a good expansion for the demographics of Hideout in my opinion.	6/4/2022 11:13 AM
35	Without commercial development to generate hideout revenue/taxes The city of hideout cannot afford more residential development. It will stress out the town service's.	6/4/2022 11:05 AM
36	I am leaning towards the 85 new estate lots, definitely not 280 units, 120 Condominiums, a hotel and some commercial. Again, some commercial development would be appropriate.	6/4/2022 11:01 AM
37	I do not think hide out needs hotels or any more townhomes or condos. There is an issue with water up here and it is too dense	6/4/2022 11:00 AM
38	New development with 280 fine, but no nightly rentals.	6/4/2022 10:58 AM
39	Neither...stop adding residential developments!	6/4/2022 10:56 AM
40	These two options s represent two extre.es	6/4/2022 10:54 AM
41	The two choices are extreme ends. On one hand the first doesn't give the tien any commercial development which it wants. The second option is way too much development given the size and needs of the tiwn	6/4/2022 10:52 AM

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

Answered: 329 Skipped: 4



ANSWER CHOICES	RESPONSES	
A new development with approximately 85 new estate lots (residential units) that is in conformance with existing zoning standards. Given the Town's lack of commercial development and historic reliance on residential development, this type of development could leave the Town with a budget shortfall and the need for an annual property tax increase of approximately \$1,050 annually per \$1,000,000 of taxable home value.	34.35%	113
A new development with approximately 280 new residential units, a hotel (170 units), some commercial development, condominiums (120 units), and all units allowed for use as nightly home rentals. This would require a significant up-zone beyond the current zoning standards. Commercial development yields sales tax revenue and a hotel would also provide Transient Room Tax (TRT) revenue that would supplement the Town's budget and likely require a significantly smaller annual property tax increase, if any at all.	25.84%	85
I don't know enough about this proposed project.	20.97%	69
It depends (please explain):	18.84%	62
TOTAL		329

#	IT DEPENDS (PLEASE EXPLAIN):	DATE
1	No to development. The lack of planning on the part of the town is beyond ridiculous.	6/14/2022 10:36 PM

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2	The commercial proposal seems too dense. Is it possible reduce the amount of residential, condos but still focus on the commercial (store, cafe, hotel)	6/14/2022 8:36 AM
3	We need commercial support and transportation solutions prior to taking on significant residential development.	6/14/2022 11:23 AM
4	How about a mix that would generate additional revenues but preserve the residential nature of the town?	6/13/2022 10:09 PM
5	It depends on how soon the commercial and revenue from taxes kick in or are guaranteed (established) by agreement with the developers. There's a lot to these issues and sometimes a simple yes or no does not do this question nor the town justice.	6/13/2022 7:50 PM
6	As noted in the last question comments, then I would like to see more commercial there and less homes. How about moving the town hall there too?	6/13/2022 7:39 PM
7	What the taxes savings wld be	6/13/2022 6:16 PM
8	See my comments above; can this plan be broken down from it's mass scale?	6/13/2022 2:42 PM
9	No nightly rentals	6/13/2022 1:03 PM
10	\$1,050 per \$1mil is huge tax increase and seems unwarranted. Better budgeting seems necessary	6/13/2022 12:59 PM
11	Again, I need financials and NOT a study paid for by a developer.	6/13/2022 12:45 PM
12	the boulders project is a gamble and won't kick in for ten years. Need to reduce size and offer more to Hideout.	6/13/2022 8:39 AM
13	I still propose that guaranteed commercial development is necessary to provide services commensurate with the title "city". If you cannot secure this now we won't be able to later. If we aren't providing services the city needs then why does a city exist? We must secure guaranteed commercial space at a FIXED rate, not some arbitrary "some of any amount". Unfortunately you have deliberately left off numbers while asking our opinion of a quantitative subject. Who made that decision?? It looks like we are trying to hid something or sway the vote.	6/13/2022 8:21 AM
14	Option 1 gives me financial information. Option 2 doesn't explain the same. What are the financial differences?	6/11/2022 9:03 AM
15	Why is any development of this property needed? There is already too much residential development and dwindling water resources.	6/11/2022 8:17 AM
16	See the last set of comments	6/9/2022 3:16 PM
17	The success of the commercial development in the Boulders has yet to be determined ,the density is excessive and will require more mass grading and denuding of the land. Unless the density can be reduced, the 85 estate lot development is supported.	6/9/2022 12:48 PM
18	Isn't there something between the two proposals - from 85 units to 280 is vast. I am not crazy about all units allowing nightly rentals. I'm from the Dallas area and homeowners are furious how their neighborhoods are turning into party zones with noise to early mornings and parking all over the streets.	6/8/2022 3:54 PM
19	Again, I need more info - I'm open to commercial contingent as stated above	6/8/2022 10:57 AM
20	I agree with the second choice without the residential nightly rentals.	6/7/2022 11:08 AM
21	It seems like the author/person responsible for submitting these questions has a bias and is trying to manipulate the responders. I do not feel the results will accurately represent the positions of the residents of Hideout. In order to gain a clear understanding of what the towns residents want, you must provide the current budget along with fiscal forecasts showing impacts of the above proposals. Also, why isn't there an option to combine the two concepts?	6/7/2022 8:51 AM
22	Boulders up zone is a massive project. Why not downsize the number of dwellings but keep the hotel for tax purposes?	6/7/2022 8:29 AM
23	See above remarks	6/6/2022 9:31 PM
24	If it looks aesthetically pleasing, develop commercially.	6/6/2022 6:53 PM

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25	We question why you will have a shortfall in the budget if only 85 units are added?	6/6/2022 6:09 AM
26	Why are these the only two options? Why can't we have the development within the current zoning standards? If the developer wants this project, he/she should comply with our town's standards. Don't back down on our standards. Make this town great - don't just chase the money!	6/5/2022 10:27 PM
27	See above	6/5/2022 10:09 PM
28	I need assurance that the the density option does not increase taxes	6/5/2022 7:02 PM
29	Somewhere in between	6/5/2022 5:16 PM
30	I do not see how any residential development can help slow tax increase. We need other revenue sources.	6/5/2022 3:43 PM
31	As a lot owner, I pay property taxes and receive essentially no services. If the majority of Hideout is undeveloped lots and non-full time residents, is the reason higher property taxes needed is poor management? Whenever I have called the city offices with questions I have never had anyone answer the phone or received a call back.	6/5/2022 3:31 PM
32	Hideout needs some commercial development so I would prefer option 2 to having no commercial development plus an increase in the property tax base, but I am not a proponent of the development option as it currently planned (too many units!)	6/5/2022 2:56 PM
33	Will the Town of Hideout sue the unnecessary Master HOA run by Bob Martino to make it null and void?	6/5/2022 10:30 AM
34	Boulders development should be more focused on commercial amenities. Development seems fixated on residential and nightly rentals, not on the Town Center concept for residents.	6/5/2022 7:53 AM
35	Allow homeowner to nightly rental and charge increase taxes or a rental fee	6/4/2022 8:06 PM
36	same question	6/4/2022 5:07 PM
37	See Above...	6/4/2022 3:28 PM
38	The developer should be charged higher input fees, rather than squeezing the individual property owners. Already, the developers are passing thru infrastructure costs to the homeowner through the bonds they have structured. I do believe some commercial development is warranted and needed. Ideally, closest to 248/40 to benefit from that traffic count and this increased sales tax.	6/4/2022 3:09 PM
39	I don't understand what service demand is being created by new homes that would not be offset by the taxes from those homes. I am strongly against increasing taxes as the low tax and Hoa fee was a key reason for selecting to buy and build in hideout	6/4/2022 2:14 PM
40	Open to more residential no nightly rentals, no hotel and commercial and willing to pay more property tax	6/4/2022 2:00 PM
41	Dissolve town, be unincorporated like Deer Mountain	6/4/2022 1:50 PM
42	The current options seem highly skewed. I would support a hybrid between the first option (85 residential homes and higher taxes) and second option (hundreds of residential units, hotel, "some" commercial, condominiums, nightly rentals, etc. with a potential to stabilize taxes). The second options seems like an all in/highest density/give it all up option. We need to come up with something in-between these two options!!	6/4/2022 12:55 PM
43	Again. Eliminate the city. What service does the city provide ??	6/4/2022 12:44 PM
44	See above response	6/4/2022 12:38 PM
45	Wouldn't it be possible to limit the estates to 85 and to include a hotel?	6/4/2022 12:09 PM
46	Why can't we get some commercial development, keep current residential density, and keep tax rates flat	6/4/2022 12:02 PM
47	Can we add commercial development without added residential or commercial development that will residents such as grocery or needed services	6/4/2022 11:59 AM
48	Why do I feel like we are going to get the tax increase no matter what? I would like to better understand the shortfall before commenting.	6/4/2022 11:48 AM

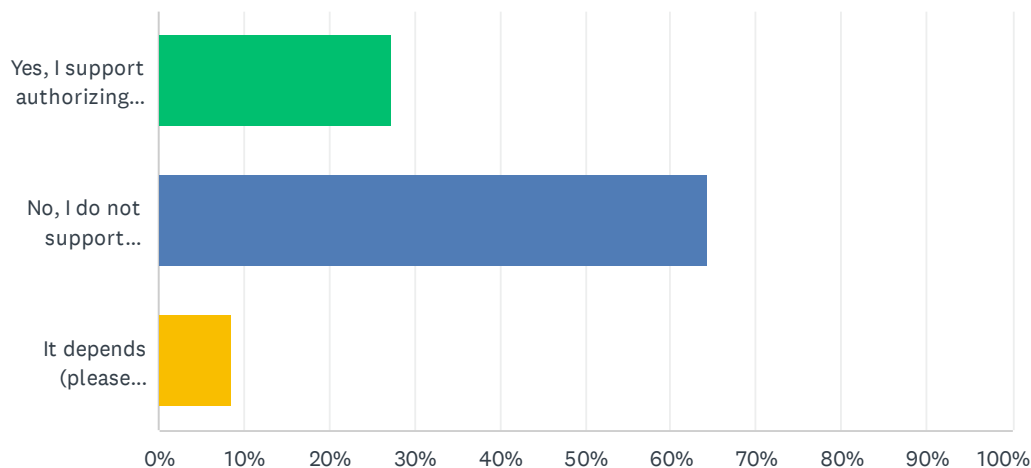
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49	No nightly rentals but a hotel, low and high density.	6/4/2022 11:35 AM
50	I don't favor new development in this area	6/4/2022 11:20 AM
51	Something in between a & b?	6/4/2022 11:16 AM
52	Again, nightly rentals is NOT a good option for Hideout in my opinion. Some commerical development is ok.	6/4/2022 11:13 AM
53	No DEVELOPMENT until you can figure out the commercial tax revenue baseline for future growth. No More Density until an appropriate plan is put in place to generate tax revenue. Period!	6/4/2022 11:05 AM
54	Let's find a happy medium between your two options. Property taxes were increase a lot last year. Everything has increased. Water has increased last year and this year. Most utilities have increased. Property taxes are much higher than in neighboring towns. NO TO PROPERTY TAX INCREASE. NO TO ADDITIONAL LARGE DEVELOPMENTS of RESIDENTIAL HOMES. YES, to commercial and hotel development.	6/4/2022 11:01 AM
55	No nightly rentals!	6/4/2022 10:58 AM
56	Why don't you cut town spending?	6/4/2022 10:56 AM
57	These two options represent two extremes. Something that balances commercial with moderate density residential would be a better option.	6/4/2022 10:54 AM
58	Again - too little information and assumptions that are unproven. You have to fill the hotel and condos successfully in order to realize all the revenue anticipated. We are in the middle of a drought and over development at this time is dangerous and lacks sensitivity to our environment. I would rather pay higher taxes and look for more reasonable developments for future revenues	6/4/2022 10:52 AM
59	Does there no longer remain the option of annexation and commercial development, or is that possibility so far into the future that we can't consider it.	6/4/2022 10:48 AM
60	Why is raising taxes the only option. Charge higher impact fees on new construction instead. The developers are making all the money and leaving us with the bill.	6/4/2022 10:48 AM
61	The town should focus on eliminating bureaucratic waste. Keep things simple. It's a family community. Nightly rentals aren't the issues with that should stay in Park City not Hideout.	6/4/2022 10:43 AM
62	This is not a choice. This is poor planning. There is already over development. Over charging of water low quality of services for what should really only be an HOA. The answer is not more development or more taxes. The answer is end hideout as a town and allow it to be absorbed by the county	6/4/2022 10:43 AM

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

Answered: 331 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I support authorizing nightly rentals.	27.19%	90
No, I do not support authorizing nightly rentals.	64.35%	213
It depends (please explain):	8.46%	28
TOTAL		331

#	IT DEPENDS (PLEASE EXPLAIN):	DATE
1	If rentals are allowed, a minimum 7-14 night stay should be required.	6/14/2022 3:29 PM
2	Again, some renting could help, but it should be kept within bounds that preserve the overall quality of life here	6/13/2022 10:09 PM
3	Within reason	6/13/2022 7:51 PM
4	Pulleeze no!!! Hotel yes, but nightly rentals of homes opens up a can of worms the town doesn't need.	6/13/2022 7:39 PM
5	It would need to be retroactive to allow all homes currently limited to longer term rentals.	6/13/2022 12:46 PM
6	Yes I support, however not for the reason to reduce taxes! The revenue generated needs to be allocated to attracting commercial services and supporting those services. Furthermore, many, many cities allow and appropriately regulate nightly rentals. These cities have already done the hard work & proven which systems work well over the long term. There are many successful models to choose from. Nightly rents will help bring in commercial services the town needs.	6/13/2022 8:21 AM
7	I support nightly rentals as long as the town collects revenue such as Transient Room Taxes.	6/9/2022 12:48 PM
8	Depend it on each Community to make that decision	6/8/2022 2:54 PM
9	We would support the shortest term being a week, but nothing shorter than that.	6/7/2022 2:23 PM

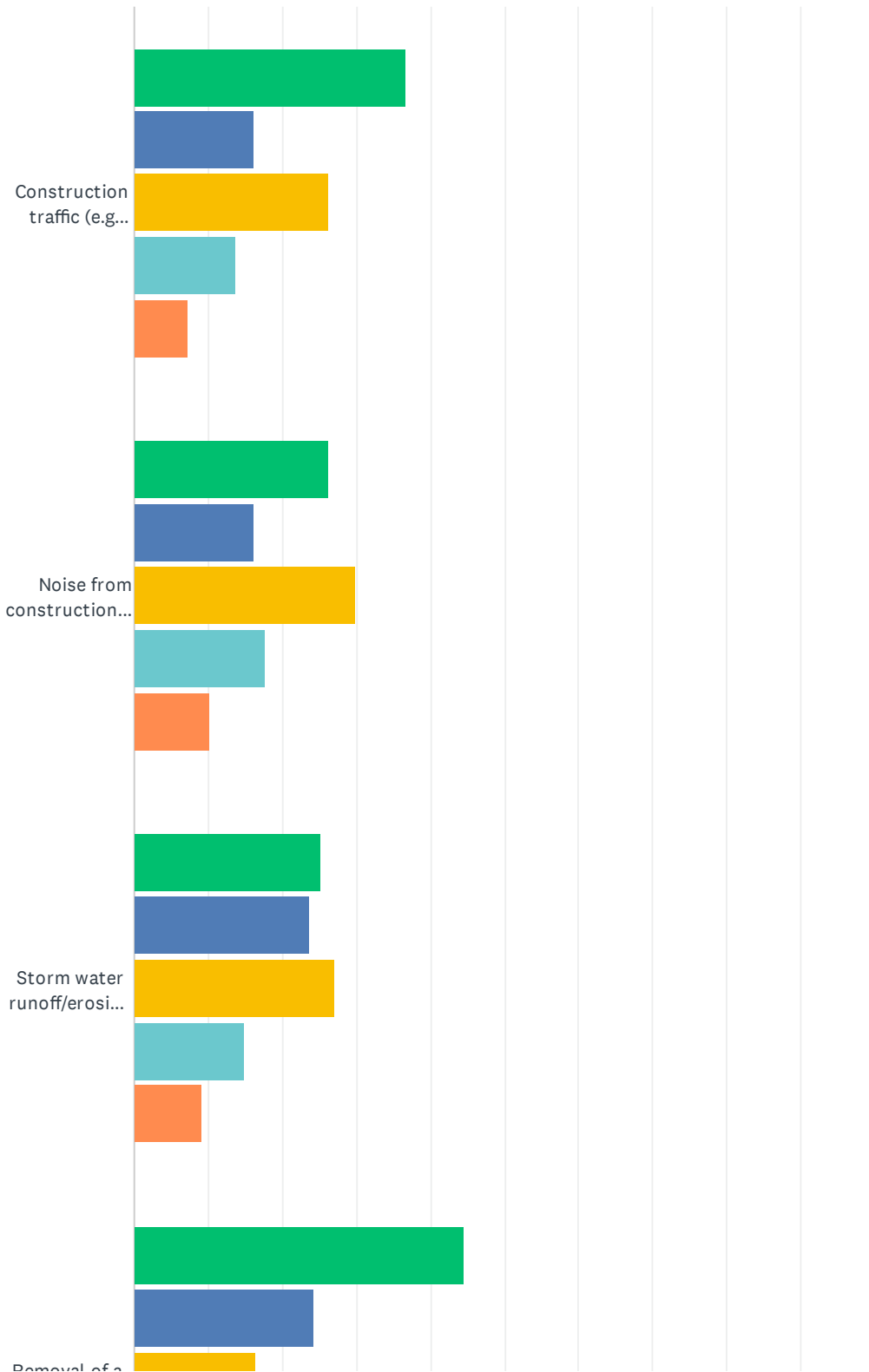
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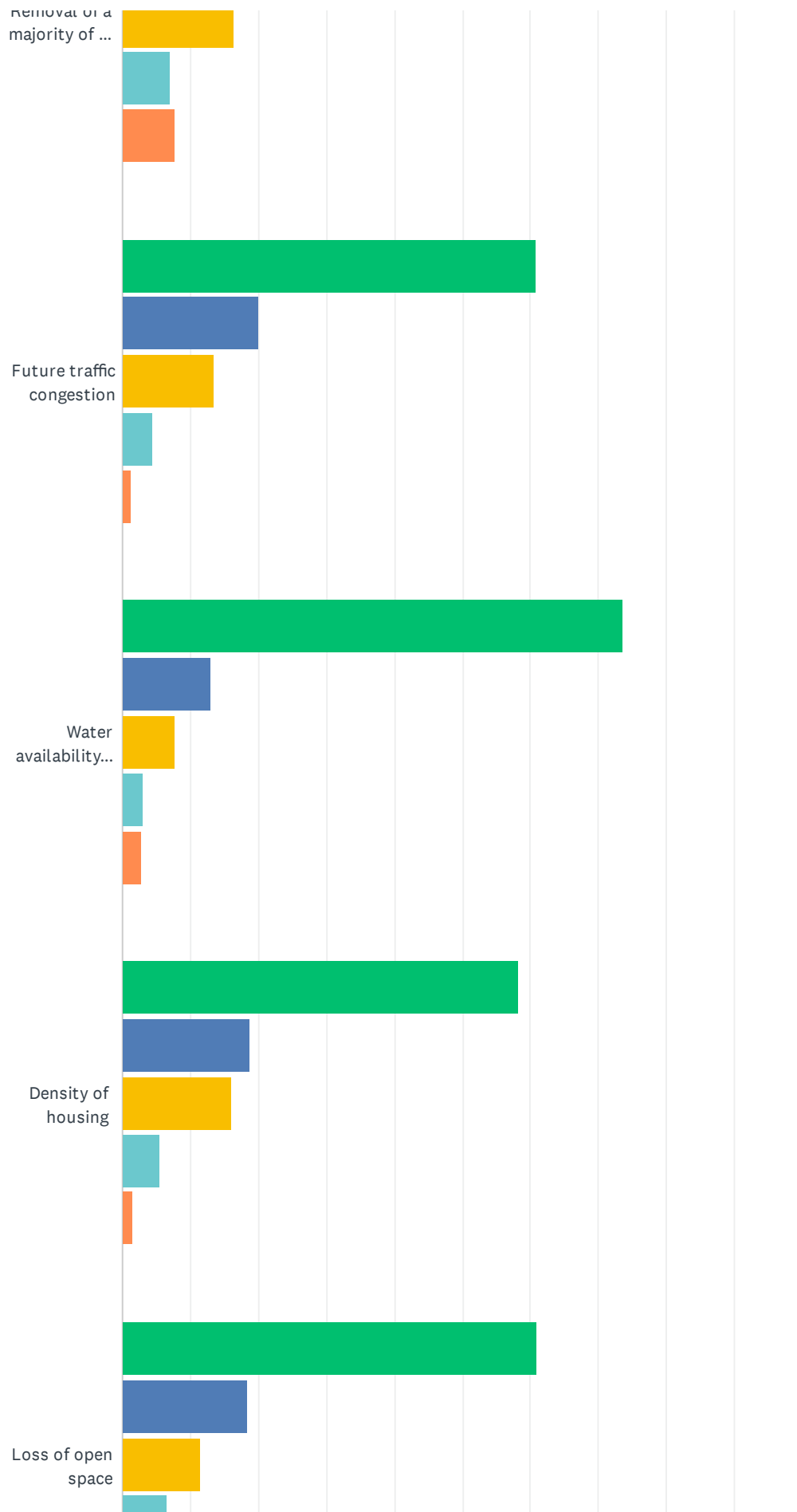
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10	Not in what are perceived to be or are in full time residential neighborhoods.	6/6/2022 9:31 PM
11	Some restrictions are needed	6/6/2022 7:47 PM
12	If Rustler cannot do nightly rentals I am not in favor of others having this option.	6/5/2022 7:02 PM
13	If they are managed properly, then yes. Would require professional property management firms	6/5/2022 3:43 PM
14	Yes, but there should be an additional fee (\$10-20) per rental, paid to the City for any additional needs for city services.	6/5/2022 3:31 PM
15	I might support a nightly rental option if there was a 4+ day minimum or something to that effect	6/5/2022 2:56 PM
16	Don't understand the Town's role here vs. HOA	6/5/2022 7:53 AM
17	Although the term is nightly rentals, I would prefer a 2 night minimum. This should also not be allowed in all communities, only some.	6/5/2022 5:58 AM
18	I think certain product types (townhomes or condos) should be allowed to rent nightly	6/4/2022 10:48 PM
19	It's too early to support either or because our property has not been completely developed.	6/4/2022 8:50 PM
20	Minimum stay of 30 days	6/4/2022 4:12 PM
21	We support nightly rentals at the Boulders because it is more isolated and people would know what they were buying into from the start.	6/4/2022 3:11 PM
22	I do not support nightly rentals . There should be at least some minimum. My current property is limited to 30 day minimums.	6/4/2022 3:09 PM
23	How about monthly?	6/4/2022 11:44 AM
24	I would support rentals for a minimum of 7 nights	6/4/2022 11:27 AM
25	Rentals with minimum stay longer than one night would be preferred	6/4/2022 11:20 AM
26	Why not try it?	6/4/2022 10:52 AM
27	We would need quiet hours and age restrictions	6/4/2022 10:52 AM
28	These should be HOA decisions, not the town.	6/4/2022 10:48 AM

Q7 Development Concerns. What are your primary concerns regarding ongoing development in the Town? Please rank each of the following concerns from 1 = a high priority to 5 = not a concern:

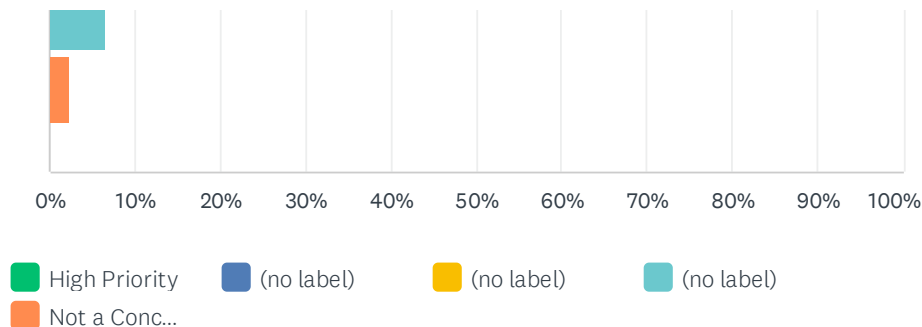
Answered: 331 Skipped: 2





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	HIGH PRIORITY	(NO LABEL)	(NO LABEL)	(NO LABEL)	NOT A CONCERN	TOTAL	WEIGHTED AVERAGE
Construction traffic (e.g., trucks, material transport, etc.)	36.59% 120	16.16% 53	26.22% 86	13.72% 45	7.32% 24	328	2.39
Noise from construction activities	26.14% 86	16.11% 53	29.79% 98	17.63% 58	10.33% 34	329	2.70
Storm water runoff/erosion from construction sites	25.23% 83	23.71% 78	27.05% 89	14.89% 49	9.12% 30	329	2.59
Removal of a majority of the natural vegetation	44.51% 146	24.39% 80	16.46% 54	7.01% 23	7.62% 25	328	2.09
Future traffic congestion	60.67% 199	20.12% 66	13.41% 44	4.57% 15	1.22% 4	328	1.66
Water availability for new development	73.56% 242	13.07% 43	7.60% 25	3.04% 10	2.74% 9	329	1.48
Density of housing	58.18% 192	18.79% 62	16.06% 53	5.45% 18	1.52% 5	330	1.73
Loss of open space	60.98% 200	18.29% 60	11.59% 38	6.71% 22	2.44% 8	328	1.71

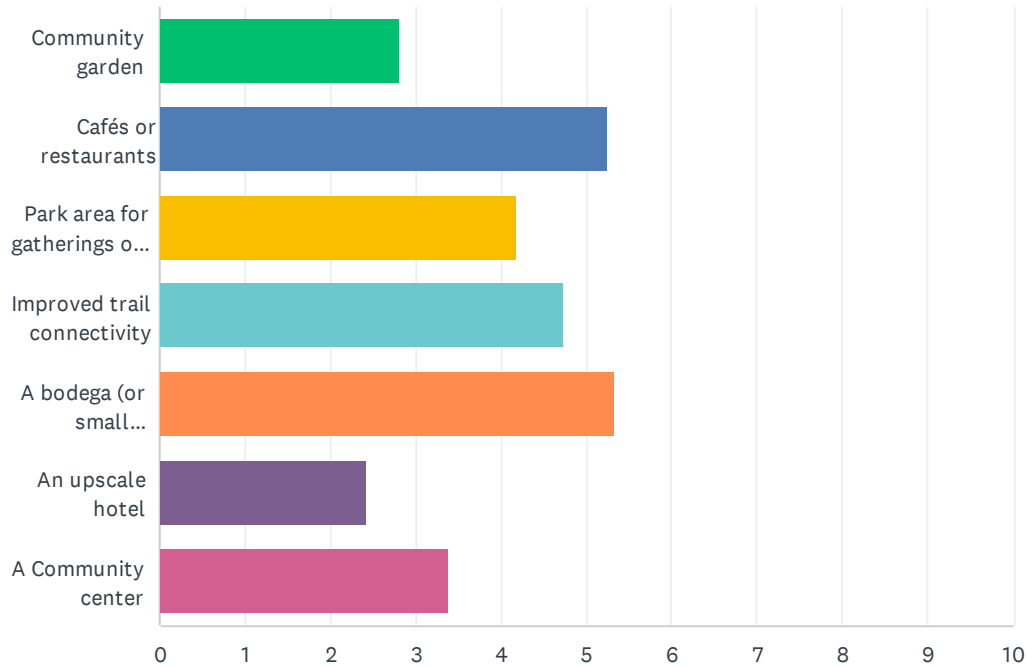
#	OTHER (PLEASE SPECIFY)	DATE
1	Sorry, they all matter. Again, balance.	6/13/2022 10:09 PM
2	Roads are getting broken by the amount of dump trucks. But since they are necessary, couldn't the town estimate how many truckloads will be needed for excavating and charge \$10 per load as an impact fee to set aside for future repairs?	6/13/2022 7:39 PM
3	Exit lane needs to be added on west side of 248 at Ross Creek SP exit. Current lane configuration is extremely dangerous!!	6/13/2022 5:45 PM
4	I am not anti-development but have lived in the area for close to 20 years. Park City and the Basin did not look at the ramifications of all of the approved development dating back to the 90's. The current crisis could have been averted by more conservative planning.	6/13/2022 12:45 PM
5	We must secure water first.	6/13/2022 8:21 AM
6	I like open space, but it's not a reason to prevent private landowners from developing their property.	6/10/2022 10:06 AM
7	There is not enough water to support. We have natural treasures that are being destroyed including the water and the land. Enough!	6/9/2022 11:13 AM
8	Property value decrease	6/8/2022 10:57 AM
9	Hideout desperately needs to focus on commercial development. The high density housing, while a temporary solution to minimizing tax increases, ultimately will deplete the long-term	6/7/2022 2:20 PM

value and taxable value of housing in this area as owners will seek residence elsewhere. Another hotel is not needed, amenities for those who pay taxes are.

10	Density and the resultant congestion is my top concern	6/7/2022 10:24 AM
11	Lack of infrastructure (eg post office, fire station). Lack of local stand alone commercial services (grocery, gas station, coffee shop) to support a growing community.	6/6/2022 10:49 AM
12	We need some commercial to balance the residential development. A town center and the tax revenue from it would be good	6/6/2022 9:53 AM
13	Lack of big picture planning. We need the infrastructure. Water is a HUGE concern! We need amenities like grocery store and gas station.	6/5/2022 10:27 PM
14	Again, more information about the budget needs and shortfall needs to be provided. How much money was spent on annexation litigation?	6/5/2022 7:01 AM
15	Do not want to loose the magnificent view from my property that was the main reason to buy it at the first place.	6/4/2022 8:50 PM
16	Just all of the above is very concerning	6/4/2022 8:33 PM
17	Town is failed concept without annexation - DISSOLVE	6/4/2022 1:50 PM
18	Way to many townhome type developments is going to ruin the area.	6/4/2022 1:42 PM
19	I am 100% against the Boulders desire to increase density and their hotel!	6/4/2022 11:30 AM
20	Figure out what the Community Preservation Association is doing for the town. Work to changes the laws that allows CPA to exist in its current state.	6/4/2022 11:27 AM
21	You will ruin what we all appreciate about Hideout with continued rush to development. Stop and re-evaluate as current projects are behind and we don't need to approve any more developments now.	6/4/2022 11:13 AM
22	We need more recreational access and trail access. The development is out of control by GCD with the high density they are building. While Holmes Homes is building a better density, the quads from GCD is not increasing the value to our community.	6/4/2022 11:11 AM
23	No community. No town centre. Just homes everywhere.	6/4/2022 11:01 AM
24	When any areas develops, construction interrupts those who are already there. It's short term and those who bought/built earlier have to deal with it.	6/4/2022 10:58 AM
25	Nightly rentals are hot today. It's quite likely they are at their peak. Again it should be a family community.	6/4/2022 10:43 AM

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

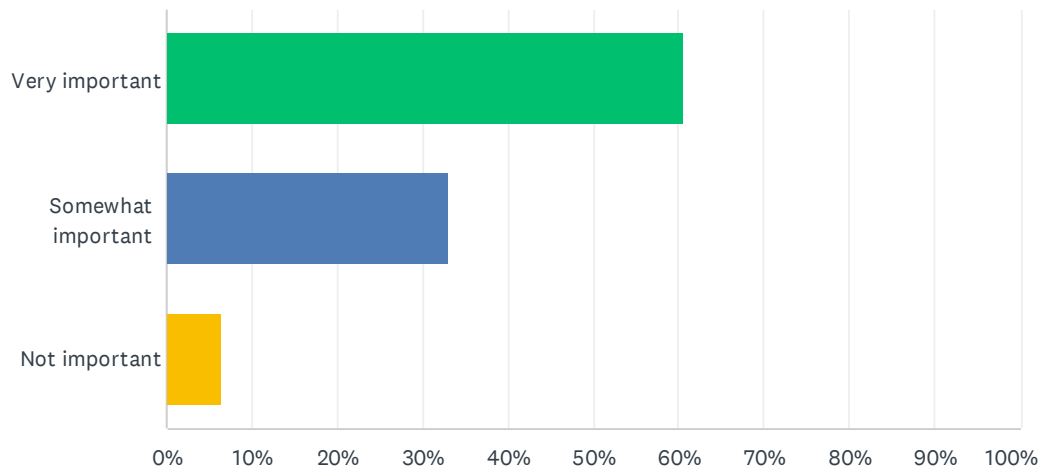
Answered: 332 Skipped: 1



	1	2	3	4	5	6	7	TOTAL	SCORE
Community garden	4.85% 15	5.18% 16	9.39% 29	10.68% 33	16.83% 52	23.62% 73	29.45% 91	309	2.82
Cafés or restaurants	26.05% 81	31.51% 98	15.76% 49	7.72% 24	6.75% 21	10.61% 33	1.61% 5	311	5.24
Park area for gatherings or events	9.42% 29	12.66% 39	19.48% 60	22.08% 68	20.13% 62	12.99% 40	3.25% 10	308	4.17
Improved trail connectivity	18.13% 58	20.00% 64	18.13% 58	21.88% 70	10.31% 33	6.88% 22	4.69% 15	320	4.74
A bodega (or small convenience or grocery store)	32.82% 106	20.74% 67	18.89% 61	11.46% 37	8.36% 27	4.95% 16	2.79% 9	323	5.32
An upscale hotel	2.56% 8	3.85% 12	11.22% 35	9.62% 30	8.01% 25	18.59% 58	46.15% 144	312	2.43
A Community center	8.15% 26	7.21% 23	8.46% 27	15.36% 49	26.33% 84	21.32% 68	13.17% 42	319	3.39

Q9 Trail Connections. How important is it to develop some type of connections between the existing walking/hiking/biking trails of Wasatch and Summit Counties within the Town?

Answered: 333 Skipped: 0

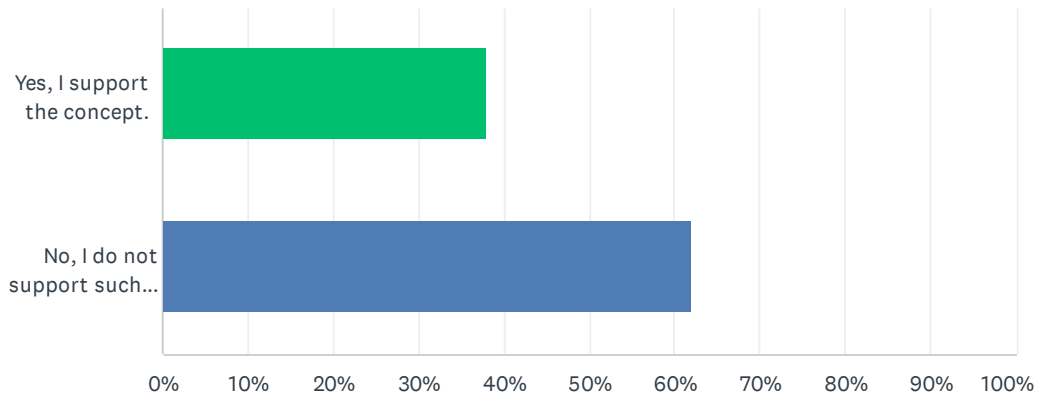


ANSWER CHOICES	RESPONSES	
Very important	60.66%	202
Somewhat important	33.03%	110
Not important	6.31%	21
TOTAL		333

Q10 Bond Issue. Would you support the town issuing a bond of approximately \$10 million to purchase property within the town used for public amenities such as a public park or central area to gather?

Repayment of such a bond would likely increase the average full-time resident's property tax by approximately \$950 per year for a home with a taxable value of \$1,000,000 (the tax would be higher for homes with a higher taxable value).

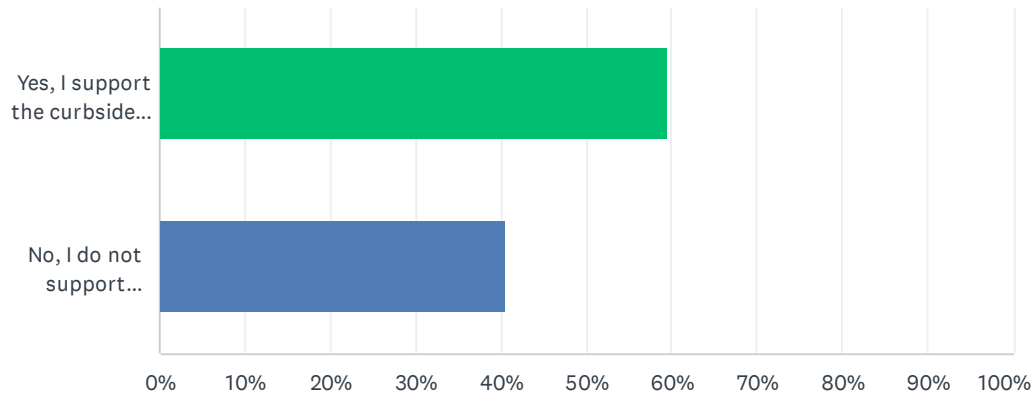
Answered: 330 Skipped: 3



ANSWER CHOICES		RESPONSES	
Yes, I support the concept.		37.88%	125
No, I do not support such a concept.		62.12%	205
TOTAL			330

Q11 Recycling. Should Hideout continue to have recycling remain optional or has it become important enough for Hideout to include it in our town services? Including curbside recycling as a service will raise utility rates to cover costs.

Answered: 331 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I support the curbside recycling.	59.52%	197
No, I do not support curbside recycling.	40.48%	134
TOTAL		331

Q12 Thank you for participating in the survey! Do you have any additional comments or input?

Answered: 116 Skipped: 217

#	RESPONSES	DATE
1	Extremely concerned about this rapid pace of development in the area and may choose to sell property as result.	6/14/2022 10:36 PM
2	What are the plans for improving HWY 248 to be able to accommodate the residential or commercial development traffic?	6/14/2022 3:29 PM
3	Other potential uses within the town that I support include; coffee shop, small gym or yoga studio, bicycle shop, outdoor recreation, hair and nail salon, day spa, cafe, ice cream shop, wedding or event venue.	6/14/2022 2:38 PM
4	Have you considered cutting costs and reducing services? If ongoing tax revenues from development don't cover the long-term costs of services (once you have squandered the initial development fees), why develop at all? Have you approached the state about condemning all undeveloped land and incorporating it into Jordanelle S.P. and then de-incorporating the "town" of Hideout, returning existing developments to the county? That might save tax money.	6/14/2022 10:43 AM
5	THE EXISTING DRC MUST BE CHANGED.....WE CANNOT CONTINUE BEING THE LAUGHING STOCK OF PARK CITY WITH ALL OF THE BAD DECISIONS THEY MAKE.	6/14/2022 4:55 AM
6	I think trail connections are not important, exactly, but are desirable. There should be an inexpensive way.	6/13/2022 10:09 PM
7	Two questions-1) Should the town look at buying the property next to the current town hall for more commercial development? 2) Should the town consider buying the golf course property and turning it into some parks, some residential, some commercial?	6/13/2022 7:39 PM
8	The highest priority should be a a grocery store, gas station, restaurants and other commercial services, not high density residential for nightly rental.	6/13/2022 6:40 PM
9	Keep up the great work! Nightly rentals turn neighborhoods into party city...keep them out!	6/13/2022 5:48 PM
10	I believe commercial should be prioritized over residential. Question 3 implies that the choice is between residential or commercial but all later questions include high density residential vs. low density residential. We need grocery, restaurant, gas station and other service options.	6/13/2022 5:34 PM
11	Thanks to all who are working on this survey!	6/13/2022 3:44 PM
12	Start issuing building permits for golden eagle	6/13/2022 2:12 PM
13	This construction is outrageous and seems dangerous.	6/13/2022 1:32 PM
14	I own a home and also an undeveloped lot. Thank you.	6/13/2022 1:26 PM
15	I would like to see the town consider other shuttle stops for PC and The Canyons on the west side of 248 given all the growth in Shoreline and abutting neighborhoods. Exploring this near the Ross Creek Trail head lot would seem to be ideal if feasible.	6/13/2022 12:55 PM
16	In Soaring Hawk, I pay the county an annual \$2,500 for water in addition to property tax. That amount for just a lot is 3x my tax bill in Summit County. Hideout/Soaring hawk is unaffordable without even building a house. Give me a break!	6/13/2022 12:54 PM
17	Hideout is not the only community facing these challenges. We moved here from a town founded in 1629. Benchmarking with towns that have already faced our issues would be an excellent place to start.	6/13/2022 12:45 PM
18	encourage Hideout to switch to Summit Cty. Make easier for annex of Richardson flats, public transportation, surrounded by Summit now. Consider Monthly Rentals. Focus on More Commercial vs Residential. Eliminate Qtly. Mafia/Outlaws golf course payoff Charges. Don't	6/13/2022 8:39 AM

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use a Bond for Outlaws/"Conservation charge" issue! We do recycling on our own. If folks want to pay to have picked-up that's fine, but Don't want to pay for them. Where exactly does picked up recycling go anyway (how much is recycled)? Hideout needs to look out for our owners best interest and not some savvy developer that makes empty Promises and try's to strong arm our community.

19	These surveys must also include landowners that are building. Just because they don't have a utilities bill doesn't mean we can exclude their voice or disallow them to vote. They are taxpayers!	6/13/2022 8:21 AM
20	There is supposed to be a grocery market coming in at the area where the stoplight exists for Jordanelle Parkway. While this doesn't provide revenue for the town of Hideout, it will be close enough for most residents to have easy access.	6/11/2022 8:17 AM
21	Too many homes here already on the plans. We need a grocery store and gas station.	6/10/2022 2:40 PM
22	Our support for the Boulders project is primarily because we know it's what the property owners want to do with their land, and we think the town should interfere with that as little as possible. HOAs exist to achieve specific ends through opt-in means, and I chose to live in one intentionally; the town should not displace that function. Second, as far as trails go, the biggest concern for us is that there just aren't enough of them—not that they aren't connected. E.g., there's really only one Jordanelle-adjacent trail. If there were more I'd certainly want there to be easy access to it from Hideout Canyon, but the most important thing is increasing trail density.	6/10/2022 10:06 AM
23	Regarding recycling, Park City has a great recycling facility less than 10 minutes from Hideout.	6/9/2022 12:48 PM
24	No nightly rentals. No large scale residential or commercial development. No town hall. Let's appreciate the beauty we have and not destroy what makes Hideout a beautiful place to live. Protect the reservoir and other water. Stand up to the developers!	6/9/2022 11:13 AM
25	There are so many part time residents so paying for full time recycling isn't beneficial to us. We are already taxed at higher rates being part time.	6/8/2022 3:54 PM
26	We need safer road exits to drive in and out of Hidout, at least an exit lane at Ross Creek exit. Also better landscaping from HOA's to enhance our views, enjoyability and help preserve our home values.	6/8/2022 3:35 PM
27	1. Maintain the golf course, including the pond. 2. Market it as it's one of the most beautiful courses in the country. 3. Build a cafe (w/good quality food) for golfers, residents and public. 4. Move the dog park to a safer area away from the busy round-a-bout	6/8/2022 10:57 AM
28	Very concerned with how ambitious the Boulders project is and how it would affect the resources of the town. Would support this on a much smaller scale - perhaps the estate lots and a small boutique hotel with/restaurant and bodega but not to the extreme level they are proposing. I am also concerned that they will promise amenities to the town to get us to approve the development then change plans which we do see with other developers. I feel the town needs more time to research before voting to change zoning to accommodate the Boulder's plan. I am not averse to paying more taxes in order to have some say/control in how the down develops.	6/8/2022 10:45 AM
29	Thank you for getting input from owners.	6/8/2022 8:46 AM
30	Thank you for sending out this survey. I am NOT in favor of a hotel, villas, casitas, townhomes, nightly rental nor short term rental at the proposed site for Boulder. This was not imagined nor talked about when we purchased our beautiful property. This proposed project has become quite upsetting to us. It has made us rethink/question our plans to build a beautiful home. It takes a lot of work to We do not want it to become commercial property. It's not a good location for it and it will become a very high traffic area. I am in favor of estate homes with their own separate entrance. And two private, well manicured, private entrances to Gold Eagle.it is very important that first responders quickly reach homes up the mountain in case of medical, fire or any other type of emergency. I'm not an expert by any means but I'm hoping that we continue our plans to build our mountain dream home in Golden Eagle.	6/7/2022 11:12 PM
31	It would be ideal for recycling and garbage to take place on days that part-timers are usually in Hideout so they can take out the trash properly - like Friday, Saturday, or Sunday. An idea for recycling is every other week, with credits back for lack of use. Part-timers may use this service so rarely that it wouldn't be prudent to charge them the same as full-time residents.	6/7/2022 7:30 PM

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32	I've watched many of the meetings concerning Boulders. IMO this project is not good for Hideout. The conditional/proposed revenue does not offset the higher density and higher intensity of nightly rentals, we specifically liked the fact that the property was zoned residential and no nightly rentals were allowed when we purchased our golden eagle lot. If this development proceeds, we may change plans and not build our house in Golden eagle. If others do the same, any potential positive tax impact of boulders may be negated by loss in tax revenue in other areas like golden eagle.	6/7/2022 6:16 PM
33	Thanks for sending this	6/7/2022 3:27 PM
34	Let's maintain the beauty of Hideout and not ruin it by too much density and building.	6/7/2022 2:51 PM
35	No Hotels! Please!	6/7/2022 2:23 PM
36	Please start to plan around creating a town with amenities like grocery, charging stations, restaurants, parks, etc, similar to Park City. The high-density housing, while needed to some degree is getting out of control. Many of those purchasing high-density in Hideout are doing so in order to commute to work in Park City. The risk of not creating a town appropriately and too much high density housing, will risk lowering property values and safety long-term in the community.	6/7/2022 2:20 PM
37	Thank you for conducting a survey and finding out what the community member would like. I believe this survey did not address a supermarket. With the population growth, we need something bigger than a "bodega", (we are not an urban area) or a convenience store which does not tend to carry the types of products we would need on a daily basis. We also need a gas station, which can have a convenience store, but that can be in addition to a super market.	6/7/2022 11:08 AM
38	Regarding the bond issue, you provided no information about where the property is located, who owns it and if the owning party is part of the decision-making body i.e. they have a vested interest to influence the sale of the property during a period of time when real estate values are currently high and the costs to develop said real estate is also significantly high (lowering profit margins).	6/7/2022 8:51 AM
39	We are looking forward to being permanent community members come fall.	6/7/2022 8:29 AM
40	We need services!	6/6/2022 9:31 PM
41	Yes, additional revenue and cash flow will come to the City if you better managed developments and better worked with developers. There are lots of revenue and cash flow available by granting permits to home owners with application on hold and granting certificate of occupancy to homes built. By the City denying these when there is no communicated and precise reason why, you are losing revenue and cash flow unnecessarily. Then proposing to increase taxes to fix the problem created by the City. This approach does not make sense. We do not support raise of taxes or new Bonds, especially when the City is not managing their existing developments as expected and losing revenue and cash flow unnecessarily. We want to see corrective actions within City to address these blatant financial and management issues before trying to brainstorm new ideas that would in fact further impact residents.	6/6/2022 1:38 PM
42	We are huge supporters of recycling, but Park City currently takes all of our recycling and we would prefer to continue to use that, rather than pay for having curbside service that won't necessarily take everything and then we have to go to Park City anyway to recycle the rest. The town should impose some restrictions on the actual construction of the various developments. Drive by any of them and you will see debris and trash all over the place. You will see rocks and dirt in the middle of the street. You already know about the noise and hazards from the endless number of trucks. Crack down on it please. We all know we want more commercial development, but we think the town should focus more on smaller standalone services, rather than jamming everything into a monstrosity like the Boulders or the potential pipe dream of Richardson Flats.	6/6/2022 10:49 AM
43	Thank you for the work you do to build an excellent town and community. It is appreciated.	6/6/2022 9:34 AM
44	I am very concerned about the residential expansion and the high density it will cause.	6/6/2022 6:35 AM
45	What is the town doing to control expenses?	6/6/2022 6:09 AM
46	Retail services is a must to support a livable community. It brings in much needed and reliable tax revenue. Without necessary retail services, tax income will continue to go elsewhere? Without local services, this creates additional traffic when we are forced to drive neighboring	6/5/2022 10:48 PM

cities. We do not support raising property taxes. Especially in an over inflated real estate market that could easily turn down. Balancing a city budget off of property taxes has been proven to fail when real estate fluctuates. We are very supported recycling however, curbside recycling is expensive and not needed if there are easy to locate community recycle drop-off's.

47	Have we considered becoming part of Summit County so that our community children could attend schools closer to Hideout?	6/5/2022 10:27 PM
48	I would love to see the town purchase the land that the Boulder project is currently planning for.	6/5/2022 10:09 PM
49	This survey is very oriented towards the needs of full time residents and revenue generation. I would like more balance towards part time and retired residents that bought in to a small off grid town to minimize taxes and costs and maximize quality of life.	6/5/2022 7:02 PM
50	Please don't engage in any Town Services that you don't have current revenue to pay for. With rapid growth in home sales, there is an increase in town revenue from those sales. A municipal government should exist to provide better value to its residents, not to drive up residents taxes.	6/5/2022 5:37 PM
51	In lieu of curbside recycling, consider a central recycling center, accessible by a key card for HIDEOUT residents and property owners	6/5/2022 3:31 PM
52	Providing connectivity to Deer Valley and Park City for biking/walking is critical for the community.	6/5/2022 2:01 PM
53	If the town can not figure out how to add a substantial commercial presence to spread the costs of running the town then we should disband the town and become unincorporated. We are getting most of our services from the county but with a mark-up going to the town.	6/5/2022 1:16 PM
54	Why does the "town" or hideout exist? Dissolve the town and become an unincorporated area of Wasatch county. Raising taxes for the residents to support a town that provides zero amenities is unacceptable. It's a death spiral. A model with a tax base relying on no commercial tax revenue is a recipe for failure. Why is dissolution of the town not being considered?	6/5/2022 12:23 PM
55	I would recommend a similar survey to define the HOA Design Guidelines. The current guidelines should reflect the existing construction, not some arbitrary vision of non-elected individuals. Additionally, I under the friction between the golden eagle developer and the city is resulting in a hold on building permits and possible permits for occupation. This will result in a change in city government.	6/5/2022 11:15 AM
56	Please, please, please address the unnecessary Master HOA run by Bob Martino. I feel I am funding his own personal development interests and nothing that benefits our common good in Hideout. I would gladly pay higher property taxes if I could end paying my Master HOA dues as I know the Town will use those added tax dollars for the greater good. Please also consider turning that dog track of a golf course into a park with walking trails!	6/5/2022 10:30 AM
57	The huge "welcome to hideout" tax we paid at closing should be sufficient to pay for most of the above.	6/5/2022 9:41 AM
58	believe that the water fee is not fair or equitable to part time residents	6/5/2022 8:59 AM
59	Nothing in the two options provided described a Town Center concept. Need a larger supermarket, not a convenience store. Need a gas/EV charging station, liquor store, coffee shop, restaurant/takeout. The Boulders proposal is straight down the middle short-term rentals income play tha5 de-prioritizes amenities and quality of life for residents.	6/5/2022 7:53 AM
60	Again, please provide meaningful data about budget, costs, and projected shortfalls. In the absence of this information, it is difficult to answer these questions. Undoubtedly, all of these projects have the potential to drive costs higher without much benefit. How much was/is being spent on litigation activities by the Town? The majority of residents may not support those activities.	6/5/2022 7:01 AM
61	PUBLIC TRANSPORTATION MUST BE IMPROVED TO PARK CITY TO AVOID FUTURE CONGESTION! A gas station would be nice, and more than a convenience store. Increase impact fees for new development, to raise more revenue for the town, instead of raising taxes or a bond. Part time resident's already get charged unfairly for unused water and trash facility when none is being used! Please don't add recycling as another inequitable expense!	6/5/2022 5:58 AM

Hideout Resident Survey, June 2022

Item # 5.

62	Over development and crowding makes everything less attractive. Park City used to be a nice getaway. Now it's a tourist trap with traffic, waiting lines, higher prices, and unattractive congestion everywhere you look.	6/5/2022 5:20 AM
63	Stop building, visit Orange County, CA to understand why. Thank you	6/4/2022 7:01 PM
64	Would Hideout be able to hold developers responsible for finishing the work they have promised to do? The entrance to the Shoreline twinhomes is an eyesore (chain linked fence around mechanical equipment and dirt pad behind the mailboxes. This cannot possibly be acceptable to the town of Hideout. It would also be very nice to receive regular communication from the town of Hideout regarding the various issues. We get notices about problems but it would be great to get updates about projects that our HOA dues pay for.	6/4/2022 6:51 PM
65	A Gas station/ convenience store would be awesome	6/4/2022 4:12 PM
66	Water rights mean nothing if there's no water left. Look at the current level of the Jordenelle Reservoir. If it turns into a mud hole, all our property values suffer. Massive expansion of residential will rapidly overwhelm the ability of the JSSD to provide water, requiring further tapping of the reservoir. You guys dropped the ball letting L.H. Miller buy Richardson Flats out from underneath you. Come up with another commercial plan.	6/4/2022 3:28 PM
67	No nightly rentals except for an upscale hotel.	6/4/2022 3:26 PM
68	Should not buy property from Mustang Developemt, Bob Martino or it's affiliates. As a property owner who has done business with the firm, my experience was unpleasant.	6/4/2022 3:09 PM
69	Basic services like grocery pharmacy and gas should be the priority which would generate needed revenues. Additionally some tunnel or bridge connecting the new developments east of 248 to the trails and developments west or next to the jordonelle. Traffic is far too high speed to safely cross on foot or bike.	6/4/2022 2:14 PM
70	Low Density and no vacationers are the reason we chose Hideout vs PC. Don't want to see that go away. Deer Valley and PC are already ruined for the locals because of that. Keeping it a quaint as possible should be a priority.	6/4/2022 2:10 PM
71	Please NO hotel. Please NO hotel. No nightly rentals. Let's keep this a quaint community with responsible commercial development that improves convenience and access to staple needs. Most towns would love to be in this situation - starting from zero - we will only have one chance. How we lay the foundation will create precedent, context and tempo that will define who we are in the years to come and effect every decision moving forward.	6/4/2022 2:00 PM
72	I think the town concept was interesting but now has failed with the denied annexation. Town should be dissolved and have services direct from Wasatch County as they have in Deer Mountain.	6/4/2022 1:50 PM
73	If you want a higher tax base get rid of the DRC' attitude that is making pull out or avoid the area entirely because of it.	6/4/2022 1:42 PM
74	A grocery store and private school / daycare should be the highest priorities. Happy to assist in any further discussion, and would love to be involved. Catherine Woltering 740-504-7723 catherinewoltering@gmail.com 11945 N. Shoreline Dr.	6/4/2022 1:40 PM
75	I would strongly support a tax assessment to bury the power lines that affect property values due to blocked views, etc.	6/4/2022 1:08 PM
76	Quit building so much With all the construction traffic through our neighborhood who's gonna pay for the roads that need to be redone because of the heavy trucks probably the taxpayers they will get off Scott free	6/4/2022 1:03 PM
77	Why isn't the town approving permits for Golden Eagle Hideout. This is creating a huge problem for land owners.	6/4/2022 1:03 PM
78	#6: I live in Deer Waters and, if nightly rentals are allowed, this would mean that Phase I and Phase II cannot have nightly rentals but Phase III, Phase IV and Lakeview may be able to have nightly rentals. This is not acceptable as all Deer Waters will have a shared HOA and it is not fair to residents in Phase I and Phase II (no nightly rentals) that they have to bear the potential incremental costs of Phase III through Phase V (Lakeview) as nightly renters/transient people are not as respectful of common areas as residents would be. I know this is a developer choice to not segregate HOA's between the various phases; however, the	6/4/2022 12:55 PM

decision by the council/planning committee impacts the developers ability to have nightly rentals (which I feel devalues a resident's home and reduces the community feel). Question #3 and #4 - reiterate my opinion. The current options seem highly skewed. I would support a hybrid between the first option (85 residential homes and higher taxes) and second option (hundreds of residential units, hotel, "some" commercial, condominiums, nightly rentals, etc. with a potential to stabilize taxes). The second options seems like an all in/highest density/give it all up option. We need to come up with something in-between these two options!! #7 - water is a very high concern. The Jordanelle (key attraction to live in Hideout) is very low and we need to ensure we have the water for future development. If we do not have water, all our homes are at risk. If the Jordanelle dries up our homes significantly devalue.

79	Please think about removing our status as a city. We have no fire department. We don't need city police. The county can manage the billing. The snow removal does great work. We can all pitch in to pay for that.	6/4/2022 12:44 PM
80	In my opinion, Hideout has become unsightly with all of the condo units peppered everywhere. Traffic is terrible, water usage is of great concern, and increased taxes are of great concern for all, but especially people who are retired and on fixed incomes. Hideout is becoming another Park City, expensive, possibly bond laden, and in no need of unnecessary amenities. Kamas is just down the road, if persons do not want to go into Park City.	6/4/2022 12:38 PM
81	Thank you for asking for our feedback on these important issues.	6/4/2022 12:30 PM
82	Please outlaw all watering/irrigation for ornamental vegetation	6/4/2022 12:18 PM
83	Please provide an update on the property that has been annexed into Hideout from Summit County.	6/4/2022 12:15 PM
84	larger lots and lead to less congestion and an aesthetically pleasing appearance with higher property values/taxes which are all benefits to us homeowners. I do not want our community to be a lot of stacked housing units.	6/4/2022 12:11 PM
85	Would like a grocery store. A gas station.	6/4/2022 12:02 PM
86	I highly think that Hideout needs more supportive services for the community. A way this revenue could be gotten is through services. And allowing nightly rentals for all the town, not just certain developments, would help grow additional revenue since there are plenty of second home homeowners. Renting these otherwise empty homes helps bring in visitor revenues.	6/4/2022 11:53 AM
87	It seems like we should address the development that is currently approved and make sure it can be provided for before approving additional development on the West side of 248. The Boulders area development area would be a nice way to contain commercial development if needed. Personally, we are fine with driving to Kamas and that area will be growing with new development as well. Let's keep it there.	6/4/2022 11:48 AM
88	Thank you for proactively reaching out to home owners with this survey.	6/4/2022 11:41 AM
89	Thanks!	6/4/2022 11:38 AM
90	Against the Boulders development of a hotel, etc.	6/4/2022 11:37 AM
91	Council and planning is doing a good job taking time to get town input. Would encourage town to take time with development of remaining land within the town. Town is already hamstrung with original MDA and really should not make the same mistake with future development. Town should be in control, not the developer. Raise taxes to keep open space. Will never be a big commercial spot. So should focus on maintaining responsible development with focus on maintaining natural beauty and use of resources.	6/4/2022 11:34 AM
92	The density in Hideout is already at the limit of what we consider acceptable. Any increase in density would cause us to consider relocating. We are willing to pay more taxes to maintain or lower the density.	6/4/2022 11:33 AM
93	Myself and all of my neighbors are against the boulders development.	6/4/2022 11:30 AM
94	Some of the priorities that are asked about in this survey seem to be responsibilities of the Community Preservation Association. For example- where is the golf club house that could house a cafe. Why is the golf course not open for a full season, why is the golf course not maintained properly. Why is Mustang allowed to have a "dump" looking area in town limits. These are all tax revenue.	6/4/2022 11:27 AM

Hideout Resident Survey, June 2022

Item # 5.

95	Stop any and all development both residential and commercial. I've been living in Hideout for just under 3 years. The amount of building is outrageous. I moved here for the beauty it offered. That's been taken away from me in such a short time and it's getting worse with each passing day.	6/4/2022 11:23 AM
96	Without a detailed description of Hideouts financial history, I haven't been provided enough information to provide a valid survey response. The options you present appear overly limited.	6/4/2022 11:20 AM
97	Please verify that recycling is not a hoax before contracting for recycling service. If they are really recycling material then that's great.	6/4/2022 11:20 AM
98	The priority choices were interesting and appeared mutually exclusive. However a luxury hotel would have a restaurant or cafe, a fitness center, or other amenities that might be opened up to town people.	6/4/2022 11:19 AM
99	I appreciate all of the time and energy that you are putting in to make our hamlet better	6/4/2022 11:16 AM
100	Currently feel that the expansion of hidout is happening too quickly. There is not a need to expand projects. Why not wait and plan accordingly to see the true impact of the projects underway?	6/4/2022 11:13 AM
101	Make it easier to build so you can collect more taxes sooner. Its a no brainer!	6/4/2022 11:11 AM
102	If the \$10M bond is for Bob Martino's Golf Course, Wil this also reduce our common fees payments for the \$600K annual fee we all contribute to? If yes, I would support the \$10M Bond as this would be offset by the saving and the future public spaces, like a bike flow track, walking path and nature preserve where we could walk through it.	6/4/2022 11:11 AM
103	We need a grocery store such as Trader Joe's	6/4/2022 11:09 AM
104	Cost's of City Services will continue to increase in the future. The town needs to figure out a way (should have planned from beginning) to build commercial space to take the burden off the home owners!! It is NOT GOOD to place the tax burden primarily onto the home owners so the Developers can prosper at the cost of homeowners. A poorly run city that does NOT represent 'The people' but represents developers is a never going to prosper. The commercial tax base should be the entire goal NOT building 280 new houses!! What Plan does the city have to drive commercial business into hideout to generate tax revenue?? Why are you NOT talking about that? And I do not mean hotels.	6/4/2022 11:05 AM
105	It is very important that future communications about development projects and land use is clearly explained and that accurate visuals are produced. Transparency is absolutely key. All contacts with developers must be made in the open and subject to public records disclosures	6/4/2022 11:04 AM
106	Need to prioritize development to provide income and promote outdoor lifestyle.	6/4/2022 11:01 AM
107	I think we should do away with the HOA. It should be turned over to the homeowners neighborhood to decide what we want to plant or what we want to do in our community	6/4/2022 11:00 AM
108	Recycling cost needs to be reasonable. Currently for those who have little recyclables it it not reasonable.	6/4/2022 10:58 AM
109	Stop the ridiculous sprawl and maintain open lands! Even if it means a higher tax burden, we all didn't buy in Hideoht to be in the middle of Park a city conngestion. Enough is enough!!	6/4/2022 10:56 AM
110	Hideout needs a grocery store and restaurants.	6/4/2022 10:55 AM
111	Hideout is charming- growing too big too fast can destroy the charm. Growth for growth sake is not wise. Just because developers tell you they need \$ - to make their projects work - never justifies undermining the towns core values and mission. Open space and protecting the natural beauty of the town should be a priority	6/4/2022 10:52 AM
112	How do you make sure residents actually do recycle? especially all of the cardboard.	6/4/2022 10:48 AM
113	Seems like a lot of effort to ruin what's currently nice.	6/4/2022 10:43 AM
114	Stop thinking hideout is a town. It's not. It's a developer led effort with little care of the natural beauty of the area.	6/4/2022 10:43 AM
115	Have the POS developer that treats homeowners like crap and runs the garbage DRC pay his taxes. He was delinquent on many of his years back... penalize him severely	6/4/2022 10:43 AM

116

Wasacath county Taxes are already too high.

6/4/2022 10:39 AM

Item # 5.

From: Redacted
To: Redacted
Subject: Re: Reminder: We want your opinion
Date: Tuesday, June 14, 2022 10:34:29 AM

Hi

I have some questions that don't seem to be addressed in the survey

1) Why was a PDF map showing the possible commercial locations not included with the questionnaire? Why would any newer residents have any idea of what you are talking about?

2) If your residential development fees and tax revenues from prior construction don't cover the cost of ongoing road maintenance and other services provided by Hideout (which we find very hard to believe given the ratio of new buildings to new roads), why are you proceeding with any kind of new development at all? Seems as if it is a losing proposition?

3) Have you considered cutting services and expenses to bring costs in line with revenues? Why wasn't this a survey option?

4) You wisely tell people that choices have costs (less commercial development means higher taxes, according to your calculations at least, though we probably shouldn't trust your calculations since your projections of the costs of maintaining pre-existing development has been so inaccurate). However, you then ask people if they want more trails, open space, etc. Shouldn't you be asking people how much more they would be willing to pay in taxes to get these things? Five percent? Ten percent? Plus annual inflation, of course. Nothing is free.

Thanks and regards,

Redacted

On Jun 13, 2022, at 12:24 PM, Redacted
Redacted wrote:

via SurveyMonkey

Hideout Resident Survey, June
2022

We recently contacted you about a survey, but haven't received your responses. We'd really appreciate your participation.

The survey will close Tuesday, June 14, 2022 at 11:45 p.m.

Click the button below to start or continue the survey. It should only take about five (5) minutes to complete.

Thank you for your time. We value your input.

Begin Survey

Please do not forward this email as its survey link is unique to you.

[Privacy](#) | [Unsubscribe](#)

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RESOLUTION #2022-R-09

RESOLUTION AMENDING THE EMERGENCY OPERATIONS PLAN

WHEREAS, the Town of Hideout (“Town”) previously adopted Wasatch County’s Emergency Operations Plan (“EOP”) on November 10, 2021;

WHEREAS, the Town determined that its adopted EOP required changes to apply and function within the Town’s organization;

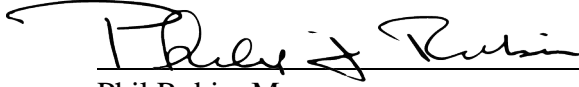
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: The Town of Hideout Emergency Operations Plan is repealed and replaced as written in Exhibit A.

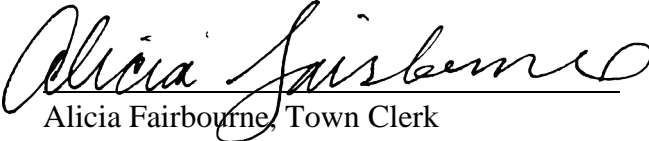
SECTION II: Effective Date. This resolution shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 14th day of July in the year 2022.

TOWN OF HIDEOUT


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



TOWN OF HIDEOUT EMERGENCY OPERATIONS PLAN



EMERGENCY OPERATIONS PLAN IMPLEMENTATION

Item # 7.

This plan is continually operational with changes in levels occurring under the following conditions:

- An incident occurs or is imminent
- A local state of emergency is declared
- As directed by Town of Hideout Emergency Management Director or designee

Becoming familiar with the Emergency Operations Plan (EOP) is an important responsibility. Familiarity with the EOP components will allow the user to locate guidelines, procedures and supplemental information to use as a reference to complete assignments in a timely manner during an event. The EOP will also provide guidance regarding official records to be kept on file after an actual emergency response.

Under the direction of the Town of Hideout Mayor, the Emergency Management Director or Designee coordinates interdepartmental emergency operations and maintains responsibility for coordination of limited resources to a variety of concurrent emergency situations.

The preservation of human lives will take precedence over property protection for decisions involving resource allocation and prioritization.

Responsibility for coordination of emergency activities with regional, state and private partners resides with Town of Hideout Emergency Management and will be accomplished through established liaison roles within the incident or unified command structure as outlined in the National Incident Management System.

RECORD OF CHANGES

Item # 7.

[illegible]

RECORD OF DISTRIBUTION

Item # 7.

[illegible]

FOREWORD

This plan applies to Town of Hideout under the direction of the Town of Hideout Emergency Management Director who has been designated for Town of Hideout. The Emergency Management Director has the authority and responsibility for the administration and operations of Town of Hideout Emergency Management.

The Emergency Management Director and order of succession is:

1. Director of Engineering and Public Works
2. Mayor
3. Town Administrator
4. Members of the Town Council in descending order of seniority on the Council¹

The EOP consists of a base plan, fifteen Emergency Support Function (ESF) Annexes, Support and Incidents Annexes. The base plan provides guidance for response, roles and responsibilities, response actions, response organizations, and planning requirements to any incident that occurs. ESF Annexes group resources and capabilities into functional areas that are most frequently needed in a response. Support Annexes describe essential supporting aspects that are common to all incidents. Incident Annexes address the unique aspects of how the Town responds to specific incident categories.

To support an effective response, all ESF's are required to have both strategic and detailed operational plans that include all participating organizations and engage the private sector and nongovernmental organizations as appropriate. Departments and agencies will be expected to develop and maintain standard operating procedures that outline specific responsibilities associated with these roles. Each department or agency involved will create a list of responsibilities that will serve as a guide for internal standard operating procedures.

Further, this plan describes the role of the Town Emergency Operations Center (EOC) and the coordination that occurs between the EOC and other response agencies. The plan outlines how the Town of Hideout EOC will serve as the focal point between the Town, the county, and other communities, and the state in times of disaster.

The Town of Hideout Emergency Manager is responsible for updating the EOP on a regular basis to reflect and address the changing needs of Town of Hideout. This EOP complies with the National Incident Management System, in accordance with the National Response Framework, the Incident Command System and the State of Utah Emergency Operations Plan.

¹ Resolution 2021-R-09 Emergency Operations Plan & Interim Successors.

PROMULGATION

Item # 7.

WHEREAS, Town of Hideout recognizes it is at risk to a wide range of natural, technological, and man-made hazards and there is a need for ongoing emergency operations planning by all jurisdictions of government within Town of Hideout; and

WHEREAS, this Emergency Operations Plan is needed to coordinate and support town response efforts in the event of an emergency or disaster and during the aftermath thereof; and

WHEREAS, this plan will provide a framework for the departments in each jurisdiction to plan and perform their respective emergency functions during a disaster or national emergency. Tasked organizations within the plan have the responsibility to prepare and maintain standard operating procedures and commit to the training and exercises required to support this plan. Under the direction of The Emergency Management Director, this plan will be revised and updated as required. All recipients are responsible to submit to Town of Hideout Emergency Management any changes that might result in its improvement or increase its usefulness.

WHEREAS, in accordance with the Homeland Security Presidential Directive 5, all agencies, departments, and organizations having responsibilities delineated in this Emergency Operations Plan will use the National Incident Management System. This system will allow proper coordination between local, state, and federal organizations. The Incident Command System, as a part of the National Incident Management System, will enable effective and efficient incident management by integrating a combination of facilities, equipment, personnel, procedures, and communications operating with a common organizational structure. All on-scene management of incidents will be conducted using the Incident Command System.

This plan is promulgated as the Town of Hideout Emergency Operations Plan and designed to comply with all applicable Town of Hideout regulations and provides the policies and procedures to be followed in response to emergencies, disasters and terrorism events.

NOW THEREFORE, BE IT RESOLVED by the Administrator of Town of Hideout, this Emergency Operations Plan as updated is officially adopted, IN WITNESS WHEREOF;

Name / Title

Date

Name / Title

Date

The Town of Hideout Emergency Operations Plan identifies and assigns disaster responsibilities for town personnel. It addresses the four goals identified in the National Strategy for Homeland Security:

- Prevent and disrupt terrorist attacks
- Protect the American people, critical infrastructure, and key resources
- Respond to and recover from incidents that do occur
- Continue to strengthen the foundation to ensure long-term success

By integrating planning efforts in those four areas, Town of Hideout can produce an effective emergency management and homeland security program.

This plan is designed to comply with all applicable Town of Hideout regulations and provides the policies and procedures to be followed in response to emergencies, disasters and terrorism events and was developed to meet the requirements of the National Response Framework (NRF) and the National Incident Management System (NIMS). This plan supersedes all previous plans.

Specific modifications of the plan can be made by Town of Hideout Emergency Management without the senior official's signature.

I acknowledge that I, or a representative have reviewed this plan and agree to the tasks and responsibilities assigned herein. I also agree if necessary to upgrade this Emergency Operations Plan as it relates to responsibilities on an annual basis and submit any changes to Town of Hideout Emergency Management for their annual review and updates.

Name / Title

Date

Name / Title

Date

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1.1 Purpose

The Town of Hideout Emergency Operations Plan (EOP) establishes the framework for the effective and comprehensive integration and coordination of the emergency response and recovery actions of all levels of government, volunteer organizations, and the private sector within the town. The EOP is a comprehensive plan that is risk-based and all-hazards in its approach. As such, it is the blueprint for all Town of Hideout emergency and disaster operations, including natural disasters, human-caused accidental disasters, and terrorist incidents.

The emergency response and recovery actions undertaken by different government agencies and volunteer organizations following a major disaster or emergency will ensure that the following objectives are met:

Reduce the vulnerability of citizens and communities within Town of Hideout to loss of life, injury, damage and destruction of property during natural, technological or human-caused emergencies and disasters or during hostile military or paramilitary actions.

Prepare for prompt and efficient response and recovery to protect lives and property affected by emergencies and disasters.

Respond to emergencies using all systems, plans and resources necessary to preserve the health, safety and welfare of persons affected by the emergency.

Assist communities and citizens within Town of Hideout in recovering from emergencies and disasters by providing for the rapid and orderly restoration and rehabilitation of persons and property affected by emergencies.

Provide an emergency management system encompassing all aspects of pre-emergency preparedness and post-emergency response, recovery, and mitigation.

Town of Hideout Emergency Management is the lead agency for coordinating the response during a major disaster or emergency affecting Town of Hideout and is responsible for the following:

- Assist families, businesses, and industry with developing their emergency plans.
- Develop effective mitigation practices for the community.
- Provide training and exercises for emergency response departments of the town.
- Develop and implement emergency plans, operating procedures/checklists systems, and facilities for response to community emergencies
- Work with local government and community agencies to develop plans and procedures to recover from a disaster
- Coordinate the town's response to disasters

1.2 Scope

The EOP establishes the fundamental policies, basic program strategies, assumptions, and

mechanisms through which Town of Hideout will mobilize resources and conduct activities to guide and support local jurisdictions and to seek assistance when necessary from the State of Utah, Division of Emergency Management (DEM) during response, recovery, and mitigation.

The EOP consists of a base plan, ESF Annexes, Support, and Incidents Annexes. The base plan provides guidance for response, roles and responsibilities, response actions, response organizations, and planning requirements to any incident that occurs. ESF Annexes group town resources and capabilities into functional areas that are most frequently needed in a town response. Support Annexes describe essential supporting aspects that are common to all incidents. Incident Annexes address the unique aspects of how we respond to specific incident categories.

The EOP applies to the cities located within the boundaries of Town of Hideout and a number of townships and communities.

The EOP addresses the various levels of emergencies or disasters likely to occur and, in accordance with the magnitude of an event, the corresponding short- and long-term response and recovery actions that the town will take in coordination with local jurisdictions and DEM.

1.3 Phases of Emergency Management

The EOP describes basic strategies that will outline the mobilization of resources and emergency operation activities that support local emergency management efforts. The EOP addresses disasters through the four mission areas identified in the National Strategy for Homeland Security: to prevent, protect against, respond to and recover from natural, technological or human-caused emergencies.

Prevention consists of actions that reduce risk from human-caused events. Prevention planning identifies actions that minimize the possibility that an event will occur or adversely impact the safety and security of a jurisdiction's critical infrastructures and its inhabitants.

Protection reduces or eliminates a threat to people and places. The protection of critical infrastructure and key resources is vital to local jurisdictions, national security, public health and safety, and economic vitality. Protection safeguards citizens and their freedoms, critical infrastructure, property, and the economy from acts of terrorism, natural disasters or other emergencies. Protective actions may occur before, during, or after an incident and prevent, minimize, or contain the impact of an incident.

Mitigation is a vital component of the overall preparedness effort and represents the sustained actions a jurisdiction takes to reduce or eliminate long-term risk to people and property from the effects of hazards and threats. The purpose of mitigation is twofold: (1) to protect people and structures and (2) to minimize the costs of disaster response and recovery.

Response embodies the actions taken in the immediate aftermath of an event to save lives, meet basic human needs and reduce the loss of property and impact to the environment.

Response planning provides rapid and disciplined incident assessment to ensure response

is quickly scalable, adaptable and flexible.

Recovery encompasses both short-term and long-term efforts for the rebuilding and revitalization of affected communities. Recovery planning must be a near seamless transition from response activities to short-term recovery operations, including restoration of interrupted utility services, reestablishment of transportation routes, and the provision of food and shelter to displaced persons.

More specific information concerning prevention, protection, response and recovery is addressed in the emergency support function section and incident annex appendices to this EOP.

1.4 Disaster Condition

It is recognized that Town of Hideout is vulnerable to natural, technological and human-caused hazards that threaten the health, welfare and security of our citizens. The cost of response to and recovery from potential disasters can be substantially reduced when attention is turned to mitigation action and planning. Although Town of Hideout is vulnerable to flooding, wildfires, snowstorms, earthquakes, and drought, other hazards such as tornadoes and avalanches pose risks to Town of Hideout's population and property.

In the event of a major disaster or emergency, a large number of fatalities and injuries may result. Many residents work outside of the area and may be unable to return to care for their children. Many people will be displaced and incapable of providing food, clothing and shelter for themselves and their families. Jobs will be lost with reduced prospect for future employment in the area. The economic viability of the affected communities may be jeopardized.

Many private homes, businesses and major industries may be damaged or destroyed. The structural integrity of many public buildings, bridges, roadways and facilities may be compromised. Water and utility infrastructure may be severely affected. Emergency response personnel may be hampered in the response efforts due to transportation problems, lack of electrical power, debris, and damaged, destroyed, or inaccessible local structures. Timely deployment of resources from unaffected areas of Town of Hideout and the State of Utah will be needed to ensure an effective and efficient response.

1.5 Planning Assumptions

- Emergency management coordination in Town of Hideout is based on a bottom-up approach to response and recovery resource allocation (that is, local response efforts followed by county response efforts, then state response efforts, and finally federal government assistance) with each level exhausting its resources prior to elevation to the next level. Homeland security statute or regulations may govern certain response activities. The recovery of losses and/or reimbursements of costs from federal resources will require preparation and compliance with certain processes.
- The town will make every reasonable effort to respond in the event of an emergency or disaster. However, town resources and systems may be damaged, destroyed or overwhelmed.

- The responsibilities and functions outlined in this plan will be fulfilled only if the information exchange, extent of actual agency capabilities, and resources are available at the time.
- Damages to infrastructure will likely be manifested in direct physical and economic damages to facilities and systems, emergency response abilities will be diminished due to inaccessible locales and may cause inconvenience or overwhelming distress due to temporary or protracted service interruptions and will result in long-term economic losses due to the economic and physical limitations of recovery operations.
- Town of Hideout EOC will be staffed with representatives from town departments and private organizations grouped together under the ESF concept. The primary agency for each ESF will be responsible for coordinating the planning and response activities of the support agencies assigned to that ESF.
- Effective preparedness requires ongoing public awareness and education programs so that citizens will be prepared, when possible, and understand their own responsibilities should a major disaster or emergency event occur.
- Time of occurrence, severity of impact, weather conditions, population density, building construction, and secondary events such as fires, explosions, structural collapse, contamination issues, loss of critical infrastructure and floods are a few of the significant factors that will affect casualties and damage.
- Disaster relief from agencies outside the town may take 72 hours or more to arrive.
- Residents living within the town boundaries are encouraged to develop a family disaster plan and maintain the essential supplies to be self-sufficient for a minimum of 72 hours and up to two (2) weeks.

1.6 Incident Command System (ICS)

Town of Hideout has adopted the National Incident Management System (NIMS) as the standard incident management structure within the town. The Incident Command System (ICS) is the standard for on-scene emergency management throughout Town of Hideout. First responders in all organizations are encouraged to implement the training, exercising and everyday use of ICS. ICS is a combination of facilities, equipment, personnel, procedures and communications that operates with a common organizational structure and is designed to aid in the management of resources during incidents. ICS is applicable to small and large/complex incidents. All operations within the EOC will be conducted using ICS.

SECTION 2 POLICIES

All operations under the Town of Hideout EOP will be undertaken in accordance with the mission statement of Town of Hideout Emergency Management:

“The mission of Town of Hideout Emergency Management is to establish, coordinate, maintain county-wide Emergency Management activities and intergovernmental, private, and volunteer partnerships in order to establish sustainable communities and support responses to and recovery from emergencies, as well as collect and disseminate critical information.”

- Town of Hideout Emergency Management is responsible for the development of this plan.
- Municipal, state, and federal emergency plans and programs will integrate with the Town of Hideout EOP to provide effective and timely support to the citizens of Town of Hideout in the event of a major disaster or emergency.
- Town agencies will develop appropriate plans and procedures to carry out the emergency responsibilities assigned to them in the EOP.
- Local emergency response is primary during an emergency or disaster. Town of Hideout will coordinate with local officials to augment local emergency resources as needed.
- All local governments and agencies must be prepared to respond to emergencies and disasters even when government facilities, vehicles, personnel and political decision-making authorities are affected. The Town of Hideout Continuity of Operations (COOP) Plan may be used in conjunction with this EOP during various types of emergency situations. The COOP plan details the processes by which administrative and operational functions will be accomplished during an emergency that may disrupt normal business activities. As part of this plan, essential functions of town and local government, private sector businesses and community services are identified and procedures are developed to support these.
- When necessary, Town of Hideout Emergency Management will initiate requests for assistance from the state government through the Division of Emergency Management (DEM). DEM may initiate requests for assistance from the federal government through the Federal Emergency Management Agency (FEMA) and other states through the Emergency Management Assistance Compact (EMAC).

All activity undertaken under the EOP shall be coordinated using the Incident Command System, and the National Incident Management System, in accordance with Homeland Security Presidential Directive.

Particularly in major disasters, the public looks to government at all levels for assistance through all available means. In addition to the increased potential for disasters, a number of other factors are also on the rise. These include property values, population growth and population density within hazard vulnerable zones. This sets the stage for increased impact and economic ramifications of catastrophic events.

3.1 Hazard Analysis

A disaster can occur at anytime within the jurisdictions of Town of Hideout or any of its municipalities. All areas of Town of Hideout are at risk for three types of events:

- **Natural Disasters** – Avalanche, drought, earthquake, epidemic, flood, landslide, tornado, severe weather (rain, snow, wind, lightning, etc.) and wildfire.
- **Technological Incidents** – Airplane crash, dam failures, hazardous materials release, power failure, radiological release, train derailment, urban conflagration, etc.
- **Human-Caused Hazards** - Transportation incidents involving hazardous substances, small and medium size aircraft crashes, ground transportation accidents, civil disturbances, school violence, terrorists or bomb threats, sabotage and conventional nuclear, biological, or chemical attack, etc.

3.2 Natural Disasters

Numerous natural hazards exist in Town of Hideout that can threaten lives, and constrain land use. From severe weather events to earthquakes to potential for landslides, debris flows, rock falls, and snow avalanches.

Avalanche Town of Hideout is surrounded by the Uintah's and Wasatch Mountains. Town of Hideout valleys receive an average annual snowfall of 5-6 feet with the mountains receiving significantly more. Such heavy snowfall coupled with steep terrain, create ideal conditions for avalanches. Avalanche risk is generally in the mountainous areas of the town where residents and visitors snowmobile, ski, and hunt.

Landslide Landslides are common natural hazards in Utah. They often strike without warning and can be destructive and costly. Common types of landslides in Utah are debris flows, slides, and rock falls. Many landslides are associated with rising groundwater levels due to rainfall, snowmelt and landscape irrigation.

Drought Even in normal years, Utah has a limited water supply. It is the second driest state in the nation. Most of Utah is classified as a desert receiving less than 13 inches of annual precipitation. Drought is a normal and recurring feature of climate and is a result of a deficiency of precipitation over an extended period of time, resulting in a water shortage that impacts normal water usage. The severity of a drought depends on the degree of moisture deficiency, its duration and the size of the affected area. Because it is so hard to develop a quantitative definition for drought, it is difficult to determine precisely when a drought starts and

Earthquake A major earthquake anywhere along the Wasatch Fault would pose significant risks to the transportation routes to and from Town of Hideout and the Wasatch Front. The lack of access to viable resources could cause serious health and welfare risks to the citizens of Town of Hideout.

Epidemic and Public Health Emergency Emerging and reemerging infections such as pandemics, mosquito-borne illnesses, hemorrhagic fevers, and the resurgence of tuberculosis and cholera in new, more severe forms, and the economic and environmental dangers of similar occurrences in animals and plants attest to our continuing vulnerability to infectious diseases throughout the world.

Flooding Although located in a semi-arid region, Town of Hideout is vulnerable to severe thunderstorms and snowmelt floods. Portions of Town of Hideout are also subject to flash flooding with swollen rivers and streams as a complication.

Severe Weather

Snow: Snowstorms over northern Utah have a dramatic effect on transportation and daily activity. Mountain Valley's typically receive significant amounts of snow.

Lightning: Each year, hundreds of Americans are hit by lightning, resulting in dozens of deaths and injuries. Lightning causes more deaths per year in the United States than those from tornados or hurricanes.

Tornado: Tornados can occur in Town of Hideout with the potential of causing significant damage to infrastructure, property, and lives.

Wildfire: Utah's typical fire season is May through October. A large number of wildfires are caused by lightning. The wildland/urban interface is defined as the area where structures and other human development meet or intermingle with undeveloped wild land or vegetative fuels. Town of Hideout has a large number of High Mountain Subdivisions that are extremely vulnerable to wild land fires.

3.3 Technological Hazards

Technological hazards include hazardous materials incidents and nuclear power plant failures. Usually, little or no warning precedes incidents involving technological hazards. Numerous technological hazards could impact Town of Hideout.

Hazardous Materials Hazardous materials incidents can occur anywhere there is a road, rail line, pipeline or fixed facility storing hazardous materials. Virtually the entire town is at risk to an unpredictable incident of some type.

Fixed Sites: The Wasatch Fire district reviews on an annual basis, facilities that store or use chemicals that are considered extremely hazardous substances by the U.S. Environmental Protection Agency. The Wasatch Fire District maintains and updates the hazard analysis and facility emergency response information every two years.

Chemical Stockpile Emergency Preparedness Program: In December 1985, Congress directed the U.S. Department of Defense to destroy the United States stockpile of lethal unitary

Nuclear Power Plant: The University of Utah Reactor, located in the Engineering Building on the main campus of the University of Utah, is the only nuclear reactor in the state of Utah. The reactor is a low-power training reactor with a minimal possibility of any off-site releases.

Utility Outages/Shortages: Temporary or long-term utility outages/shortages can cause massive disruptions in the operations of essential services. Many critical facilities have emergency standby power supplies; however, they are designed for short-term events and are subject to failure as well.

Urban Fires: The risk of an urban conflagration has been reduced with the establishment and implementation of fire prevention codes and inspection programs. Arson and institutional fires may require major commitments of fire suppression resources leaving the community vulnerable to other emergency responses.

3.4 Human-Caused Hazards

Town of Hideout may not be able to prevent a human-caused hazard from happening, but it is well within the town's ability to lessen the likelihood and/or the potential effects of an incident.

Transportation Incidents: Transportation incidents involve the interruption or failure of transportation systems. These systems include ground, air, and recreational rail. These transportation systems have the potential to create serious injuries and/or mass casualty incident.

Domestic Terrorism: Terrorism is the use of force or violence against persons or property in violation of the criminal laws of the United States for purposes of intimidation, coercion or ransom. Terrorists often use threats to create fear among the public, to try to convince citizens that their government is powerless to prevent terrorism, and to get immediate publicity for their causes. The Federal Bureau of Investigation (FBI) categorizes terrorism in the United States as one of two types: domestic terrorism or international terrorism.

- Domestic terrorism involves groups or individuals whose terrorist activities are directed at elements of our government or population without foreign direction.
- International terrorism involves groups or individuals whose terrorist activities are foreign-based and/or directed by countries or groups outside the United States or whose activities transcend national boundaries.

A terrorist attack can take several forms, depending on the technological means available to the terrorist, the nature of the political issue motivating the attack, and the points of weakness of the terrorist's target. Bombings are the most frequently used terrorist method in the United States. Other possibilities include an attack at transportation facilities, an attack against utilities, other public services or an incident involving chemical or biological agents.

Biological and Chemical Weapons: Biological agents are infectious microbes or toxins used to produce illness or death in people, animals or plants. Biological agents can be dispersed as aerosols or airborne particles. Terrorists may use biological agents to contaminate food or water because they are extremely difficult to detect. Chemical agents kill

or incapacitate people, destroy livestock, or ravage crops. Some chemical agents are odorless and tasteless and are difficult to detect. They can have an immediate effect (a few seconds to a few minutes) or a delayed effect (several hours to several days)

3.4.1 Hazard Assessment

Town of Hideout has conducted an all-hazards assessment of potential vulnerabilities to the town. This assessment will assist with prioritization and outlines a direction for planning efforts. Town of Hideout recognizes the pre-disaster mitigation plan developed by Mountainlands Association of Governments which includes the incorporated Cities and Towns. This pre-disaster mitigation plan serves to reduce the region's vulnerability to natural hazards. The pre-disaster mitigation plan is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property and the natural environment within the region.

The hazard analysis table below provides information to understand risks and their corresponding likelihood and consequences in Town of Hideout.

Table 3-1 Hazard Analysis Table Legend

Rating	Frequency	Consequences
Low	Occurrence less frequent than every 25 years	Some community-wide impact possible. Usually handled with available community resources.
Medium	Occurrence frequency between 1 and 25 years	Localized damage may be severe, community-wide impact minimal to moderate. Handled with community resources and some mutual aid.
High	Annual event	Moderate to high community-wide impact. May require state or federal assistance.

Table 3-2 Hazard Analysis Table

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Hazard	Frequency	Warning Lead Times	Consequences	Pop./Area at risk
Avalanche	Medium	Minutes	Low	Site
Landslide	Low	Hours-days	Low	Site
Drought	Medium	Weeks-months	Medium	Town-wide
Earthquake	Low	Minutes	Medium	Town-wide
Epidemic	Low	Weeks - occurrence	Catastrophic	Town-wide
Flooding	Medium	24 hours - occurrence	High	Site
Flooding/Dam Failure	Low	Minutes	Catastrophic	Site
Severe Weather Snowstorm	High	36 to 24 hours	Medium	Town-wide
Severe Weather Lightning	High	Occurrence	Low	Site
Severe Weather Tornado	Low	Several minutes	High	Town-wide
Severe Weather Wildfire	High	24 - 12 hours / occurrence	Medium	Wildland urban interface
HAZMAT	Medium	Occurrence	High	Site
Radiological Incidents	Low	Occurrence	Medium	Site
Utility Outages/Shortages	Low	Months - weeks	High	Town-wide
Telecommunications Disruptions	Low	Days - hours	High	Town-wide
Urban Fires	High	Months - weeks	High	Town-wide
Transportation Accidents	High	Occurrence	Low	Site
Domestic Terrorism	Has not occurred	Days - hours	High	Locale
Biological/Chemical Weapons	Has not occurred	Days - hours	High	Locale

3.4.2 Mitigation

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Based on the hazard analysis and hazard assessment above, Town of Hideout has designed mitigation activities to reduce or eliminate risks to persons or property and to lessen the actual or potential effects or consequences of an incident. These mitigation activities are detailed in the State of Utah Hazard Mitigation Plan. Mitigation activities may be implemented prior to, during, or after an incident, as appropriate, and can be conducted at the federal, state, county, or jurisdictional level. This section outlines the mitigation activities at each level of government as they pertain to the Town of Hideout mitigation strategy to reduce exposure to, probability of or potential loss from hazards.

The State of Utah Natural Hazard Mitigation Plan served as the guideline for mitigation operations in the State of Utah in general and Town of Hideout specifically. The plan is intended to promote sound public policy designed to protect citizens, critical facilities, infrastructure, private property and the natural environment.

3.4.2.1 Mitigation Planning Process and Coordination

Division of Emergency Management (DEM) is the lead agency responsible for coordinating the development of the State of Utah Natural Hazard Mitigation Plan. The state plan is a result of a separate planning process put into motion before the state planning process. The initial pre-disaster mitigation planning process involved the seven Associations of Government (AOG) entities. The second process initiated to complete the state natural hazard mitigation plan was a result of a strengthening and augmentation of the process used over the last 15 years to complete previous state hazard mitigation plans. The state plan and process used to create it relied on mitigation and program experts from DEM and state agencies.

During the planning process, subject matter experts from state and federal agencies were used to verify information in the review of multi-jurisdiction mitigation plans submitted by Mountainlands Association of Government.

The seven multi-jurisdictional plans were reviewed and information from these plans was instrumental in completing the state plan. Sections were split from the state mitigation plan for review, the plan was posted on the Department of Emergency Services Web site and comments were solicited from interested parties.

Every attempt was made to coordinate other planning efforts to reduce duplication of effort. The plan was posted to the Web site upon completion and comments were solicited. The plan was also submitted to FEMA region VIII for approval.

3.4.2.2 Mitigation Programs

Single Jurisdictional Areas

Jurisdictions will develop and implement programs designed to avoid, reduce and mitigate the effects of hazards through the development and enforcement of policies, standards and regulations.

Jurisdictions will promote mitigation efforts in the private sector by encouraging the creation of COOP plans and identifying critical infrastructures vulnerable to disasters or required for emergency response.

Town of Hideout

Develop and implement short- and long-term programs designed to avoid, reduce, and mitigate the effects of hazards through the development and enforcement of policies, standards, and regulations, such as the removal of homes and businesses from floodplains, the establishment and enforcement of zoning/building codes, the installation of surveillance cameras, and the screening and surveillance of cargo.

Enhance public education on relevant topics, including severe weather warning systems, home safety, personal preparedness checklists, evacuation routes and weather safety procedures such as flooded roads, winter storm conditions and electrocution hazards.

Review, exercise, and re-evaluate emergency plans, policies, and procedures.

Review resource lists to ensure availability of properly functioning road-clearing equipment, four-wheel drive vehicles, emergency generators, fuel, chainsaws, etc.

Review shelter availability and procedures to ensure that basic procedures are in place for rapid procurement of services, equipment, and supplies.

Test emergency communications systems and generators.

Promote mitigation efforts of local government, businesses, and the private sector with emphasis on local infrastructure and continuity of government (COG) and continuity of operations (COOP). Identification of critical infrastructures that may be impacted by disasters or require emergency response efforts.

The State of Utah Natural Hazard Mitigation Plan identifies priorities, objectives and mitigation activities for the following high-threat hazards for Town of Hideout: dam failure, drought, wildfire, earthquake, flooding, landslide and severe weather.

Specific mitigation functions and program details are outlined in ESF #14 - Long-Term Community Recovery.

The State of Utah Natural Hazard Mitigation Plan references the following sector-specific protection plans to further mitigate hazards:

- Mountainlands Association of Governments Pre-disaster Mitigation Plan.
- Central Utah Water Conservancy District Hazard Mitigation Plan
- HAZUS-MH: Earthquake Event Report
- Prepared Schools Certification

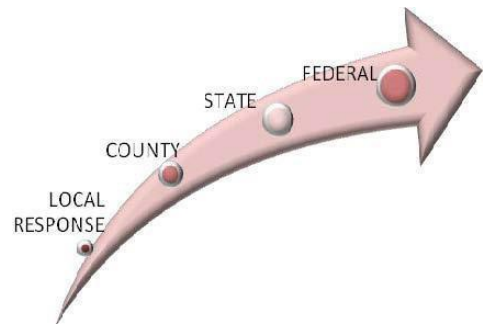
3.4.3 Capability Assessment

Town of Hideout has conducted a risk analysis and capability assessment. The assessment is focused on assessing, prioritizing and managing specific risks in Town of Hideout. Risks facing Town of Hideout were prioritized and investments have been built on those key capabilities where Town of Hideout can mitigate specific risks.

Section 4 CONCEPT OF OPERATIONS

Item # 7.

Town of Hideout utilizes a bottom-up approach in all phases of emergency management, with emergency activities being resolved at the lowest possible level of response. Thus, the resources of local response agencies, state and federal agencies are utilized in this sequential order to ensure a rapid and efficient response.



4.1 Normal Operations

In the absence of a declared disaster or state of emergency, the emergency response forces of the community (EMS, fire, law enforcement and public works) will respond to emergencies within their jurisdictions with the authorities vested to them by law and local policy. Mutual aid and shared response jurisdictions are addressed through local agreements and do not require a local declaration of a state of emergency to enable them.

Town of Hideout Emergency Management monitors local emergencies and provides EOC operational assistance as required. Notifications of reportable events are made to the appropriate agencies and warning points. Severe weather watches and warnings are relayed to agencies when issued by the National Weather Service. The town EOC levels may be escalated without a local declaration of a state of emergency to support local agencies in normal response or community emergencies.

4.2 Emergency Operations Plan Implementation

This plan is continually operational with changes in levels occurring under the following conditions:

- An incident occurs or is imminent
- A state of emergency is declared
- As directed by the Town Emergency Administrator or designee

4.3 Declaring a Local State of Emergency

The EOC will serve as the town's coordination center for all disaster response operations. It is located at 10860 North Hideout Trail Hideout, UT. If a disaster or emergency situation prevents the use of the primary facility, an alternate EOC will be activated in accordance with Town of Hideout's Continuity of Operations (COOP) Plan.

An event may start out small and escalate quickly or a major event may occur at any time. The following is an example of steps leading to a town disaster declaration. As soon as an incident occurs, Town of Hideout Emergency Management begins monitoring the situation; activates to the appropriate level and staffs the EOC accordingly. The affected jurisdiction notifies Town of Hideout Emergency Management of the incident and requests assistance. An initial assessment of damages is provided if available. Town of Hideout Emergency Management will:

- Make assistance available as necessary.
- When conditions warrant, assist the Town Administrator in declaring that a local state of emergency exists. (The Administrator has the authority to declare an emergency and is charged with overall responsibility for the response and recovery during a declared

local state of emergency. After 30 days, the declaration will expire unless it is ratified by the Town Council.) A town council member and/or the town may make a declaration of an emergency or disaster strictly in accordance with local ordinances, state statute or federal law.

- Request damage assessment updates from the affected areas at regular intervals to the town EOC to affix costs to the declaration.
- County departments may respond with available resources to assist in response, recovery and mitigation efforts as specific requests are received.

FEMA assesses a number of factors to determine the severity, magnitude and impact of a disaster event. In evaluating a governor's request for a major disaster declaration, a number of primary factors along with other relevant information are considered in developing a recommendation to the president for supplemental disaster assistance. Primary factors considered include:

- Amount and type of damage (number of homes destroyed or with major damage).
- Impact on the infrastructure of affected areas or critical facilities.
- Imminent threats to public health and safety.
- Impacts to essential government services and functions.
- Unique capability of Federal government.
- Dispersion or concentration of damage.
- Level of insurance coverage in place for homeowners and public facilities.
- Assistance available from other sources (federal, state, local, voluntary organizations).
- State and local resource commitments from previous, undeclared events.
- Frequency of disaster events over recent time period.

The very nature of disasters, their unique circumstances, the unexpected timing, and varied impacts, precludes a complete listing of factors considered when evaluating disaster declaration requests. However, the above lists most primary considerations.

4.3.1 Local Government Resources

Local governments shall use their own resources first in an emergency or disaster situation and may call for assistance from Town of Hideout Emergency Management during events that overwhelm or threaten to overwhelm their own response and recovery resources.

State and Federal relief may be overwhelmed when damage is widespread and severe. Therefore, the local jurisdiction must develop and maintain an ongoing program of mitigation, preparedness, response and recovery.

Federal Emergency Management Agency (FEMA) coordinates the Federal government's role; the State coordinates their role in preparing for, preventing, mitigating the effects of, responding to and recovering from all domestic disasters, whether natural or human-caused, including acts of terror.

When required, the town's declaration will take into account the primary factors required by FEMA for their declaration process.

4.4 Emergency Operations Center

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Town of Hideout EOC will serve as the town's coordination center for all disaster response operations. If a disaster or emergency situation prevents the use of the primary facility, an alternate EOC will be activated.

4.4.1 Escalation of Levels in the Emergency Operations Center

The EOC activation level may be elevated by the Mayor, the Town Emergency Administrator, the UFAFire Chief or their designees during any situation where the need for EOC-level coordination is evident. Escalation of levels may also extend to the following:

- Town of Hideout Emergency Management on-call duty officers may independently increase the level of activation when Town of Hideout Emergency Management representatives are unavailable and it has been determined by the personnel commanding an emergency event that Town of Hideout interdepartmental coordination is required.
- Any senior official or department head may request EOC assistance for a town emergency by contacting Town of Hideout Emergency Management during business hours or an on-call duty officer after hours. Such requests should be related to the facilitation of interdepartmental coordination for the purposes of managing an emergency or planned event. If the EOC mission is unclear or if such a response is not evident, the matter will be referred to the Town Emergency Management Director, who may request policy group input prior to authorizing the activation level be escalated.
- Individuals will be notified of an escalation in levels using communication methods that are most functional and available.
- Town of Hideout Emergency Management may also utilize the EOC in preparation for planned events in which EOC-level coordination is needed. If a department recognizes a need for EOC support during pre-event planning, a request may be submitted to the Emergency Management Director. Examples of planned events may include, but are not limited to, protests and demonstrations, political events, parades, and holiday events.

4.4.2 EOC Levels of Operation

Emergencies or disasters that can potentially affect Town of Hideout are divided into three levels of readiness to establish emergency operations. These levels are outlined below. Town of Hideout is constantly monitoring events within the town. Emergency Management Duty Officers are on-call at all times to monitor and follow up on situations, threats or events within the town. How severe an event is will directly affect the level of activation. Increasing or decreasing levels of activation will be directly decided by Town of Hideout Administrator and the emergency management director. The EOC activation levels provide a means for a centralized response and recovery, with operational plans and activities focused on efficiency, quality and quantity of resources.

There are three levels of activation:

- **Level I:** Full-Scale Activation.
- **Level II:** Limited Activation.
- **Level III:** Daily Operations / Monitoring

See Table below for a concise depiction and summary of the levels of emergencies or disasters and corresponding Town of Hideout Emergency Management EOC operational level.

Table 4-1 Levels of Emergencies or Disasters and Corresponding Actions

Level of Emergency or Disaster	Initiating Events	EOC Operational Level	Corresponding Actions
I	Widespread threats to the public safety; large-scale County, State and Federal response anticipated.	Full Activation	24/7 staffing of command, general staff, and ESF agencies as needed for event/incident coordination, determined by operational needs.
II	Incidents that overwhelm local response capability; requiring County assistance.	Limited Activation	Extended staffing with selected command, general staff and ESF agency representation as needed.
III	Monitoring and assessment of incidents. Emergency incident for which local response capabilities are likely adequate.	Emergency Management staff monitors situations 24/7	Town of Hideout Emergency Management provides full time EOC staff, on-call EOC staff (after hours and weekends) to monitor 24/7 and, if needed, elevate activation level.

4.4.2.1 Level I – Full-Scale Activation

In a full-scale activation, all primary and support ESF agencies under the town plan are notified. Town of Hideout Emergency Management staff and all primary ESFs will report to the town EOC. When an event warrants a Level I activation, the EOC will be activated on a 24-hour, 7 day schedule due to the severity of the event or an imminent threat. All staff and all ESFs are activated and will be contacted to provide representatives at the EOC. ICS is implemented and all sections and branches are activated, the EOC Planning Section initiates the incident support planning process to establish operational objectives and priorities. It is expected at this level of activation that response and recovery operations will last for an extended period. As county resources are exhausted, the state Division of Emergency Management (DEM) will be contacted for assistance and the State will then notify FEMA of the response operations and status of needs.

4.4.2.2 Level II - Limited Activation

Level II is limited agency activation. Coordinators of primary ESFs that are affected will be notified by Town of Hideout Emergency Management staff to report to the EOC. All other ESFs are alerted and put on standby. All agencies involved in the response will be requested to provide a representative to the town EOC. Some ESFs may be activated to support response/recovery operations. Emergency Management staff will report to the EOC as well as the local agencies involved in the response and recovery. This level can warrant a 24-hour schedule. The ICS system is activated, and all sections and branches are activated as required.

4.4.2.3 Level III – Monitoring

Level III is typically a monitoring phase in which events are typically handled by jurisdictional response agencies. Town of Hideout duty officers monitor and follow-up on situations, threats or events and report to the EOC as needed to assess the situation and escalate activation level when necessary.

Notification will be made to local agencies and ESFs who would need to take action as part of their

everyday responsibilities. This level typically involves observation, verification of appropriate action, and follow-up by Town of Hideout Emergency Management staff. Most events can be resolved in a small amount of time using small amounts of resources. The day-to-day operations are typically not altered, and the management structure stays the same. Emergency Management on-call duty officers apprised of the event evaluate the situation and, if conditions warrant, appropriate individuals and agencies are alerted and advised of the situation and instructed to take appropriate action as part of their everyday responsibilities. At the conclusion of the event, the duty officers verify completion of the actions taken and document the incident. Incident action planning is not necessary, although it may be necessary to provide briefings or meetings for response or mitigation efforts for the event.

4.4.2.3.1 Level III – ICS Forms

In the event of an incident progressing beyond normal day-to-day operations or elevation in the EOC activation an Incident Support Plan (ISP) should be prepared in accordance with Section 4.4.5 utilizing ICS forms and the ICS Incident Support Plan format. This ISP should be created as the transition is made from initial response to operational periods and incident support objectives are established. The initial EOC incident response activities should be documented on an ICS 201 form.

4.4.3 Emergency Support Functions

The EOC is organized based on the Incident Command System (ICS) structure, which provides EOC staff with a standardized operational structure and common terminology. The EOC is organized into 18 emergency support function (ESF) annexes. ESFs are composed of local agencies and voluntary organizations that are grouped together to provide needed assistance.

These 15 categories or types of assistance constitute Town of Hideout ESFs and will serve under a section as designated under ICS, within the EOC structure. ESFs, in coordination with Town of Hideout Emergency Management, are the primary mechanism for providing response and recovery assistance to local governments through all disaster levels. Assistance types are grouped according to like functions. See Table 4-2 for a summary of all ESFs and the services each provides.

- Town agencies and organizations have been designated as primary and support agencies for each ESF according to authority, resources and capability to coordinate emergency efforts in the field of each specific ESF.
- Primary agencies, with assistance from one or more support agency, are responsible for coordinating the activities of the ESF and ensuring that tasks assigned to the ESF by Town of Hideout Emergency Management are completed successfully.
- ESF operational autonomy tends to increase as the number and complexity of mission assignments increases following an emergency event. However, regardless of circumstance, the ESFs will coordinate within the EOC in executing and accomplishing their missions.

Table 4-2 Summary of Emergency Support Functions

Item # 7.

Annex	Scope	Responsible Division
ESF #1 – Transportation	Transportation Safety Restoration/recovery of transportation infrastructure Movement restrictions Damage and impact assessment	Public Works Engineering
ESF #2 – Communications	Coordination with telecommunications and information technology industries Restoration and repair of telecommunications infrastructure Protection, restoration, and sustainment of town cyber and information technology resources Oversight of communications within the town incident management and response structures	Information Services Town of Hideout Dispatch
ESF #3 – Public Works and Engineering	Infrastructure protection and emergency repair Infrastructure restoration Engineering services and construction management Emergency contracting support for life-saving and life-sustaining services	Public Works Operations Public Works Engineering Public Works Cities and Towns Twin Creeks and Jordanelle SSD's Heber Valley Special Service Dist. (Sewer)
ESF #4 – Firefighting	Coordination of county firefighting activities Support to wild-land, rural, and urban firefighting operations	Wasatch Fire District
ESF #5 – Emergency Management	Coordination of incident management and response efforts Issuance of mission assignments Resource and human capital Incident action planning Financial management	Emergency Management
ESF #6 – Mass Care, Emergency Assistance, Housing, Human Services	Mass care Emergency assistance Disaster housing Human services	Red Cross Evacuation Facility Personnel Health Department Housing Authority Volunteers
ESF #7 – Logistics Management and Resource Support	Comprehensive town incident logistics planning, management, and sustainment capability Resource support (facility space, office equipment and supplies, contracting services, nutrition assistance etc.)	Emergency Management Director Law Enforcement Fire IT Department Senior Citizens Food Service
ESF #8 – Public Health and Medical Services	Public Health Food Safety and Security Medical Mental health services Mass fatality management	Town of Hideout Health Department Heber Valley Medical Center Wasatch Mental Health EMS
ESF #9 – Search and Rescue	Life-saving assistance Search and rescue operations	Fire Department Law Enforcement EMS
ESF #10 – Oil and Hazardous Materials Response	Oil and hazardous materials (chemical, biological, radiological, etc.) response Environmental short- and long-term cleanup	Fire/Hazmat Health Department Law Enforcement Emergency Management

Annex	Scope	Responsible Division	Item # 7.
ESF #11 – Animal Services, Agriculture and Natural Resources	Animal and plant disease and pest response Safety and well-being of household pets and livestock Natural Resources	Heber City Animal Control Law Enforcement Division of Natural Resources	
ESF #12 – Energy	Energy infrastructure assessment, repair, and restoration Energy industry utilities coordination Energy forecast	Heber Light & Power Rocky Mountain Power Questar Gas Town of Hideout Building Maintenance	
ESF #13 – Public Safety – Law Enforcement and Security	Facility and resource security Security planning and technical resource assistance Public safety – Law Enforcement and security support Support to access, traffic, and crowd control	Wasatch County Sheriff Heber City Police Department Utah Highway Patrol State Park Rangers	
ESF #14 – Long-Term Community Recovery	Social and economic community impact assessment Long-term community recovery assistance to local governments, and the private sector Analysis and review of mitigation program implementation Historic properties protection and restoration Cultural Resources	Emergency Management Planning & Development Public Works Department Human Resources	
ESF #15 – External Affairs	Emergency public information and protective action guidance Media and community relations	PIO's (Public Information Officers)	

4.4.4 EOC Coordination

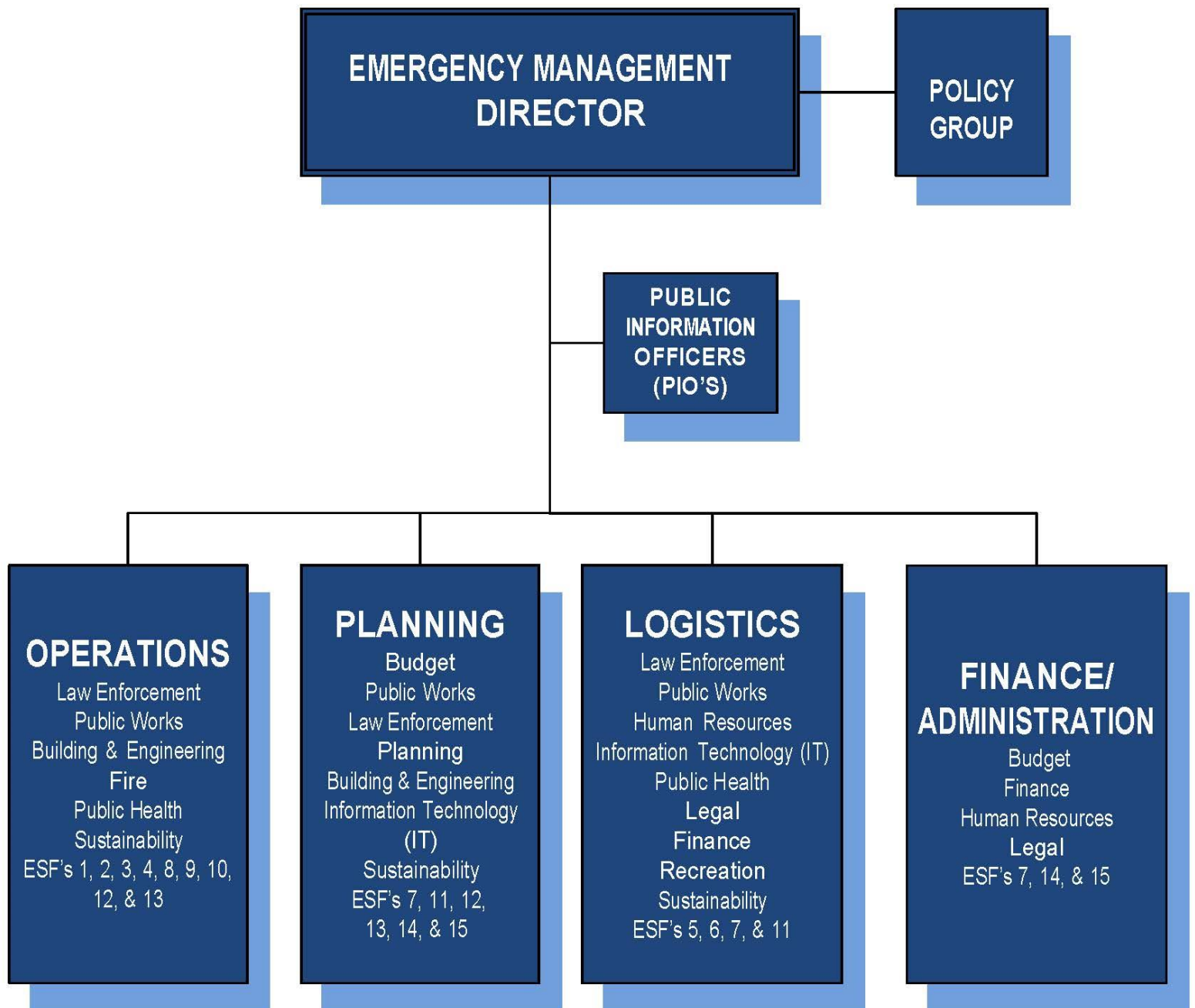
Town of Hideout Emergency Management is responsible for emergency operations and coordination before, during and after an event. Resource management and policy coordination take place in the EOC.

Town of Hideout's response to and recovery from an emergency and/or pending disaster is carried out through the Town Emergency Management Organization. (See Table 4-3)

ESFs are grouped by the types of assistance provided. Each ESF is led by a primary agency or agencies and is supported by other town departments and volunteer organizations.

Table 4-3 Emergency Management Organization

Item # 7.



The principles of this plan conform to the National Incident Management System (NIMS), which provides a core set of common concepts, principles, terminology and technologies. The EOC will especially be needed when incidents cross disciplinary boundaries or involve complex scenarios.

The EOC utilizes ICS to develop a structured method for identifying priorities and objectives to support an incident or event. These priorities serve as guidance for the allocation of resources and enable the EOC to coordinate requests.

The EOC utilizes ICS to manage ESF coordination.

The use of distinct titles for ICS positions allows for filling ICS positions with the most qualified individuals rather than by seniority. Standardized position titles are useful when requesting qualified personnel. Local and town departments and responders may have various roles and responsibilities throughout the duration of an emergency. Therefore, it is particularly important that the local command structure established to support response and recovery efforts maintain significant flexibility in order to expand and contract as the situation changes. Typical duties and roles may also vary depending on the severity of impacts, size of the incident(s), and availability of local resources. It is imperative to develop and maintain depth within the command structure and response community.

4.4.5 EOC Support Planning

The planning section is responsible for developing the ISP and facilitating planning meetings. EOC support plans are developed for a specified operational period, which may range from a few hours to 24 hours. The operational period is determined by establishing an initial set of priority actions to be performed. A reasonable timeframe is then determined for the accomplishment of those actions. EOC support plans should be sufficiently detailed to guide EOC elements in implementing the priority actions but do not need to be complex.

EOC support plans provide designated EOC personnel with knowledge of the objectives to be achieved and the steps required for their achievement. EOC support plans also provide a basis for measuring achievement of objectives and overall system performance. Planning is an important management tool that involves the following:

- Identification of emergency response priorities and objectives based on situational awareness
- Documentation of established priorities and objectives as well as the associated tasks and personnel assignments

4.4.6 After Action Reports Prepared

As immediate threats to life and property subside and the need for sustained ESF operations diminishes, the debriefing of responsible individuals and the documentation of lessons learned will begin. Resulting information will be consolidated and reviewed by Town of Hideout Emergency Management personnel and a written report will be prepared. Matters requiring corrective action will be forwarded to Town of Hideout Emergency Management planning staff to be addressed as needed.

4.5 Notification and Warning

Item # 7.

Town of Hideout's response agencies are dispatched by Wasatch County Sheriff's Office Dispatch Center. The Wasatch County Sheriff Office Dispatch is the 24/7 Law Enforcement, Fire, and EMS Dispatch Center. Wasatch County Sheriff Office Dispatch is responsible for after-hours notification of the Emergency Management staff, responders, and the media if conditions warrant. The town administration, emergency management staff, fire chief officers or Law Enforcement Level personnel may request notifications and warnings take place if conditions warrant. Conditions to be considered include threat to life and property and safety of the responders. The Dispatch Center is equipped with an emergency generator, computers, and uninterrupted power supplies. Both dispatch centers have emergency plans to rely on in a major event.

Local and town departments and response partners may have various roles and responsibilities throughout the duration of an emergency. Therefore, it is particularly important that the local command structure established to support response and recovery efforts maintain significant flexibility in order to expand and contract as the situation changes. Typical duties and roles may also vary depending on the severity of impacts, size of the incident(s), and availability of local resources.

Each agency and department is responsible for ensuring that critical staff are identified and trained at levels that enable effective Implementation of existing response plans, procedures and policies. Agencies and organizations tasked by this plan with specific emergency management responsibilities should complete the following:

- Maintain current internal personnel notification rosters and standard operating procedures to perform assigned tasks (notifications, staffing, etc.).
- Negotiate, coordinate and prepare mutual aid agreements, as appropriate.
- Analyze need and determine specific communications resource needs and requirements.
- Provide the Town of Hideout Emergency Management with current contact information. Identify potential sources of additional equipment and supplies.
- Provide for continuity of operations by taking action to:
 - Ensure lines of succession for key management positions are established to ensure continuous leadership and authority for emergency actions and decisions in emergency conditions.
 - Protect records, facilities, and organizational equipment deemed essential for sustaining government functions and conducting emergency operations.
 - Ensure, if practical, that alternate operating locations are available should the primary location suffer damage, become inaccessible, or require evacuation.
- Protect emergency response staff. Actions include:
 - Obtain, as required, personnel protective equipment for responders
 - Provide security at facilities
 - Rotate staff or schedule time off to prevent fatigue and stress
 - Make stress counseling available
 - Encourage staff to prepare family disaster plans including arrangements for the safety and welfare of emergency worker's families if sheltering is required

The following are town departments tasked with primary or support responsibilities as detailed by the EOP. More specific assignments can be found in the emergency support function section and incident annex appendices to this EOP.

5.1 Town Administrator's Office /Town Council

Town of Hideout mayor, as the jurisdiction's chief executive officer, is responsible for ensuring the public safety and welfare of the people of that jurisdiction. Specifically, this official provides strategic guidance and

resources during preparedness, response, and recovery efforts. Emergency management, including preparation and training for effective response, is a core obligation of local leaders.

Item # 7.

Chief elected or appointed officials must have a clear understanding of their roles and responsibilities for successful emergency management and response. At times, these roles may require providing direction and guidance to constituents during an incident, but their day-to-day activities do not focus on emergency management and response. On an ongoing basis, elected and appointed officials may be called upon to help shape or modify laws, policies, and budgets to aid preparedness efforts and to improve emergency management and response capabilities.

5.2 State

The State of Utah has laws mandating establishment of a State emergency management agency and the emergency plans coordinated by that agency. The Director of the State emergency management agency ensures that the State is prepared to deal with large-scale emergencies and is responsible for coordinating the State response in any incident.

This includes supporting local governments as needed or requested and coordinating assistance with other States and/or the Federal Government.

5.3 Federal

When an incident occurs that exceeds or is anticipated to exceed local or State resources the Federal Government uses the National Response Framework to involve all necessary department and agency capabilities, organize the Federal response, and ensure coordination with response partners.

5.4 Delegation of Authority

If the Town Coordinating Officer determines that all or portions of the Incident Management should be managed by a third party, a specific Delegation of Authority shall be negotiated and executed in written form by the mayor or designee and the responsible official of the proposed managing entity. Transfer of authority may occur through a documented transfer of all or part of the operational command but shall be supported by a specific written Delegation of Authority.

Table 5-1 Emergency Support Functions Assignment Matrix

Town of Hideout: Emergency Management Organization by ESF P = Primary Agency S = Support Agency	ESF #1 Transportation	ESF #2 Communications	ESF #3 Public Works and Engineering	ESF #4 Firefighting	ESF #5 Emergency Management	ESF #6 Mass Care, Emergency Assistance, Housing, Human Services	ESF #7 Logistics Management and Resource Support	ESF #8 Public Health and Medical Services	ESF #9 Search and Rescue	ESF #10 Oil and Hazardous Materials	ESF #11 Animal Services, Agriculture and Natural Resources	ESF #12 Energy	ESF #13 Public Safety – Law Enforcement & Security	ESF #14 Long-Term Community Recovery	ESF #15 External Affairs
	American Red Cross					S		S							
	Animal & Plant Health Inspection (DNR)										S				
	Animal Control Agencies										S				
	Animal Welfare Organizations										S				
	Association for Utah Community Health							S							
	Fire Department			S						S					
	County School Districts	S				S		S							
	Code 3 Associates										S				
	Facilities Management											S			
	Finance						S								
	Kennels – Private Boarding										S				
	Parks and Recreation	S					S								
	Public Works Engineering	P		P											
	Public Works Operations			P											
	Questar											S			
	Heber Valley Medical Response System							S							

Town of Hideout: Emergency Management Organization by ESF															
	ESF #1 Transportation	ESF #2 Communications	ESF #3 Public Works and Engineering	ESF #4 Firefighting	ESF #5 Emergency Management	ESF #6 Mass Care, Emergency Assistance, Housing, Human Services	ESF #7 Logistics Management and Resource Support	ESF #8 Public Health and Medical Services	ESF #9 Search and Rescue	ESF #10 Oil and Hazardous Materials	ESF #11 Animal Services, Agriculture and Natural Resources	ESF #12 Energy	ESF #13 Public Safety – Law Enforcement & Security	ESF #14 Long-Term Community Recovery	ESF #15 External Affairs
Wasatch County Health Department								P		S					
ARES of Wasatch County		S						S							
Emergency Management	S	P/S	S	S	P	S	S	S	S	S	S	S	S	S	P
Information Services		P													
Town Public Information Office (PIO's)															S
Public Works	S		P							S		P			
Solid Waste Management												P			
Law Enforcement		P							P				P		
Law Enforcement Dispatch		P													
Utah Department of Agriculture & Food											P				
Utah Department of Health								S							
Utah DEQ										S					
Utah Division of Wildlife Resources											S				
Utah Emergency Animal Response Coalition											S				
Utah Highway Patrol Motor Carriers Division										S					
Utah National Guard								S							
Utah OSHA										S					
Utah Power												S			
Mental Health								S							
Veterinary Hospitals											S				
VOAD						S					S				

The emergency response forces of the community (EMS, fire, law enforcement and public works, public health) are the primary forces of the town in response to community emergencies and disasters. When the local emergency response forces are unable to meet the immediate demands of the event or require EOC functions, the EOC will be activated to the appropriate level.

Town of Hideout Emergency Management coordinates resources to support response to major events when required. The Town Emergency Management Director, in collaboration with the Mayor, will focus on a declaration of a local state of emergency when town resources are inadequate. If the emergency exceeds locally available resources of the emergency response forces, Town of Hideout will request mutual aid under the statewide mutual aid agreement. The town Emergency Administrator may also request state assistance from DEM, which is the state agency charged with coordinating the State of Utah's response to disasters.

Coordination of the EOP components will be as follows:

1. This promulgated EOP is effective immediately upon approval and implementation.
2. All departments, agencies and organizations involved in the implementation of this EOP will be organized, equipped and trained to perform all designated responsibilities contained in this plan and it is implementing instructions for preparedness, response and recovery activities.
3. All organizations are responsible for the development and maintenance of their own internal operating and notification procedures.
4. All responding organizations are responsible for filling any important vacancies; recalling personnel from leave, if appropriate; and alerting those who are absent due to other duties or assignments.
5. Unless directed otherwise, existing organization/agency communications systems and frequencies will be employed.
6. Unless directed otherwise, the release of information to the public or media will be handled through the town's joint information system, using the concepts outlined in Emergency Support Function (ESF) #15 - External Affairs.
7. Personnel designated to the EOC will make prior arrangements to ensure that their families are provided for in the event of an emergency to ensure a prompt, worry-free response and subsequent duty.
8. At the EOC, organizational and agency representatives will:
 - a. Report to EOC check-in immediately upon arrival for an update on the situation and to confirm table/telephone assignments.
 - b. Provide name, agency and contact information on EOC staffing chart.
 - c. Ensure adequate 24/7 staffing for long-term EOC activations.
 - d. Ensure that their departments/agencies are kept constantly informed of the situation, including major developments, decisions and requirements.

- e. Maintain coordination with other appropriate organizations/agencies.
 - f. Thoroughly brief incoming relief personnel and inform the EOC appropriate section chief of the changeover prior to departing. The briefing will include, at a minimum, information on what has happened, problems encountered, actions pending, and the location and phone number of the person being relieved.
9. The safety of both the affected population and response or recovery personnel will be a high priority throughout an emergency. All actions contemplated will consider safety prior to any implementing decision, and safety will be constantly monitored during the operation itself.

6.1 Rapid Damage Assessment

A rapid damage assessment is a rapid assessment that takes place within hours after an incident and focuses on lifesaving needs, imminent hazards, and critical lifelines.

6.2 Preliminary Damage Assessment

A preliminary damage assessment is conducted within the framework of a declaration process and identifies and affixes a dollar amount to damages. The preliminary damage assessment assists the Administrator in determining resources available and additional needs that may be required. Damage assessments are to be conducted in areas affected by the disaster and relayed to the EOC through the call center. Areas working with Town of Hideout Emergency Management assemble assessments in the EOC environment.

A preliminary damage assessment team may be composed of personnel from FEMA, the state emergency management agency, county and local officials, and the U.S. Small Business Administration. The team's work begins with reviewing the types of damage or emergency costs incurred by the units of government, and the impact to critical facilities, such as public utilities, hospitals, schools and fire and law enforcement. They will also look at the effect on individuals and businesses, including the amount of damage and the number of people displaced as well as the threat to health and safety caused by the event. Additional data from the American Red Cross or other local voluntary agencies may also be reviewed. During the assessment, the team will collect estimates of the expenses and damages compiled by the EOC.

This information can then be used by the governor to support a declaration of a state of emergency request that will outline the cost of response efforts, such as emergency personnel overtime, other emergency services shortfalls, community damage and citizenry affected, and criteria to illustrate that the needed response efforts are beyond state and local recovery capabilities. The information gathered during the assessment will help the governor certify that the damage exceeds state and local resources.

6.3 Response Procedures

Town of Hideout Emergency Management will monitor impending emergencies and actual occurrences. If the readiness level indicates, the Town of Hideout Emergency Management staff will notify any key response organizations. When events are such that normal response procedures and/or local resources are inadequate, Town of Hideout Emergency Administrator will direct the operations of the EOC and activate the appropriate response personnel.

For those situations where response is beyond the capability of Town of Hideout due to the severity or the need for special equipment or resources, the county will declare a State of Emergency and request assistance from the State through DEM. For such, the governor may declare a state of emergency activating state assistance (pursuant to the Utah Emergency Operations Plan and Title 63, Chapter 3, Utah Code).

Further, where response is beyond the capability of the state and county, the governor will request assistance from the federal government.

Title 63K, Chapter 4, Utah Code Unannotated (Disaster Response and Recovery Act), authorizes Town of Hideout to declare a state of emergency within its boundaries. All executive proclamations or resolutions shall indicate the nature of the emergency, the area or areas (including countywide) threatened or involved, and the conditions creating the threat or emergency. The contents of such proclamations or resolutions shall be promptly disseminated to the public and filed with the town clerk. Copies shall be maintained in the Town of Hideout Emergency Management office and the town clerk's office.

The EOC serves as the central location for coordination of resources and information sharing activities. When the EOC is fully activated, it will be staffed by the town's emergency management staff and personnel from each of the emergency support functions that are activated. Each ESF will designate a lead who will direct that ESF operation. These individuals will report to the Town Emergency Administrator.

Emergency response actions may be undertaken and coordinated on-scene or at the Town EOC, depending on the severity of the impending or actual situation. The decision to escalate the level of activation will be made by Town of Hideout Emergency Management in conjunction with field command staff.

The priorities of response will focus on life safety; then basic survival issues (water, food, basic medical care, shelter); restoration of the community's vital infrastructures (water/waste systems, electric, phones, roads); clean up and emergency repairs; and then recovery.

When the town requires shelter facilities, ESF #6 will be notified to coordinate sheltering operations. The Joint Information Center (JIC) will organize notifications to the public, business community, and other parties of developments and activities via all available communication systems. Local resources will be utilized fully before requesting mutual aid or state/federal assistance.

If town resources are overwhelmed and become inadequate to cope with an emergency, the town will request mutual aid or state assistance. Town of Hideout is a participant in the Statewide Mutual Aid Act. All requests for mutual aid and State/Federal assistance will be coordinated by the county EOC and forwarded to the state EOC. The State liaison will assist the town with appropriate procedures to accomplish these efforts.

6.4 Response Recovery

Town emergency and public works personnel, volunteers, humanitarian organizations, and other private interest groups provide emergency assistance required to protect the public's health and safety and to meet immediate human needs.

The town EOC will conduct a preliminary damage assessment immediately after a disaster occurs. This assessment shall identify resources required to respond and recover from the disaster. This will form the basis for the request of state and federal assistance.

ESF agencies shall report to the town EOC as their first priority. They will prioritize their needs as quickly as possible accordingly:

1. Life Safety
2. Property Preservation Environmental Preservation

The EOC will compile damage assessment information to determine the fiscal impact and dollar loss associated with a disaster. Damage assessment information is needed to secure a presidential disaster declaration (not normally required before federal assistance is requested in a catastrophic disaster).

Emergency public information and rumor control are coordinated by Emergency Support Function #15 – External Affairs. The Town of Hideout JIC in conjunction with the Emergency Management Director is monitoring events and will staff according to the established level of activation.

Under a county-declared state of emergency, the county JIC will release all emergency public information. Other public information officers from the municipalities and volunteer organizations will coordinate their efforts through the county JIC.

Mutual aid agreements will be used for support from other local governments. Mutual aid requests will be coordinated with the State EOC to ensure coordination with other impacted counties.

In a major or catastrophic disaster, the town may be divided into operation areas with an operations commander for each area. The area commander will be responsible for coordination.

When the emergency has diminished to the point where the normal day-to-day resources and organization of the local governments can cope with the situation, the mayor terminates the state of emergency. The EOP and county EOC may continue to function in support of limited emergencies and the recovery process.

The Administrator may determine, after consulting with local government officials that the recovery appears to be beyond the combined resources of both the county and local governments and that state assistance may be needed. The Administrator must certify that the severity and magnitude of the disaster exceed county and local capabilities; certify that state assistance is necessary to supplement the efforts and available resources of the county and local governments, disaster relief organizations, and compensation by insurance for disaster related losses; confirm implementation of the county's EOP; and certify adherence to cost sharing requirements.

If the town receives a presidential disaster declaration, a recovery team will be implemented to address long-term issues in recovery.

6.5 Requesting State and Federal Resources

Requests for assistance will be forwarded to the state Division of Emergency Management (DEM) from the county EOC when local resources are exhausted or local capabilities are unable to meet the need. DEM can orchestrate and bring to bear outside resources and materials to meet the situation. The State of Utah is able to contact the federal government for assistance if it is unable to fill the request.

6.6 Continuity of Government

Continuity of government is an essential function of emergency management and is vital during a community emergency/disaster situation. All levels of government (federal, state, and local) share a constitutional responsibility to preserve life and property of its citizenry. Local continuity of government is defined as the preservation and maintenance of the local civil government ability to carry out its constitutional responsibilities. Ordinances, administrative rules and departmental procedures address continuity of government in Town of Hideout.

Section 7 DISASTER INTELLIGENCE

Disaster intelligence relates to collecting, analyzing and disseminating information and analyses that describe the nature and scope of hazards and their impacts. Intelligence and information sharing in the EOC is important, especially for each emergency support function (ESF) that is activated. It will be vital in evaluation of ESF resources, capabilities and shortfalls (for example, availability of trained personnel, equipment and supplies) and will help to determine the level of assistance that is needed, according to each ESF group. This information will become part of the planning and response process as ESF shortfalls are relayed to the town EOC command staff.

ESF #5 - Emergency Management is responsible for establishing procedures for coordination of overall information and planning activities in the EOC. The EOC supports local emergency response and recovery operations, provides a nerve center for collection and dissemination of information to emergency management agencies in order to qualify for state and federal assistance. It also gauges required commitment of resources, and supports other emergency response organizations in their assigned roles.

Disaster intelligence incorporates essential elements of information, which include but not limited to the following:

- Information element
- Specific requirements
- Collection method
- Responsible element
- Deliverables
- When needed
- Distribute to

Rapid assessment includes all immediate response activities that are directly linked to preliminary damage assessment operations in order to determine life-saving and life-sustaining needs. It is a systematic method for acquiring life-threatening disaster intelligence after a

disaster has occurred. In an event that occurs without warning, this assessment must be conducted, at least initially, with town resources. This assessment will lay the foundation for determining immediate response efforts and provide adequate local government response. Coordinated and timely assessments allow for prioritization of response activities, allocation of resources, criteria for requesting mutual aid and state and federal assistance.

Town of Hideout Emergency Management staff monitors events 24/7, which provides immediate information management. The town will coordinate preliminary damage assessment following any event where disaster intelligence is needed. This assessment involves teamwork and requires personnel who are in place and know their responsibilities. This assessment will be organized for information flow to the Joint Information Center (JIC).

Assessment is accomplished in three phases:

DISASTER INTELLIGENCE

- Rapid assessment, which takes place within hours and focuses on life-saving needs, hazards, and critical lifelines
- Preliminary damage assessment, reviewed by legal authority, which affixes a dollar amount to damage
- Combined verification, which includes a detailed inspection of damage to individual sites by specialized personnel

Development of preliminary assessment procedures will provide guidance to all participating agencies that will be involved in the process. Procedures will include:

- Development of a town profile
- Sectoring the town and performing an assessment by sector
- Look at town staffing patterns and possible resource needs
- Develop communication procedures
- Testing and exercising

Development of preliminary assessment forms will assist pre-identified personnel as they collect intelligence. These checklists will ensure uniformity for information gathered, disseminated and collected

Section 8 COMMUNICATIONS

Emergency communications is defined as the ability of emergency responders to exchange information via data, voice and video. Emergency response at all levels of government must have interoperable and seamless communications to manage emergencies, establish command and control, maintain situational awareness, and function under a common operating picture for a broad spectrum of incidents.

Emergency communications consists of three primary elements:

1. Operability - The ability of emergency responders to establish and sustain communications in support of the operation.

2. Interoperability - The ability of emergency responders to communicate among jurisdictions, disciplines and levels of government using a variety of communication mediums. System operability is required for system interoperability.
3. Continuity of communications - The ability of emergency response agencies to maintain communications in the event of damage to or destruction of the primary infrastructure.

8.1 Common Operating Picture

A common operating picture is established and maintained by the use of integrated systems for communication, information management, intelligence and information sharing. This allows a continuous update of data during an incident and provides a common framework that covers the incident life cycle across jurisdictions and disciplines.

A common operating picture accessible across jurisdictions and functional agencies should serve the following purposes:

- Allow incident managers at all levels to make effective, consistent decisions.
- Ensure consistency at all levels of incident management.

Critical aspects of local incident management are as follows:

- Effective communications
- Information management
- Information and intelligence sharing

A common operating picture and systems interoperability provide the information necessary to complete the following:

- Formulate and disseminate indications and warnings
- Formulate, execute, and communicate operational decisions
- Prepare for potential requirements and requests supporting incident management activities
- Develop and maintain overall awareness and understanding of an incident within and across jurisdictions

An EOC uses a combination of networks to disseminate critical information that constitutes a common operating picture, including the following:

- Indications and warnings
- Incident notifications
- Public communications

Notifications are made to the appropriate jurisdictional levels and to private sector and nongovernmental organizations through the mechanisms defined in emergency operations and Continuity of Operations Plans at all levels of government.

The types of communication used in an incident or event will vary depending on the complexity of the incident or event and consist of both internal communications and external communications. They may cross a broad spectrum of methods such as:

- Landline
- Cellular phone
- Texting
- Paging/notification
- 800 MHZ
- Internet/WebEOC/ESponder
- Amateur Radio Emergency Service (ARES)

External Communications

- Landline
- Fax
- Cellular phone
- Text
- 800 MHZ
- Internet/WebEOC
- Joint Information System/Joint Information Center
- Emergency activation system
- Reverse 911
- Press releases
- News media

Agencies must plan for the effective and efficient use of information management technologies such as computers and networks for the following purposes:

- Tie together all command, tactical, and support units involved in incident management
- Enable these entities to share information critical to mission Execution and the cataloguing of required corrective actions

Prior to an incident, entities responsible for taking appropriate pre-incident actions use communications and information management processes and systems to inform and guide various critical activities.

These actions include the following:

- Mobilization or pre-deployment of resources
- Strategic planning by:
 - Preparedness organizations
 - Multiagency coordination entities
 - Agency executives
 - Jurisdictional authorities
 - EOC personnel

Section 9 ADMINISTRATION, FINANCE, AND LOGISTICS

9.1 Administration Information

- The EOC monitors continuously 24/7 and is administered by Town of Hideout Emergency Management. Day-to-day operations are under the direction the Town Emergency Administrator.
- The operational readiness of the EOC is the responsibility of Town of Hideout Emergency Management.
- Narratives and operational journals of response actions will be kept.
- All written records, reports, and other documents will follow the principles of the National Incident Management System (NIMS).
- Agreements and understandings must be entered into by duly authorized officials and should be formalized in writing whenever possible prior to emergencies.
- Organizations tasked with responsibilities in the implementation of this plan are responsible for providing their own administrative and logistical needs and for the preparation and maintenance of a resource list for use in carrying out their emergency responsibilities.

9.1.1 Records Preservation and Restoration

All affected governments in Town of Hideout must ensure protection of their records so normal operations can continue after the emergency. Such records may also be vital to the rapid recovery from the effects of an emergency, with the maintenance of plans for the safety, recovery and restoration of the town's data and telecommunication systems during a disaster.

9.1.2 Reports and Records

General - The planning and activation of an effective emergency response requires timely and accurate reporting of information and the maintenance of records on a continual basis.

Reporting guidelines - Town of Hideout will submit consolidated reports to DEM to include information from local municipalities. Local governments will submit situation reports, requests for assistance, and damage assessment reports to Town of Hideout Emergency Management by the most practical means and in a timely manner. Municipal and county governments will use pre-established bookkeeping and accounting methods to track and maintain records of expenditures and obligations. Narrative and written log-type records of response actions will be kept by the municipal emergency management agency. The logs and records will form the basis for status reports to the county and state.

Preliminary damage assessment – Preliminary damage assessment reports are the necessary basis for the governor's decision to declare a state of emergency and to request a presidential disaster declaration. These reports determine the specific types and extent of assistance made available to the affected area.

Updates - Situation reports outlining new developments and more complete information will be forwarded as often as necessary in the most expeditious manner available. At a minimum, a daily situation report will be forwarded to the state EOC duration a local activation.

Post emergency reports – Town of Hideout Emergency Management will submit the appropriate post emergency reports to the:

Utah Division of Emergency Management
 Department of Public Safety
 1110 State Office Building
 Salt Lake City, Utah 84114
 801 538-3400

9.2 Financial Management

The Town of Hideout EOP assigns Primary and support agencies for 15 functional areas of disaster response. Each agency assigned to an emergency support function (ESF) is responsible for mobilizing existing personnel, equipment, materials, supplies and other resources under their control.

When agencies require additional resources, these requests will be referred to ESF #7 – Logistics Management and Resource Support in the town EOC. ESF #7 is tasked with identifying the most appropriate and economical method of meeting the resource request. There are four basic methods of meeting a resource request as follows:

- Local forces are those resources under direct control of the town EOC. They can be assigned based on priorities established by the EOC organizational response agencies.
- Mutual aid can be requested by the town EOC to augment local forces during a locally declared state of local emergency. All requests for mutual aid must follow the procedures established by the state Division of Emergency Management (DEM) under this agreement.
- State and federal agencies' response may be required when either mutual aid or contracting can meet the resource request. It is anticipated that this response would occur early in the disaster for short time periods.
- All ESF procurements and expenditures will be documented. All receipts and invoices with explanations and justifications will be forwarded to the Clerk/Auditor's office in a timely fashion. The Clerk/Auditor will ensure all documentation is complete, recorded on the appropriate forms and proper in all respects. If the county was federally declared, the Clerk/Auditor will submit for reimbursement. If the county was not declared, the documentation will serve as a recorded history of activity with expenditures.

9.2.1 Accounting

Complete and accurate accounts of emergency expenditures and obligations, including personnel and equipment costs, will be maintained. Such records are essential to identify and document (1) costs for which no Federal reimbursement will be requested and (2) those costs eligible for reimbursement under major emergency project applications. When Federal public assistance is provided under the Disaster Relief Act, local projects approved by FEMA are subject to both state and Federal audit. The town auditor will coordinate the reimbursement documentation for the FEMA Public Assistance program during a presidentially declared disaster for town government.

9.2.2 Fiscal Agreements

A clear statement of agreement between all major agencies responding to an emergency

concerning payment or reimbursement for personnel services rendered, equipment costs and expenditures of materials used in response to an emergency is crucial for accurate cost accounting.

9.3 Logistics

- Town of Hideout Emergency Management maintains current resource information on supplies, equipment, facilities and skilled personnel available for emergency response and recovery operations.
- ESF # 7 - Logistics Management and Resource Support provides logistical and resource support, including locating, procuring, and issuing resources (such as food, water, ice, supplies, office space, office equipment, fuel and communications contracting services, personnel, heavy equipment and transportation) to local entities involved in delivery emergency response and recovery efforts.
- The Administrator or designee has the authority to appropriate services and equipment from citizens as necessary in response to a disaster.
- Detailed information on logistical assets may be found in the resource and logistics annex.
- Unless covered in a mutual aid agreement/memorandum of understanding, emergency resources may not be sent outside Town of Hideout unless the Administrator, the Town of Hideout Emergency Management Director or other designated representative grants approval.

Section 10 PLAN MAINTENANCE

Town of Hideout Emergency Management is responsible for the overall maintenance (review and update) of this EOP and for ensuring that changes and revisions are prepared, coordinated, published and distributed. Each functional annex and incident annex describes the organization or agency responsible for those documents.

This EOP will be reviewed quarterly and updated annually based on deficiencies identified in simulated or actual use or due to organizational or technological changes. All changes shall be recorded by Town of Hideout Emergency Management.

Revisions to the EOP will be forwarded to all organizations or agencies assigned responsibilities in the plan. Contact names and telephone numbers (for EOC staff, departments, agencies, special facilities, schools, etc.) shall be maintained by appropriate departments and agencies.

10.1 EOP Maintenance

The EOP maintenance schedule provides a strategy to ensure that the entire EOP is reviewed throughout the year and provides a recommended timeframe for updating the basic plan and emergency support functions (ESF), functional, and incident Annexes. The entire plan must be revisited annually.

10.1.1 EOP Multiyear Strategy

The EOP Multiyear Strategy includes the objectives and key strategies for developing and maintaining the EOP including the support for short- and long-term initiatives. The objectives, key strategies and short and long-term initiatives are summarized in Table 1.

Table 10-1 EOP Multiyear Strategy

Objectives		Key Strategies	
<ul style="list-style-type: none"> ▪ Ensure Town of Hideout is prepared for any emergency or disaster. ▪ Protect essential facilities, equipment, records and other assets. ▪ Reduce or mitigate disruptions to operations. ▪ Reduce loss of life and minimize damage and losses. ▪ Achieve timely and orderly recovery from an emergency and resumption of full services. 		<ul style="list-style-type: none"> ▪ Develop a clear understanding of Town of Hideout Emergency Management's current emergency preparedness capabilities. ▪ Develop initial EOP capabilities outside current Town of Hideout locations. 	
Initiatives		Critical Success Factors	
Short Term		<ul style="list-style-type: none"> ▪ Establish an effective ability to execute the EOP. ▪ Continue to work EOP ESF primary and support agencies. 	<ul style="list-style-type: none"> ▪ Conduct training and exercises.
Long Term		<ul style="list-style-type: none"> ▪ Conduct training & exercises to reinforce knowledge of the plan. ▪ Perform annual reviews of plans and assessments. ▪ Ensure compliance with the National Incident Management System and the Incident Command System. ▪ Standard operating procedures for ESF, incident, and functional annexes 	<ul style="list-style-type: none"> ▪ Coordinate plans and procedures with local, state and federal agencies.

Section 11 AUTHORITIES AND REFERENCES

Item # 7.

11.1 Authorities

Under the provisions of HSPD-5, the Secretary of Homeland Security is the principal federal official for domestic incident management.

Federal Authorities

Federal Civil Defense Act of 1950, (PL 81-950), as amended

Disaster Relief Act of 1974, (PL 93-288) as amended.

Title III, of the Superfund Amendments and Reauthorization Act of 1986, (SARA), (PL 100-700).

Code of Federal Regulations (CFR), Title 44. Emergency Management and Assistance
October 1, 2008

The authorities under which this plan is developed include the following:

State of Utah Title 63, Chapter 3, "State Emergency Management Act." Town

of Hideout Code 7.09.04

State of Utah, Emergency Operations Plan

National Response Framework

11.2 Supporting Documents/Plans

- State of Utah Emergency Operations Plan
- State of Utah Hazard Mitigation Plan
- FEMA 501, National Incident Management System
- FEMA 501-3, NIMS Basic - Preparedness
- FEMA 501-7, NIMS Basic - Ongoing Management and Maintenance
- Comprehensive Preparedness Guide (CPG) 101
- EMAP Standards

11.3 Agreements

Town of Hideout has entered into the Statewide Mutual Aid Act, 53-2-501 for Catastrophic Disaster Response and Recovery.

Section 12 GLOSSARY

Item # 7.

All-Hazards: Describes all incidents, natural or human-caused, that warrant action to protect life, property, environment, and public health or safety, and to minimize disruptions of government, social, or economic activities

Town Coordinating Officer (TOC): The TOC is assigned to coordinate town resource support activities and information sharing following a major town emergency event or disaster. The TOC is responsible for all EOC coordination of resources, programs, and ESF groups for affected jurisdictions, individual victims, and the private sector. TOC is responsible for preparation of ISP which would include identifying operational periods and for filling command and general staff positions as needed.

Mayor: Chief Executive Officer of the Town

Town Council: The assembled elected leadership of the town

Town Liaison Officer: Point of contact for assisting and coordinating town departments. The Liaison Officer should establish relationships with town departments and be able to communicate information effectively with them.

Emergency Management: The preparation for, the mitigation of, the response to, and the recovery from emergencies and disasters. Specific emergency management responsibilities include, but are not limited to the following:

- Reduction of vulnerability of people and communities of this state to damage, injury, and loss of life and property resulting from natural, technological, or human-caused emergencies or hostile military or paramilitary action
- Preparation for prompt and efficient response and recovery to protect lives and property affected by emergencies
- Response to emergencies using all systems, plans, and resources necessary to preserve adequately the health, safety, and welfare of persons or property affected by the emergency
- Recovery from emergencies by providing for the rapid and orderly start of restoration and rehabilitation of persons and property affected by emergencies

Emergency Management Director: Emergency Management Director is assigned the role of Emergency Administrator and has the responsibility of overseeing town emergency management programs, planning and activities, as well as coordinating all aspects of the town's mitigation, preparedness, response, and recovery capabilities. The Emergency Administrator directs all town EOC coordination before, during and after an emergency.

Emergency Management Assistance Compact (EMAC): A congressionally ratified organization that provides form and structure to interstate mutual aid. Through EMAC, a disaster-affected state can request and receive assistance from other member States quickly and efficiently, resolving two key issues up front: liability and reimbursement.

Emergency Operations Center (EOC): A designated site from which public, private or voluntary agency officials can coordinate emergency operations in support of on-scene responders.

Emergency Operations Plan (EOP): Overview of Town of Hideout's emergency response organization and policies. It cites the legal authority for emergency operations, summarizes the situations addressed by the EOP, explains the general concept of operations and assigns responsibilities for emergency planning and operations.

Emergency Support Function (ESF): A functional emergency management responsibility established to facilitate assistance required during mitigation, preparedness, response, and recovery to save lives, protect health and property, and maintain public safety.

Emergency Support Function (ESF) Assignment Matrix: Organizational grouping of all primary and support ESF agencies.

Emergency Support Function (ESF) Coordinator: The primary ESF coordinator is the entity with management oversight for that particular ESF. The coordinator has ongoing responsibilities throughout the preparedness, response and recovery phases of incident management. Responsibilities of the ESF coordinator include:

- Coordination before, during, and after an incident, including pre-incident planning and coordination
- Maintaining ongoing contact with ESF primary and support agencies
- Coordinating efforts with corresponding private-sector organizations
- Coordinating ESF activities relating to catastrophic incident planning and critical infrastructure preparedness, as appropriate

Emergency Support Function (ESF) Primary Agency: Agency assigned primary responsibility to manage and coordinate a specific ESF. Primary agencies are designated based on their having the most authorities, resources, capabilities or expertise relative to accomplishment of the specific emergency support function.

Emergency Support Function (ESF) Support Agency: Entities with specific capabilities or resources that support the primary agency in executing the mission of the ESF.

Federal Emergency Management Agency (FEMA): Agency of the U.S. Government tasked with disaster mitigation, preparedness, response and recovery planning.

Finance/Administration Section: Responsible for tracking incident costs and reimbursement accounting.

Homeland Security Presidential Directive (HSPD) 5: Enhances the ability of the United States to manage domestic incidents by establishing a single, comprehensive National Incident Management System.

Incident Command System (ICS): An all-hazard, on-scene functional management system that establishes common standards in organization, terminology and procedures.

Incident Support Plan (ISP): Incident Support Plan (ISP): The ISP includes the overall incident objectives and strategies established by the Emergency Administrator for EOC operations. The Planning Section is responsible for developing and documenting the ISP.

Joint Information Center (JIC): The primary location for the coordination of media relations located in or near the Emergency Operations Center.

Joint Information System (JIS): Provides the public with timely and accurate incident information and unified public messages. This system employs Joint Information Centers and brings incident communicators together during an incident to develop, coordinate and deliver a unified message. This will ensure that federal, state, and local levels of government are releasing the same information during an incident.

Local Government: Local municipal governments, the school board and other government authorities created under county or municipal legislation.

Local Nonprofits: Nonprofit agencies active in providing local community services that can either provide assistance during an emergency or would require assistance to continue providing their service to the community. United Way Agencies are an example of local nonprofits under this category.

Logistics Section: Provides facilities, services and materials, including personnel to operate the requested equipment for the incident support.

Municipality: Legally constituted municipalities are authorized and encouraged to create municipal emergency management programs. Municipal emergency management programs shall coordinate their activities with those of the county emergency management agency. Municipalities without emergency management programs shall be served by their respective town departments. If a municipality elects to establish an emergency management program, it must comply with all laws, rules and requirements applicable to county emergency management agencies. Each municipal Emergency Operations Plan must be consistent with and subject to the applicable county Emergency Operations Plan. In addition, each municipality must coordinate requests for state or federal emergency response assistance with its county. This requirement does not apply to requests for reimbursement under federal public disaster assistance programs.

National Incident Management System (NIMS): A systematic, proactive approach to guide departments and agencies at all levels of government, nongovernmental organizations, and the private sector to work seamlessly to prevent, protect against, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property and harm to the environment.

National Response Framework: The guiding principles that enable all response partners to prepare for and provide a unified national response to disasters and emergencies. It establishes a comprehensive, national, all-hazards approach to domestic incident response.

Operations Section: Directs and coordinates all operations and assists the town coordinating officer in development of incident operations.

Planning Section: Responsible for the collection, evaluation, dissemination and use of

information about the development of the incident and status of resources.

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Policy Group: Consists of executive decision-makers that are needed to collaborate to manage the consequences of the disaster. This group makes critical strategic decisions to manage the emergency.

Policy Group Liaison: Individual assigned to act as liaison to coordinate town policy group and readiness and decision making processes. Effectively communicate executive level concerns and decisions during emergency operational periods to and from the Town Coordinating Officer.

Public Information: Emergency information that is gathered, prepared, and coordinated for dissemination during a disaster or major event.

Safety/Security: Safety/security is monitored and measures are developed for ensuring a safe and secure environment in which to run emergency operations.

State Liaison: Individual appointed by the Utah Division of Emergency Management to act as liaison during emergency periods to coordinate state actions for providing effective coordination and communications during the event.

Standard Operating Procedures (SOPs): States in general terms what the guideline is expected to accomplish.

Section 13 ACRONYMS

AOG	Associations of Government
ARES	Amateur Radio Emergency Service
CFR	Code of Federal Regulations
COOP	Continuity Of Operations Plan
CUWCD	Central Utah Water Conservancy District
DEM	Department of Emergency Management
DEQ	Department of Environmental Quality
DNR	Division of Natural Resources
EMAC	Emergency Management Assistance Compact
EMS	Emergency Medical Services
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPA	Environmental Protection Agency
ESF	Emergency Support Function
FEMA	Federal Emergency Management Agency
HAZMAT	Hazardous Materials
HAZUS-MH	Hazards United States Multi-Hazard standards
HSPD	Homeland Security Presidential Directive #5
ICS	Incident Command System
ISP	Incident Support Plan
JIC	Joint Information Center
JIS	Joint Information System
MAG	Mountainlands Association of Governments
NIMS	National Incident Management System
NRF	National Response Framework
OSHA	Occupational Safety and Health Administration
PIO	Public Information Officer
SARA	Superfund Amendment and Reauthorization Act
SOP	Standard Operating Procedures
VECC	Vallen Emergency Communications Center

VOAD	Voluntary Organizations Active in Disasters	Item # 7.
FBI	Federal Bureau of Investigation	

Section 15

EMERGENCY SUPPORT FUNCTION ANNEXES

Item # 7.

(insert ESF's and other annexes to follow.)

Title	Page	Revision	Date	Revised By (Name)
Emergency Support Function Annexes				
ESF #1 Transportation				
ESF #2 Communications				
ESF #3 Public Works and Engineering				
ESF #4 Firefighting				
ESF #5 Emergency Management				
ESF #6 Mass Care, Emergency Assistance, Housing, Human Services				
ESF #7 Logistics Management and Resource Support				
ESF #8 Public Health and Medical Services				
ESF #9 Search and Rescue				
ESF #10 Oil and Hazardous Materials Response				
ESF #11 Animal Services, Agriculture and Natural Resources				
ESF #12 Energy				
ESF #13 Public Safety – Law Enforcement and Security				
ESF #14 Long-Term Community Recovery				
ESF #15 External Affairs				
Support Annexes				
Earthquake Annex				
Evacuation Annex				
Mass Care and Sheltering Annex				