



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

June 25, 2020

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, June 25, 2020

All public meetings are available via ZOOM conference call and net meeting.  
Interested parties may join by dialing in as follows:

**Meeting URL:** <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986  
**Meeting ID:** 435 659 4739

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Regular Meeting  
6:00 PM

- I. Call to Order and Pledge of Allegiance
  - II. Roll Call
  - III. Agenda Items
    1. Public Hearing: Deer Waters Phase 1: discussion and possible approval of the preliminary and final plats
    2. Discussion and possible approval of a Resolution amending the Town Fee Schedule
  - IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda
  - V. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed
  - VI. 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



10860 N. Hideout Trail  
 Hideout, Utah 84036  
 435-659-4739

Item # 1.

Application #	
Zone	
Tax ID #	
Date Received	
Received By	
Reviewed By	
Date Completed	

## Preliminary Subdivision Application Form

### Preliminary Procedures (11.06.117.4)

1. Submit the application along with required fees and copies (**electronic and hard copies**) of all required plans, reports and required documents.
2. Public Notice as required by the Town of Hideout Standards.
3. Hearing before the Planning Commission: The Public Hearing before the Planning Commission will be held, and comments requested from the public at that time. If, after such hearing and at such time that the Planning Commission determines that a complete application has been provided it will forward the application along with its recommendations to the Hideout Legislative Body.
4. The matter will be placed on the next available Hideout Legislative Body agenda.
5. Public Notice of the Hideout Legislative Body hearing shall be given as required by the Hideout Standards for Public Notice.
6. Hearing before the Hideout Legislative Body: The hearing before the Hideout Legislative Body will be held, and comments requested from the public at that time. If, after such hearing the Hideout Legislative Body approves the project, the project may then proceed to apply for Final Approval, provided however if any conditions are set forth by the Hideout Legislative Body, all such conditions must be met prior to application for Final Approval unless otherwise required by the Hideout Legislative Body.

### Town of Hideout Fee & Rate resolution # (March-Oct 20197)

Preliminary Plat (Residential)	\$300.00, plus \$50.00 per lot/unit/ERU, plus costs
Preliminary Plat (other):	\$100.00 per 1,000 sq. ft. plus costs
Fee calculation: $\$300.00 + (\$50.00 * (\# \text{ Lots/ERU's/Units})) = (\$ \text{ owed at app submission})$ Example: $\$300.00 + (\$50.00 * 60 \text{ lots}) = (\$3,300.00)$	
<b>Note: Other actual costs may be assessed and billed later</b>	



**1. Project Information**

Project Name: Deer Waters Amended Phase 1

Project Location: End of Star bazer Circle

Legal Description: \_\_\_\_\_

Tax ID: \_\_\_\_\_

Owner(s) of Record:

Full Name: Deer Waters Resort LLC

Address: 2265 E. Murry Holaday Rd. Holaday 84117

Phone: 801-766-5557 E-Mail Address: natebrockbank@gmail.com

Subdivision & Lot #, or Survey, Lot & Block #:

Deer Waters Phase 1

Project description: (Include number of lots, ERU's):

We took off 8 lots in Deer Waters Phase 3 and we would like to add 1 of those lots

Prior Approvals: (application #) \_\_\_\_\_

to the end of Star bazer Circle in Deer Waters phase 1. We also need to realign Star bazer Circle to go into The ~~Vander~~ Lakeview Estates.



## 2. Applicant or Authorized Representative to Whom all Correspondence Is to Be Sent

Applicant is not the owner listed above.

Full Name: Nathan Brockbank Holladay ut.

Address: 2265 E. Murray Holladay Rd. 84117

Phone #: 801-706-5557

E-mail Address: Natebrockbank@gmail.com

The checklist below must be included with your application with all items checked off to designate that they have been submitted or your application will not be processed.



**3. Checklist:**

*This is an amended plat all this was already turned in -*

**1. Preliminary Plans:**

The Preliminary Plans shall be drawn to a scale not smaller than one-inch equals one hundred feet (1" = 100'), and shall show the following:

- a.  Project name and address;
- b.  North point, scale, date;
- c.  A copy of the Record of Survey of the proposed boundary of the overall development and/or phase. In the event that the development has multiple phases; the proposed plat shall show the recorded file number of the Record of Survey and/or paper copy of the survey;
- d.  A copy of the closure sheet which shall show the following:
  - i.  The courses and distance of the proposed development/subdivision boundary and the error of closure;
  - ii.  The area of each lot in square feet and acres.
- e.  All open spaces and roadways
- f.  Names, addresses, and telephone numbers of developer, engineer, and current and prospective owners;
- g.  Nearest section corner tie, township(s) and range(s);
- h.  Acreage, property dimensions, project perimeter;
- i.  All proposed phases of the development, numbered and defined, with approximate timetable for development;
- j.  Location of entire development in relation to surrounding neighborhoods and developments (include names of adjacent subdivisions and developments, adjacent property owners' names and addresses, and adjacent land uses and buildings);
- k.  Existing topography with a contour interval of two (2) feet;
- l.  Landscaping Concept plans illustrating cut and fill limits and limits of disturbance and landscaping plans including topographic lines, and evidencing conformance with the Hideout Water Quality Plan;
- m.  Existing and proposed lot lines, easements, walkways, streets and rights-of-way (public and private); including widths, names, and numbers, on subject and surrounding areas; proposed dedications of public use areas; existing and



proposed curb, gutter, and sidewalk (sidewalks may not be required in all residential areas, but should be noted on the plans if proposed by the developer or if required by the Town of Hideout after initial review);

- n.  Existing waterways (including irrigation), significant vegetation, and natural features of the land;
- o.  Sensitive lands in the proposed development shall be identified on a plan prepared and stamped by a licensed geotechnical engineer or licensed geologist;
- p.  Soils testing, and geotechnical analysis as required by the Town of Hideout;
- q.  Existing and proposed infrastructure including all fire hydrants, water and sewer lines, storm sewer system, and all utilities, including but not limited to electricity, natural gas, telephone, cable television;
- r.  Proposed layout of all public and private streets, if any, including profiles (same scale as site plan), widths and cross-sections (same as Town standards, at an interval of one hundred (100) feet (or as determined by the Hideout Planner));
- s.  Location and conceptual elevation drawings of existing and proposed buildings, signs, dumpster and utility enclosures, fences and other structures;
- t.  Drainage plan illustrating that the development as planned does not impose adverse impacts to the drainage system or increase the sediment contribution to receiving waters. The Drainage Plan will illustrate methods of controlling runoff, directing flow and detaining or retaining water. Methods in preparing the necessary items to be contained in the Drainage Plan are described in the Hideout Water Quality Plan.

The Drainage Plan shall include the following:

- i.  Site Description;
- ii.  Development Plan;
- iii.  Drainage Assessment;
- iv.  Storm Water Pollution Prevention Plan;
- v.  Unit configuration footprints and typical architectural elevations;
- vi.  Tabulation of projected ERUs, as described in the Plan;



vii.  Any additional information which the Hideout Legislative Body may reasonably require in a specific instance. Where a developer owns or controls more land than he or she wishes to develop immediately, the Town of Hideout may require that a preliminary plan of the whole area be submitted, in which case the developer shall indicate the portion to be developed immediately and the portion to be held for future development;

u.  The Preliminary Plan shall incorporate the criteria and requirements of the following: (Available as appendices of Title 11 of the Town Code)

- i.  Road Design Planning Submittal Criteria (Appendix 1);
- ii.  Storm Drainage and Erosion Control Planning Submittal Criteria (Appendix 2);
- iii.  Sewer and Water Design Criteria (Appendix 3);
- iv.  Modification to WPA (Appendix 4);
- v.  Adoption of Codes (Appendix 5);
- vi.  ERU/Equivalent Residential Units (Appendix 6);
- vii.  Manual of Standard Plans 2007 editions APWA;
- viii.  Manual of Standard Specifications 2007 editions APWA;

**2. Required Documents:**

The following documents shall be required (draft form is acceptable):

- a.  Articles of Incorporation and Bylaws of the Property Owners Association;
- b.  Declaration of covenants, conditions, restrictions and management policies;
- c.  A copy of any executed MDAs related to the project;
- d.  A will-serve letter from any Special Service District and/or other appropriate agency (if not applicable, a letter stating why is required):
  - i.  Indicating the availability of water;
  - ii.  Water service;
  - iii.  Sewer service;
  - iv.  Extended fire;
  - v.  Extended police;



- vi.  Schools;
- vii.  Garbage collection and disposal;
- viii.  Roads maintenance;
- ix.  Trails maintenance;
- x.  Open space management;
- xi.  Storm water detention;
- xii.  Telephone service;
- xiii.  Electric service;
- xiv.  Natural gas;
- xv.  Other municipal type services (please specify);

e.  A form of certification for each of the following (these are proposed certifications of what is intended to be placed on the plat, a sample of which may be obtained from the Planning office):

- i.  Owner' s dedications;
- ii.  Surveyor' s certificate of accuracy of survey;
- iii.  Surveyor' s approval;
- iv.  Hideout Legislative Body approval.



### 4. Acknowledgement of Responsibility

This is to certify that I am making an application for the described action by the Town of Hideout and that I am responsible for complying with all town requirements regarding this request. This application should be processed in my name and I am a party whom the town should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until the Zoning Administrator or designee has reviewed the application and notified me in writing that it has been deemed complete. **I understand that any application I submit will be governed by the terms of the Town Code of the Town of Hideout** and that I am responsible to understand those provisions and ensure that the application complies with the same.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that I will be informed of the dates set for any public hearing or public meetings. This report will be on file and available in the Town of Hideout office shown above.

I further understand that additional fees may be charged for the town's review of the application. Any additional analysis required would be processed through the town's consultants with a written estimate of time/expense/scope. This estimate will be provided to the applicant for authorization prior to any work being performed.

Signature of the Applicant: Mathew Broeze manager

Name of Applicant (Print): Deer Waters Resort LLC

Mailing Address: 2265 E Murray Holiday Rd - Holiday

Phone: 801-706-5557 84117

E-mail Address: Notabrockbenke@gmail.com



### 5. AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): Deer Wetters Resort LLC

Mailing Address: 2265 E Murray Holiday Rd - Holiday 801117

Street Address/Legal Description of Subject Property:  
last lot on Star Gazer Circle

Signature: *Mitch B...* Date: 5/27/20

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

**Please note:** This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.



TOWN OF HIDEOUT, UTAH

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

E-mail: clerk@hideoututah.gov

SUBDIVISION APPLICATION Preliminary Plan without MPD Final Plat X

PLANNING COMMISSION Approved Denied APPLICATION NO. DATE RECEIVED FEE RECEIVED TOWN COUNCIL Approved Denied Residential Non-Residential Street involved

I. PROJECT INFORMATION

Name: Deer Waters Phase I Amended. Address/Location: end of Star gazer Cir Legal Description: Tax ID: Subdivision & Lot #, or Survey, Lot & Block #: Deer Waters Resort phase I

II. APPLICANT

Please check one of the following: X owner optionee buyer agent other

Name: Nathan Brockbank Mailing Address: 2265 E. Murray Holladay Road Holladay UT 84117 Phone # 801-706-5557 Fax # E-mail Natchbrockbank@gmail.com

III. SUBDIVISION FACT SHEET - PROJECT DESCRIPTION

1. On a separate sheet of paper, give a general description of the proposal and attach it to the application. Provide a written statement describing the request and any other information pertaining to the conversion of the proposed project.

2. Existing Zoning: Deer Waters MDA

- 3. Is project within Sensitive Lands Overlay?  Yes  No
- 4. Current use of property: residential
- 5. Total Project Area:  
Acres .31 Square feet 13,360
- 6. Number of Lots:  
Existing 0 Proposed 1  
Average Lot Size 4000 sq ft  
Minimum Lot Size 4000 sq ft
- 7. Number of unit Equivalents for the property: 1
- 8. Lots per acre: 1
- 9. Lots accessed via: (check one):  
 public road  private road  private driveway
- 10. Allowed tenancy (check one):  
 owner occupied  lease  nightly rental
- 11. Water Service availability:  Yes  No
- 12. Other applications under review: \_\_\_\_\_
- 13. Sensitive Lands Overlay Required:  Yes  No

**IV. SUBMITTAL REQUIREMENTS**

- At time of application:
- 1. Completed and signed application form.
  - 2. Review fees if applicable – refer to Fee Schedule.
  - 3. Two (2) complete sets of all plans. Include adjacent properties in site plan.
  - 4. One (1) set of reduced plans (8 1/2" x 11").
  - 5. Current Title Report (not older than 30 days).
  - 6. Two copies of the CC&Rs and By-Laws, if applicable.
  - 7. Photographs of the proposed location.
  - 8. Applicant should be aware that there may be a request to provide presentation material for Planning Commission/Town Council meeting, which may or may not include the following:  
    - 20" x 30" presentation boards
    - Elevations and/or perspectives
    - Location map
    - 8 1/2" x 11" overheads of materials outlined above
    - Photographs/graphic illustrations

- 9. Stamped, addressed envelopes for all adjacent property owners.
- 10. 20" x 30" Public Notice sign for posting on the site, that includes the words "Notice of Public Hearing, Hideout Town Council, Subdivision Application", and includes the date, time and place of hearing (Date, 3 PM, 10837 N. Hideout Trail).

At time of recordation:

- 1. 3.5 Disc containing the final plat information, preferably on AutoCAD.
- 2. Mylar not larger than 24"x36" with 1/2" border on top, right and bottom, and 1 1/2" border on left.
- 3. Mylar plat shall be signed by Owner (signature to be notarized), signed and sealed by Land Surveyor, signed by Sewer and Water Authorities, and signature blocks for the Mayor, Town Clerk, Planning Commission Chair, Town Engineer and Town Attorney.
- 4. Final, signed CC&R's to be recorded with the final plat mylar.

**V. ACKNOWLEDGMENT OF RESPONSIBILITY**

This is to certify that I am making an application for the described action by the Town of Hideout and that I am responsible for complying with all Town requirements with regard to this request. This application should be processed in my name and I am a party whom the Town should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until the Planning Commission or designee has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that I will be informed of the dates set for any public hearings or public meetings. This report will be on file and available in the Town of Hideout office shown above.

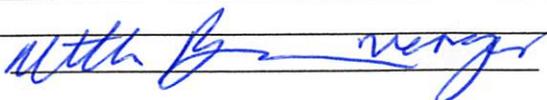
I further understand that additional fees may be charged for the Town's review of the proposal. Any additional analysis required would be processed through the Town's consultants with an estimate of time/expense provided to the applicant prior to an authorization with the study.

Signature of Applicant: *Utter Brock*  
 Name of Applicant (Print): Deer Waters Assoc LLC  
 Mailing Address: 2265 E - Murray Holiday Rd. 80117  
 Phone: 801-706-5557  
 Fax: \_\_\_\_\_  
 E-mail: Utterbrock@comcast.com

**AFFIRMATION OF SUFFICIENT INTEREST**

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

Name of Applicant (Print): Deer Waters Resort LLC  
 Mailing Address: Same as above  
 Street Address/Legal Description of Subject Property:

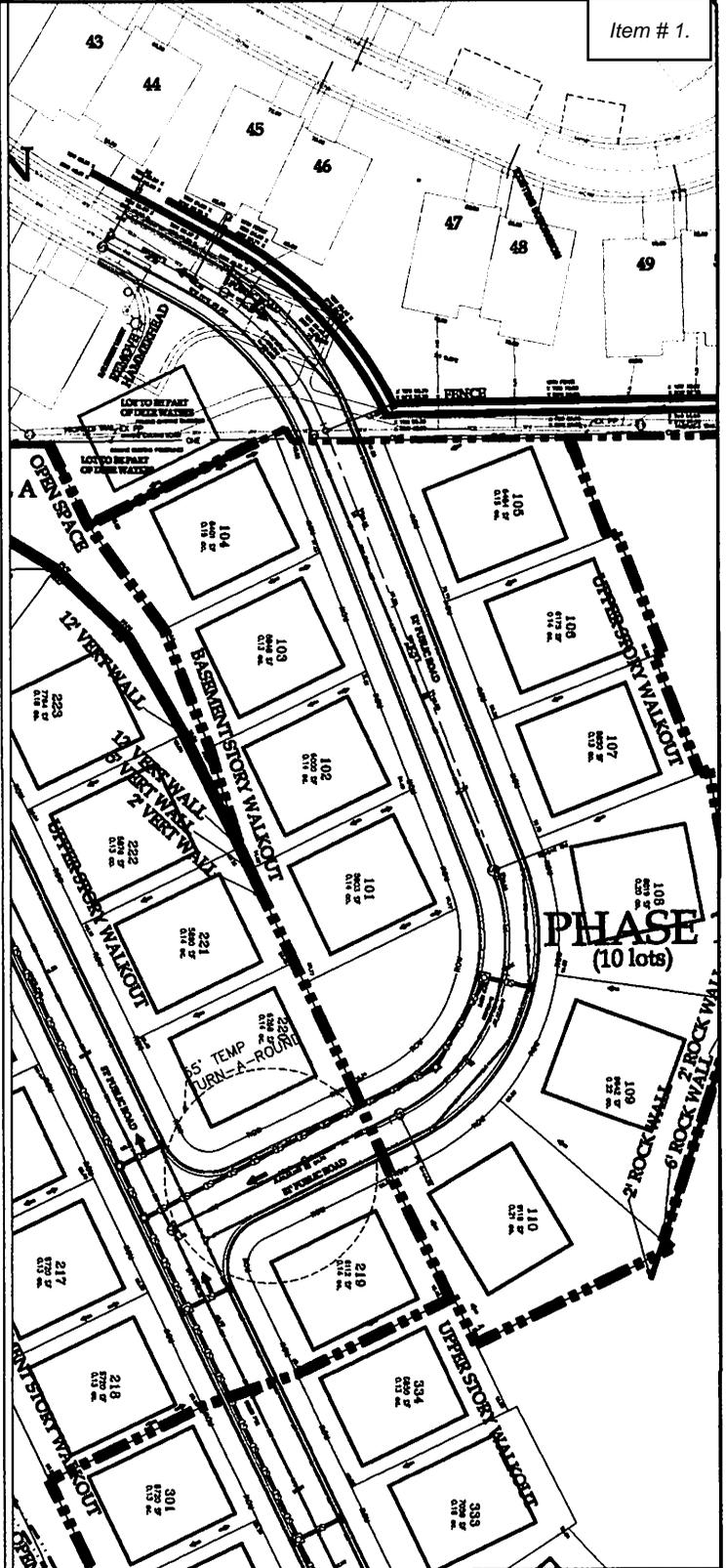
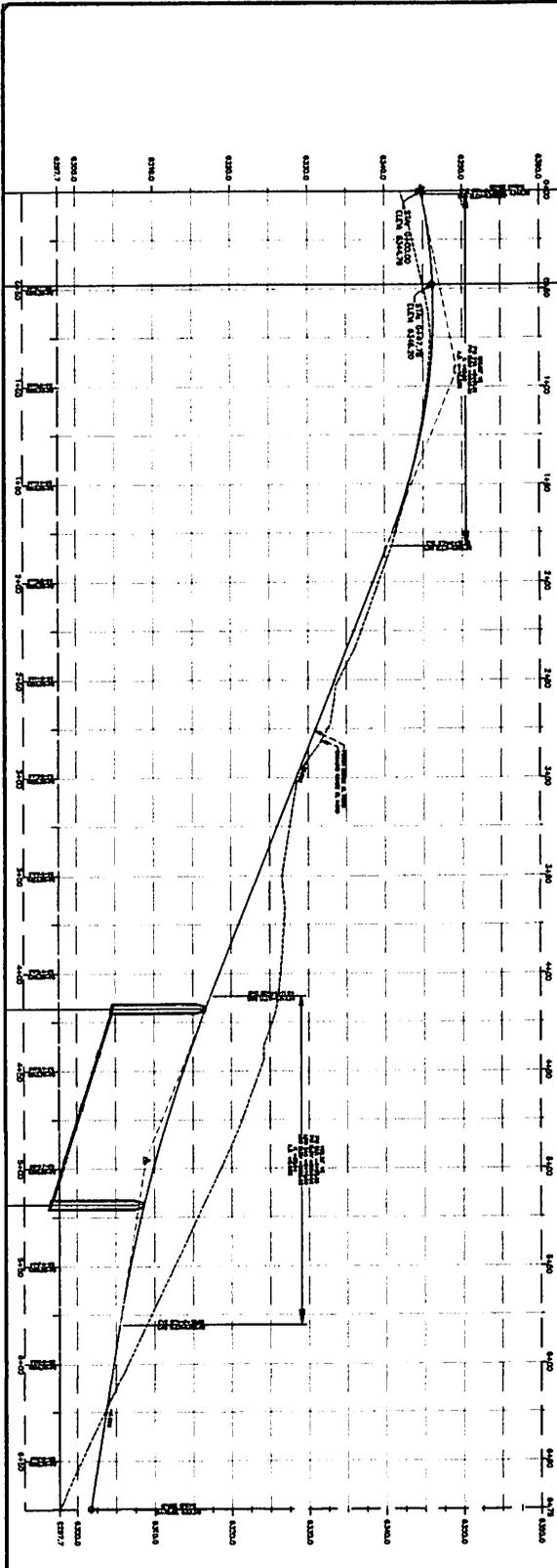
Signature:  Date: 5/27/20

1. If you are not the fee owner, attach another copy of this form that has been completed by the fee owner, or a copy of your authorization to pursue this action.
2. If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

Please note: This affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to final action.

We lost 8 lots in Deer Waters phase 3 and are adding one of them back into phase 1. We are also needing to adjust the road because now it will go into Lakeview Estates.





**LEGEND**

1" = 30' HORIZONTAL  
1" = 7.5' VERTICAL  
(24x36 SHEET)

30 0 30 60

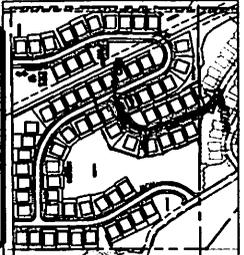
SCALE IN FEET

LEGEND

1" = 30' HORIZONTAL  
1" = 7.5' VERTICAL  
(24x36 SHEET)

30 0 30 60

SCALE IN FEET



DATE: 5-10-20  
DRAWN BY: PP7

**LAKEVIEW ESTATES**  
PLAN and PROFILE  
ROAD 5A  
STA: 0+00 to END  
PRINT DATE: 5-10-20

**GATEWAY CONSULTING, Inc.**  
P.O. BOX 2180 SOUTH JORDAN, UT 84095  
TEL: (801) 694-5800 FAX: (801) 433-7058  
gpc@gatewayconsulting.com

CIVIL ENGINEERING \* CONSULTING \* LAND PLANNING  
CONSTRUCTION MANAGEMENT

DESIGNED BY:	GPW	DATE:	7-1-03
CHECKED BY:	GPW	SCALE:	1"=30'
DRAWN BY:	GPW	SURVEY BY:	MARKS
DATE:	5-10-20	APP'D:	



The below listed violations have been excerpted from the Utah State Uniform Fine and Bail Schedule [https://www.utcourts.gov/resources/rules/ucja/append/c\\_fineba/](https://www.utcourts.gov/resources/rules/ucja/append/c_fineba/)

**TOWN OF HIDEOUT FEE & RATE RESOLUTION #2020-02**  
(Amending Resolution #2019-04)

**A RESOLUTION ADOPTING FEE SCHEDULES AND POLICIES FOR CONSTRUCTION, BUILDING, FACILITY RENTAL, PLANNING, SIGN CODE, BUSINESS LICENSE, BEER AND LIQUOR LICENSES, GRAMA AND OTHER FEES.**

**WHEREAS**, it has become necessary to combine the fees from any previous resolutions or ordinances that have been previously adopted into a standard fee ordinance, thereby enabling more frequent and informed review and application of Town fees, and

**WHEREAS**, it is necessary to update the current fee schedule to reflect the changing costs of performing services, constructing infrastructure and providing facilities and other public benefits, and

**WHEREAS**, additional and/or updated Hideout Town fees need to be included in this fee and rate resolution,

**WHEREAS**, the Town desires to increase the efficiency of its ability to pass charges for costs incurred

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Hideout Town, State of Utah, as follows:

The Fee Schedule(s) as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Resolution are hereby repealed and in its place this Resolution is adopted establishing the fees for various Town services, permits and processes as attached in Exhibit A. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Resolution shall remain in full force and effect.

Passed and adopted by the Town Council of Hideout, Utah this 25<sup>th</sup> day of June, 2020.

THE TOWN OF HIDEOUT

\_\_\_\_\_  
Philip Rubin, Mayor

ATTEST: \_\_\_\_\_  
Allison Lutes, Town Clerk

**TOWN OF HIDEOUT  
FEES AND RATES SCHEDULE**

Resolution 2020-\_\_\_\_\_  
Exhibit A  
Fees and Rates Schedule

**Section 1.1  
Building Permit Application Fees**

**Residential**

Building Fees [based on Total Construction Value using the following values per square foot: - Finished Interior Area Sq. Ft. Value: \$168.98 - Finished Basement Sq. Ft. Value: \$42.24 - Unfinished Basement Sq. Ft. Value: \$22.50 - Garage/Decks/Covered Patio Area Sq. Ft. Value: \$66.95] <i>The values per square foot are reflective of the February 2019 Building Valuation Data</i>	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation	\$400.00
Water Connection Fee (plus cost of meter)	\$950.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Transfer Fee	\$20.00
Sewer Impact Fee (where applicable)	\$5,083.00
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500

**Commercial**

Building Fees	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation	\$400.00
Water Connection Fee	\$950.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Change Fee (plus cost of meter)	\$20.00
Sewer Impact Fee (where applicable)	\$5,083.00
State Surcharge	1% of Building Fee
Roadway Construction Fee	\$500

**Remodel Building Permit Fees**

Application Fee	\$200.00
Administrative Fee	10% of Town Engineer estimated fees for plan review and inspections
State Surcharge	1% of Town Engineer estimated fees for plan review and inspections

**Section 1.2  
Planning Fees**

**1.2.1 Development Fees**

Concept Review	\$2,000 (plus overage costs)
Preliminary Subdivision (Residential) - Major (6 Lots or More)	\$6,000 + \$100/acre (plus overage costs)
Preliminary Plat Subdivision (Residential) - Minor (5 Lots or Fewer)	\$4,500 + \$100/acre (plus overage costs) <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i>
Preliminary Subdivision (Commercial/Other)	\$3,500 + \$750/acre (plus overage costs)
Final Plat Subdivision (Residential) - Major (6 Lots or More)	\$6,500 + \$100/acre (plus overage costs)
Final Plat Subdivision (Residential) - Minor (5 Lots or Fewer)	\$2,000 + \$100/acre (plus overage costs) if Preliminary Subdivision review complete; <i>OR</i> \$5,000 + \$100/acre (plus overage costs) if Preliminary Review not completed
Final Subdivision (Commercial/Other)	\$3,500 + \$750/acre (plus overage costs)
Plat Amendment and Lot Combination	\$1,250 (plus overage costs)
Revised Development Plans	\$1,500 (plus overage costs)
Subdivision Construction Fee	5% of construction costs (must be paid prior to commencement of any construction activity)

**1.2.2 Conditional Use Permit**

Conditional Use Permit	\$3,000 (plus overage costs)
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**1.2.3 Temporary Use Permit**

Temporary Use Permit	\$750 (plus overage costs)
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**1.2.4 General Plan Amendment**

Per Application	\$7,500 (plus overage costs)
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**1.2.5 Zone Change Application**

Zone Change	\$5,000 + \$50/acre (plus overage costs)
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**1.2.6 Annexations**

Pre-Application	\$5,000 (plus overage costs)
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	\$10,000 (plus overage costs)
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	\$7,500 (plus overage costs)
Annexation Fiscal Impact Analysis Plus actual cost of City-Approved consultant fee	\$2,500.00
Modification to Annexation Agreement	\$3,500 (plus overage costs)

**1.2.7 Sign Review Fees**

Master Sign Plan Review	\$500 (plus overage costs)
Individual Signs or Sign Plans or Minor Amendment to Existing Master Sign Plan	\$350 (plus overage costs)
Individual Signs when a Master Sign Plan has been Approved	\$250 (plus overage costs)
Temporary Signs	\$150 (plus overage costs)

**1.2.8 Special Meetings**

Special Meeting Fee	\$750 in addition to other fees
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*\* As used in this Fees and Rates Schedule, the term "overage costs" means any actual costs incurred by the Town in connection with the review or processing of the applicable permit or application which exceed the stated amount of the fee (such actual costs could include, but are not limited to, engineering costs, inspection costs, planning costs, legal costs, costs of documents and materials, etc.).*

**1.3 Subdivision Construction Review and Inspection Fees**

All projects require a \$5,000 project application deposit due with the initial application to cover any consulting fees incurred prior to approval. Any balance remaining will be credited to the 5% deposit below.

Projects which require infrastructure installation, whether private or public, shall be required to pay an inspection fee deposit equal to five (5%) percent of the estimated construction cost as determined by the Town Engineer. The Town will charge against this deposit all costs associated with the project, including staff, administrative, legal, other professional and engineering consultation fees and costs incurred by the Town. If the actual costs associated with the project exceed the deposit, the Town shall bill the actual costs to the applicant or developer.

A \$500.00 non-refundable fee per utility or company (regardless of number of encroachments in a one year period), plus a \$2,000.00 cash bond for work crossing the street and a \$5000 cash bond for every 100' of parallel work in the right-of-way (bond to be held for two years after acceptance of repair) plus proof of insurance. Engineering inspection fees or Town repair costs may be billed to the licensee or charged against the bond if necessary.

**Section 2  
Business License, Beer and Liquor License**

License Application Fee	\$75.00
Home Occupation Business Application Fee	\$75.00
Annual License Administration Fee	\$75.00
On Premises Beer Retail License Application/Annual Fee	\$75.00
Restaurant Liquor License Application/Annual Fee	\$300.00
Limited Restaurant Liquor License Application/Annual Fee	\$300.00
On Premises Banquet License Application/Annual Fee	\$350.00
Private Club Liquor License Application/Annual Fee	\$350.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$175.00
Sexually Oriented business License Application/Annual Fee	\$300.00

**Section 3  
Rental of Town Facilities**

**3.1 Town Hall Building**

Hideout resident usage per day or any fractional part thereof	\$100.00
Non-resident usage	\$150.00

*Note: renter will be charged actual cost for cleaning after usage.*

**3.2 Fee Reduction or Waiver**

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town

**Section 4**  
**GRAMA Fees (Government Records Access and Management Act)**

**4.1 Copies Made at Town Facility**

8-1/2 x 11 copies	\$.30 per page (double-sided charged as two pages)
8-1/2 x 14 copies	\$.45 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

**4.2 Copies in Excess of 50 Pages**

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

**4.3 Compiling Documents**

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	\$50.00 per request or \$20.00 per employee hour required to compile the record, whichever is greater.

**Section 5**  
**Penalties and Fees for Non-Compliance With Town Ordinances and Code**

**5.1 Penalty Fees: Code Violations**

Daily Fee for Each Cited Violation	\$500.00
Fees will continue to accrue after each Notice of Violation until the referenced violation is corrected	
If fines remain unpaid the Town may issue a stop work order or revoke any applicable permit	

**Section 6**  
**Water Fees**

**6.1 Developer Reservations**

Stand-by Fee (platted lots without homes)	\$207.00 per lot annually
Stand-by Fee (Platted lots with accepted water infrastructure)	\$238.00 per lot annually

**TOWN OF HIDEOUT  
FEES AND RATES SCHEDULE**

**RESOLUTION** 4  
**EFFECTIVE OCTOBER** Item # 2. 9

Water Reservation Fees	\$160.00 per Hideout Unit (HU) defined as a planned Hideout lot.
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**6.2 Water Connection Fees**

Administrative Fee	\$75.00
Water Meter, Installation and Inspection Fee	\$950.00

**6.3 Monthly Water Metered Service**

**6.3.1 Residential**

Base Rate	\$73.00 for the first 10,000 gallons
Next 10,000	\$8.80 per 1,000
Next 10,000	\$10.60 per 1,000
Next 20,000	11.70 per 1,000
Next 20,000	12.90 per 1,000
Next 20,000	14.20 per 1,000
Next 20,000	15.70 per 1,000
Over 110,000	\$17.30 per 1,000

**6.3.2 Multifamily**

Base rate	\$140.00 for the first 10,000 gallons
Next 20,000	\$15.40 per 1,000
Next 20,000	\$17.00 per 1,000
Next 20,000	\$18.70 per 1,000
Next 20,000	\$20.60 per 1,000
Next 20,000	\$22.70 per 1,000
Next 30,000	\$25.00 per 1,000
Over 140,000	\$27.50 per 1,000

**6.3.3 Parks/Irrigation**

0 Usage	\$0.00
First 10,000	\$73.00 for 1 to 10,000 gallons
Next 20,000	\$8.10 per 1,000
Next 20,000	\$9.00 per 1,000
Next 20,000	\$9.90 per 1,000
Next 20,000	\$10.90 per 1,000
Next 20,000	\$12.00 per 1,000
Next 30,000	\$13.20 per 1,000
Over 140,000	\$14.60 per 1,000

**6.4 Hideout Irrigation**

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure
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**6.5 Water Reconnection Fee**

Due to non-payment or failure to maintain backflow, etc.	\$150.00
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**6.6 Extension of Water Services Policy**

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council’s standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**6.7 Construction use of Water Before Meter Installation**

Deposit for Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

**Section 7  
Sewer Fees**

**7.1 Sewer Impact Fees**

Bonded	\$5,083.00
Unbonded	\$7,231.00

**7.2 Sewer Connection Fees**

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	\$40.00

**7.3 Monthly Sewer Fees**

Per residential or commercial unit	\$28.60
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**7.4 Extension of Sewer Services Policy**

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council’s standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

**Section 8  
Account Late Fees**

TOWN OF HIDEOUT  
FEES AND RATES SCHEDULE

RESOLUTION 4  
EFFECTIVE OCTOBER 9  
Item # 2.

Overdue Accounts	1.5% monthly interest charge
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**Section 9**  
**Storm Drain Fee**

**9.1 Monthly Storm Drain Fee**

Per Billable Meter	\$6.00
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