

HIDEOUT, UTAH
TOWN COUNCIL SPECIAL MEETING AND PUBLIC HEARING,
TUESDAY, MARCH 24, 2026
Agenda



PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, UT will hold a Special Meeting and Public Hearing at approximately 5:00 PM, or soon thereafter, on Tuesday, March 24, 2026 in the Town of Hideout Council Work Room located at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times described below.

The public may join remotely, attend in-person, or view the open portions of this meeting by connecting to:

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

Interested parties may join via Zoom:

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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- I. Welcome
 - II. Call to Order and Pledge of Allegiance
 - III. Roll Call
 - IV. Public Hearing
 1. [Public Hearing - \(The Town Council may take action following Public Comment and upon conclusion of the public hearing\). The purpose of the public hearing is to receive public input regarding proposed amendments to the Town's consolidated fee schedule. The proposed amendments include updates to Planning Fees \(including increases to Plat Amendment and Lot Combination application fees and escrow amounts, and revisions to public hearing requirements to reflect recent Utah Code changes\); and increases to utility fees for water, sewer, and storm water.](#)
 - V. Agenda Item
 1. [Consideration and Possible Adoption of Resolution 2026-R-XX amending the Hideout Fee and Rate Schedule.](#)
 - VI. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above Tuesday, March 24, 2026, Hideout Town Council Special Meeting and Public Hearing Agenda was posted at the following locations: 1) Hideout Town Hall, 2) [Town website www.hideoututah.gov](http://www.hideoututah.gov) and 3) [the Utah Public Notice Website at www.utah.gov/pmn](http://www.utah.gov/pmn). Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder at 435-659-4739 at least 24 hours prior to the meeting.

Maria Devereux, Town Recorder

TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 2025-R-~~03~~xx
 Updated ~~4/10/2025~~3.24.2026

Section 1.1
Building Permit Application Fees

Residential

Building Permit Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the current Building Valuation Data.</i>	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Reinspection Fee	\$407.00
Construction Sign Fee	\$220.00
Sewer Connection Fee	\$440.00
Grubbing and Grading Fee	\$275.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Town Impact Fee (by subdivision)	See Section 10
Water Connection Fee	See Section 6.2

Commercial

Building Permit Fees	.83 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Reinspection Fee	\$407.00
Construction Sign Fee	\$220.00
Sewer Connection Fee	\$440.00
Grubbing and Grading Fee	\$275.00
Water Re-Connection Fee (plus cost of meter)	\$165.00
Utility Property Owner Change Fee (plus cost of meter)	\$22.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Water Connection Fee	See Section 6.2

Remodel Building Permit Fees

Application Fee	\$220.00
Building Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the current Building Valuation Data.</i>	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Reinspection Fee	\$407.00
State Surcharge	1% of Town Engineer estimated fees for plan review and Inspections

**Electrical and Mechanical
 Permit Fees**

Application Fee	\$50.00
See Fee Table below	

TOWN OF HIDEOUT Resolution 2025-R-~~03~~xx
FEES AND RATES SCHEDULE Updated ~~4/10/2025~~ 3.24.2026

Reinspection Fee	\$407.00
State Surcharge	1% of Valuation Fee

Total Valuation Fee

\$1.00 to \$1,300.00	\$50.00
\$1,301.00 to \$2,000.00	\$50.00 for the first \$1,300.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.0 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.00 \$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00,

Excavation Permit Fees

Right-of-Way Excavation Permits	\$550.00 - \$1 for each additional square foot of excavation - \$550 minimum fee per excavation w/asphalt cut (up to 25 square feet) - \$3.50 for each additional square foot of asphalt cut
Land Disturbance Permits (outside of ROW)	Base Administrative Fee (Regular) \$200 Base Administrative Fee (Bonded) \$325 Additional SWPP Review \$50 per review Regular Permit Review \$150 per sheet (includes 2 reviews) Engineered Permit Review \$150 per sheet (includes 2 reviews) Additional Review \$75 per review sheet Base Inspection Fee, if no bond \$1825 per 10 acres Inspection Fee (Engineered), if bond As calculated under Engineering Review Fees by percent of bond amount

A **bond** will be assessed to guarantee the repair of public improvements.

Bond for Work in the Right of Way
 Enter # of crossings/Length in ROW in the table below to help figure the required bond.

Type of Roadway/ Location of Utility Crossing†	Cost per Perpendicular Crossing/Lateral	# of crossings	Cost per 100' of Parallel Trenching	Length in ROW (in 100' increments)
Local Roadway	\$1,600	x	\$3,000	x
Collector Roadway	\$5,000	x	\$6,500	x
Park Strip Only (no utility crossing)	\$600	x	\$1,000	x
Park Strip Only (with utility crossing)	\$1,000	x	\$1,500	x

**Section 1.2
 Planning Fees**

1.2.1 Development Fees

Concept Review	Application Fee: \$1,100 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meeting
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TOWN OF HIDEOUT

Resolution 2025-R-~~03~~xx

FEES AND RATES SCHEDULE

Updated ~~4/10/2025~~ 3.24.2026

1.2.4 General Plan Amendment

Per Application	Application Fee: \$2,750 Escrow Fee: \$7,500 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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1.2.5 Zone Change Application

Zone Change	Application Fee: \$3,300 + \$55/acre Escrow Fee: \$7,500 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
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1.2.6 Annexations

Pre-Application	Application Fee: \$3,300 Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
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)	Application Fee: \$8,250 Escrow Fee: \$20,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
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)	Application Fee: \$5,500 Escrow Fee: \$12,500 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Fiscal Impact Analysis plus actual cost of Town-approved consultant fee if greater than initial fee	Fee: \$3,850
Modification to Annexation Agreement	Application Fee: \$2,200 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

1.2.7 Sign Review Fees

Master Sign Plan Review	Application Fee: \$550
Individual Signs or Sign Plans or Minor Amendment to Existing	Application Fee: \$385
Individual Signs when a Master Sign Plan has been Approved	Application Fee: \$275
Temporary Signs	Application Fee: \$165

1.2.8 Special Meetings

Special Meeting Fee	Fee: \$1,100 (in addition to all other applicable fees)
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TOWN OF HIDEOUT

Resolution 2025-R-~~03~~xx

FEES AND RATES SCHEDULE

Updated ~~4/10/2025~~ 3.24.2026

1.2.9 General Land Use, Variance and Appeal Fees

Variance	Application Fee: \$1,650 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ)
Appeal of Final Action	Application Fee: \$1,100 Escrow Fee: \$2,500 (with a minimum required balance of \$1,000) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ), Town Council or Planning Commission
General Land Use Application	Application Fee: \$1,100 Escrow Fee: \$2,500 (with a minimum required balance of \$1,000) Meetings: One (1) Meeting with Town Council or Planning Commission

* Fees and Rates Schedule: Fees applied to the escrow amount shall be the cost of professional consultants to the Town for the project (including but not limited to Engineer, Planning and Legal services) . All review work by the Town's consultants will be halted when an escrow account falls below the minimum balance as defined for each specific review process until the escrow

** Each additional meeting (either Planning Commission or Town Council) will require an additional fee of \$1,250 and must be paid at least two weeks prior to the scheduled meeting.

*** These fees are in addition to any requested Special Meetings (which have a fee of \$1,250/meeting).

1.3 Subdivision Construction Review and Inspection Fees

Subdivision construction permit	\$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate
Reinspection fee	\$407

Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.

1.4 Public Infrastructure District

PID Application Fee	\$550.00
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**Section 2
Business License, Beer and Liquor License**

License Application Fee	\$83.00
Home Occupation Business Administrative Fee	\$83.00
Annual License Administration Fee	\$83.00
On Premises Beer Retail License Application/Annual Fee	\$83.00
Restaurant Liquor License Application/Annual Fee	\$330.00
Limited Restaurant Liquor License Application/Annual Fee	\$330.00
On Premises Banquet License Application/Annual Fee	\$385.00
Private Club Liquor License Application/Annual Fee	\$385.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$193.00

TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 2025-R-~~03~~xx
 Updated ~~4/10/2025~~3.24.2026

Sexually Oriented business License Application/Annual Fee	\$330.00
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Section 3
Rental of Town Facilities

3.1 Town Hall Building

Hideout resident usage per day or any fractional part thereof	\$110.00
Non-resident usage	\$550.00

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	\$.33 per page (double-sided charged as two pages)
8-1/2 x 14 copies	\$.50 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	\$55.00 per request or \$23.00 per employee hour required to compile the record, whichever is greater.

Section 5
Penalties and Fees for Non-Compliance with Town Ordinances and Code including Building Code and Water System and Sewer System Violations

5.1 Penalty Fees: Code Violations

Daily Fee for Each Cited Violation (Catch all)	\$500.00
Non-Moving Vehicle Violations	\$110.00
Parking Violations	\$500.00
Unauthorized Dumping or Littering	\$550.00
Building/Construction Without a Permit	\$550.00
Occupancy without a Certificate of Occupancy	\$550.00
Non-Conforming Landscaping	\$110.00
Unauthorized Connection to Town Water System	\$1,100.00

Fees will continue to accrue after a Notice of Violation is issued as a separate and distinct violation for every twenty-four (24) hours until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

Resolution 2025-R-~~03~~xx
Updated ~~4/10/2025~~3.24.2026

**Section 6
Water Fees**

6.1 Developer Reservations

Stand-by Fee	\$262.00 per lot annually
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6.2 Water Connection Fees

*1" Water Meter, Installation, and Inspection Fee	\$1,021.00
1 ½" Water Meter, Installation, and Inspection Fee	\$1,521.00
2" Water Meter, Installation, and Inspection Fee	\$1,746.00
Water Re-Connection Fee (plus cost of meter)	\$165.00
Utility Property Owner Transfer Fee	\$22.00
*If a larger meter is needed due to change in plans after permitting, an up-charge to the appropriate size will be required	

a. Monthly Water Metered Service

i. Residential

Base Rate	\$94.90 for the first 10,000 gallons
Next 10,000	\$11.44 per 1,000
Next 10,000	\$13.78 per 1,000
Next 20,000	\$15.22 per 1,000
Next 20,000	\$16.78 per 1,000
Next 20,000	\$ 18.46 per 1,000
Next 20,000	\$ 20.42 per 1,000
Over 110,000	\$22.50 per 1,000

ii. Multifamily

Base rate	\$182.00 for the first 10,000 gallons
Next 20,000	\$20.02 per 1,000
Next 20,000	\$22.10 per 1,000
Next 20,000	\$24.32 per 1,000
Next 20,000	\$26.78 per 1,000
Next 20,000	\$29.52 per 1,000
Next 30,000	\$32.50 per 1,000
Over 140,000	\$35.76 per 1,000

iii. Parks/Irrigation

First 10,000	\$94.90 for the first 10,000 gallons
Next 20,000	\$10.54 per 1,000
Next 20,000	\$11.70 per 1,000
Next 20,000	\$12.88 per 1,000
Next 20,000	\$14.18 per 1,000
Next 20,000	\$15.60 per 1,000
Next 30,000	\$17.16 per 1,000
Over 140,000	\$18.98 per 1,000

b. Hideout Irrigation

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

Due to non-payment or failure to maintain backflow, etc.	\$150.00
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d.

TOWN OF HIDEOUT

Resolution 2025-R-~~03~~xx

FEES AND RATES SCHEDULE

Updated ~~4/10/2025~~ 3.24.2026

e. 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 operate as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

f. Construction use of Water Before Meter Installation

Deposit for 1 - 1 1/2" Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

g. JSSD Water Impact Fee

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
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**Section 7
Sewer Fees**

7.1 JSSD Sewer Impact Fees

Bonded (Parcel 2 - East side of SR 248)	See JSSD
Unbonded (Parcel 1 - West side of SR 248)	See JSSD

7.2 Sewer Connection Fees

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	\$44.00

7.3 Monthly Sewer Fees

Per residential or commercial unit	\$91.46 \$1.30
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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**

Overdue Accounts	1.5% monthly interest charge
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TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 2025-R-~~03~~xx
 Updated ~~4/10/2025~~3.24.2026

Section 9
Storm Drain Fee

9.1 Monthly Storm Drain Fee

Per Billable Meter	\$6.60
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Section 10
Town Impact Fees

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Apartments at Deer Mountain	\$0	\$5,215	\$0	\$0	\$5,215
Deer Springs	\$0	\$5,215	\$0	\$0	\$5,215
Deer Waters	\$0	\$5,215	\$0	\$0	\$5,215
Forevermore	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Glistening Ridge	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Golden Eagle	\$0	\$5,215	\$0	\$1,330	\$6,545
KLAIM	\$0	\$5,215	\$0	\$0	\$5,215
Lakeview (aka Van Den Akker)	\$0	\$5,215	\$0	\$0	\$5,215
New Town Center	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Overlook Village	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Perch (The Settlement)	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Plumb/Sundown Ridge	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Reflection Lane	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Reflection Ridge	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Ross Creek Entrance	\$0	\$5,215	\$0	\$0	\$5,215
Rustler	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Salzman	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase I	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase II	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Remaining (tentative)	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Silver Sky	\$1,445	\$5,215	\$4,315	\$1,355	\$12,330
Soaring Hawk	\$0	\$5,215	\$0	\$1,355	\$6,570
Sunrise	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Woolf	\$0	\$5,215	\$0	\$1,355	\$6,570

		Desired % of revenues: 60%		# of units: 185	Desired % of revenues: 20%		Desired % of revenues: 20%											
Revenue from Proposed Tiers & Rates	Residential				Multifamily				Irrigation				Total Revenues					
	Base	Unit Charge	Ratios Relative to Tier 1	Units	Total Revenues	Base	Unit Charge	Ratios Relative to Tier 1	Units	Total Revenues	Base	Unit Charge	Ratios Relative to Tier 1	Units	Total Revenues			
	Tier 1	\$17.20		646	\$598,763.20	Tier 1	\$840.12		17	\$171,384.00	Tier 1	\$17.20		32	\$29,722.00			
	Tier 2	\$2.01		15,360	\$30,834.67	Tier 2	\$2.78		7,684	\$21,183.57	Tier 2	\$1.01		5,557	\$38,966.24			
	Tier 3	\$3.01	1.50	3,465	\$10,433.80	Tier 3	\$4.14	1.50	1,309	\$5,414.43	Tier 3	\$10.52	1.50	338	\$3,665.93			
	Tier 4	\$6.02	3.00	1,658	\$3,985.46	Tier 4	\$8.27	3.00	935	\$7,729.98	Tier 4	\$21.04	3.00	622	\$13,078.40			
	Tier 5	\$10.04	5.00	1,135	\$11,389.26	Tier 5	\$13.78	5.00	553	\$7,625.69	Tier 5	\$35.06	5.00	462	\$16,192.44			
Tier 6	\$16.06	8.00	806	\$12,945.38	Tier 6	\$22.05	8.00	312	\$6,890.51	Tier 6	\$56.10	8.00	318	\$17,843.45				
Tier 7	\$24.09	12.00	3,071	\$73,967.10	Tier 7	\$33.08	12.00	883	\$29,216.64	Tier 7	\$84.14	12.00	1,471	\$123,765.37				
Total				\$148,319.47	Total				\$249,439.82	Total				\$249,439.82	Total	\$1,247,199.12		
				Difference \$0.00					Difference \$0.00					Difference \$0.00				
Revenue from Existing Tiers & Rates	Residential				Multifamily				Irrigation				Total Revenues					
	Base	Unit Charge	Ratios Relative to Tier 1	Units	Total Revenues	Base	Unit Charge	Ratios Relative to Tier 1	Units	Total Revenues	Base	Unit Charge	Ratios Relative to Tier 1	Units	Total Revenues			
	Tier 1	\$14.44	1.00	2,672	\$30,572.00	Tier 1	\$182.00	1.00	3,882	\$77,727.19	Tier 1	\$14.30	1.00	32	\$36,536.50			
	Tier 2	\$13.78	1.20	1,161	\$15,936.24	Tier 2	\$22.10	1.10	3,074	\$67,941.74	Tier 2	\$11.70	1.11	1,585	\$18,549.98			
	Tier 3	\$15.22	1.33	1,031	\$15,688.38	Tier 3	\$24.32	1.21	1,488	\$36,184.37	Tier 3	\$12.88	1.22	338	\$12,081.36			
	Tier 4	\$16.78	1.47	378	\$6,344.25	Tier 4	\$26.78	1.34	527	\$14,115.84	Tier 4	\$14.18	1.35	622	\$8,815.82			
	Tier 5	\$18.46	1.61	198	\$3,664.29	Tier 5	\$29.52	1.47	300	\$8,859.63	Tier 5	\$15.60	1.48	462	\$7,204.77			
Tier 6	\$20.42	1.78	143	\$2,917.22	Tier 6	\$32.50	1.62	287	\$3,338.75	Tier 6	\$17.16	1.63	441	\$7,560.70				
Tier 7	\$22.50	1.97	160	\$3,589.20	Tier 7	\$35.76	1.79	81	\$2,893.70	Tier 7	\$18.98	1.80	1,348	\$25,593.58				
Total				\$814,815.98	Total				\$254,187.21	Total				\$141,331.07	Total	\$1,210,334.26		
				67.32%					21.00%						11.68%			
Impacts on Example Customers	Residential				Multifamily				Irrigation									
		Monthly Usage (1000s of gallons)	Base Charge	Usage Charge	Total Monthly		Monthly Usage (1000s of gallons)	Base Charge	Usage Charge	Total Monthly		Monthly Usage (1000s of gallons)	Base Charge	Usage Charge	Total Monthly			
	Proposed Structure	Very High User	20.0	\$77.20	\$148.55	\$225.75	Proposed Structure	Very High User	120.0	\$840.12	\$1,916.03	\$2,756.15	Proposed Structure	Very High User	120.0	\$77.20	\$2,243.87	\$2,321.07
		Above Average User	6.0	\$77.20	\$14.05	\$91.25		Average User	57.0	\$840.12	\$209.52	\$1,049.64		Above Average User	80.0	\$77.20	\$771.33	\$848.53
		Average User	3.3	\$77.20	\$6.62	\$83.82		Low User	37.0	\$840.12	\$102.01	\$942.12		Average User	55.0	\$77.20	\$403.20	\$480.40
	Existing Structure	Very High User	20.0	\$34.90	\$114.40	\$209.30	Existing Structure	Very High User	120.0	\$182.00	\$2,454.80	\$2,636.80	Existing Structure	Very High User	120.0	\$34.90	\$1,298.00	\$1,392.30
Above Average User		6.0	\$34.90	\$0.00	\$34.90	Average User		57.0	\$182.00	\$1,012.64	\$1,194.64	Above Average User		80.0	\$34.90	\$844.20	\$939.10	
Average User		3.3	\$34.90	\$0.00	\$34.90	Low User		37.0	\$182.00	\$55.10	\$737.10	Average User		55.0	\$34.90	\$503.20	\$604.10	
Amount of Usage in Each Residential Tier (Proposed & Existing)																		
Tiering Structure	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6												
Proposed	4.0	4.0	4.0	4.0	4.0	1,000.0												
Existing	10.0	10.0	10.0	20.0	20.0	20.0												
Amount of Usage in Each Multifamily Tier (Proposed & Existing)																		
Tiering Structure	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6												
Proposed	40.0	10.0	10.0	10.0	10.0	1,000.0												
Existing	10.0	20.0	20.0	20.0	20.0	20.0												
Amount of Usage in Each Irrigation Tier (Proposed & Existing)																		
Tiering Structure	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6												
Proposed	50.0	20.0	20.0	20.0	20.0	1,000.0												
Existing	10.0	20.0	20.0	20.0	20.0	20.0												

Item 1.

NOTES FROM 5/4/26 COORDINATION MEETING:

- The base rate should NOT include any "free" usage
- Different standby rates for Golden Eagle customers -- we're removing this from our current scope; the Town will revisit this months down the road
- Change base rate revenue formula for multifamily to 185*[SF base rate]*12
- All "units/customers" (which, for multifamily, is each individual dwelling) should be charged the SAME base rate
- Usage charges will vary, but only due to differing tier WIDTHS. Each tier (Tier 1, Tier 2, etc.), though sized differently, will have the same associated per-1000-gallon charge, regardless of user type
- The tier widths should be based on the differing average levels of demand for each of the three customer types
- Katie's recommended tier structure for SF: 0-4, 4-8, 8-12, 12-16, 16-20, >20
- Although Golden Eagle standby rates have been removed from our current scope, what we STILL need to do is update the "didn't bring water" standby rate to be higher than its current \$34.24 value.
- The total revenue split between the three customer types should change to 60-20-20, as this is the proportionality when USAGE -- not current revenue -- is considered
- Keep the target water billing revenue at \$1.247 M, not the \$1.083 M we were originally looking at.

Notes from 5/4/20 coordination meeting:

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Different standby rates for Golden Eagle customers -- we're removing this from our current scope; the Town will revisit this months down the road

Change base rate revenue formula for multifamily to $185 * [\text{SF base rate}] * 12$

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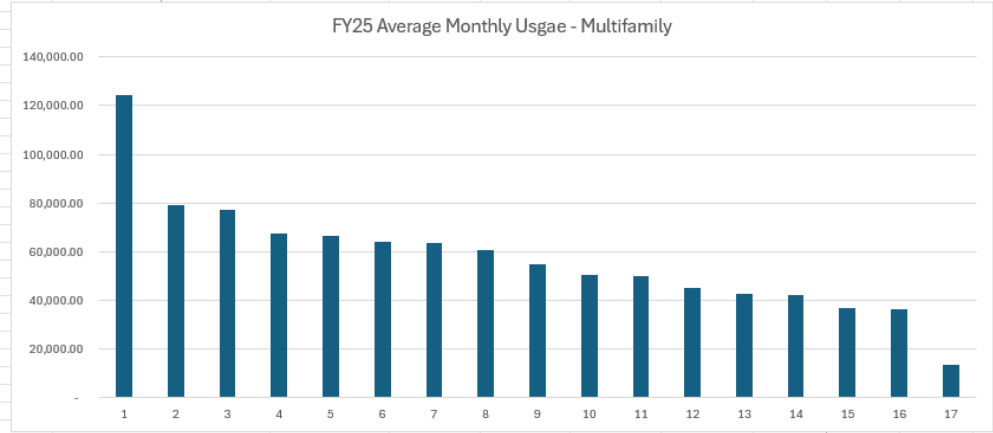
Item 1.

35,872,199 23,172,221 4,166,902 2,984,869 1,913,246 1,214,877 2,420,084 35,872,199

Summary by Month			
Month	Year	Customer Count	Total Usage (gal)
July	2022	17	840,000
August	2022	17	1,000,000
September	2022	17	960,000
October	2022	17	990,000
November	2022	17	980,000
December	2022	17	1,010,000
January	2023	17	1,010,000
February	2023	17	920,000
March	2023	17	1,100,000
April	2023	17	1,000,000
May	2023	17	1,020,000
June	2023	17	1,190,000
July	2023	17	950,000
August	2023	17	1,190,000
September	2023	17	1,070,000
October	2023	17	1,040,000
November	2023	17	870,000
December	2023	17	850,000
January	2024	17	980,000
February	2024	17	920,000
March	2024	17	1,090,000
April	2024	17	1,015,000
May	2024	17	1,250,416
June	2024	17	950,298
July	2024	17	1,232,212
August	2024	17	1,003,256
September	2024	17	955,047
October	2024	17	924,931
November	2024	17	997,278
December	2024	17	893,275
January	2025	17	945,077
February	2025	17	894,625
March	2025	17	954,263
April	2025	17	967,598
May	2025	17	967,995
June	2025	17	940,928

Summary by Fiscal Year								
	Usage	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Total
2023	12,020,000	7,750,000	1,480,000	1,010,000	720,000	510,000	550,000	12,020,000
Percentages		64.5%	12.3%	8.4%	6.0%	4.2%	4.6%	
2024	12,175,714	7,738,313	1,377,587	1,040,238	640,033	392,453	987,090	12,175,714
Percentages		63.6%	11.3%	8.5%	5.3%	3.2%	8.1%	
2025	11,676,485	7,683,908	1,309,315	934,631	553,213	312,424	882,994	11,676,485
Percentages		65.8%	11.2%	8.0%	4.7%	2.7%	7.6%	
Average Usage per Customer (FY25)								
Annual	686,852							
Monthly per Building	57,238							
Monthly per Dwelling Unit	5,260							

Graph	Address	Avg Monthly Usage
	12774 Deer Mountain Blvd #13	124,543.17
	12774 Deer Mountain Blvd # 6	78,897.00
	12774 Deer Mountain Blvd # 2	76,994.08
	12774 Deer Mountain Blvd # 8	67,180.00
	12774 Deer Mountain Blvd # 9	66,536.00
	12774 Deer Mountain Blvd # 5	64,008.83
	12774 Deer Mountain Blvd #12	63,462.92
	12774 Deer Mountain Blvd # 7	60,553.92
	12774 Deer Mountain Blvd #14	54,655.58
	12774 Deer Mountain Blvd #10	50,506.33
	12774 Deer Mountain Blvd #16	49,634.08
	12774 Deer Mountain Blvd # 4	45,092.50
	12774 Deer Mountain Blvd # 3	42,668.58
	12774 Deer Mountain Blvd # 1	42,075.58
	12774 Deer Mountain Blvd #15	36,689.58
	12774 Deer Mountain Blvd #11	36,297.58
	12774 Deer Mountain Blvd #17-CLUB	13,244.67



NOTES FROM 5/4/26 COORDINATION MEETING:

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Keep the target water billing revenue at \$1.247 M, not the \$1.083 M we were originally looking at.

Residential Part 1

Item 1.

Month	Calendar	Fiscal Year	Customer Type	Account Number	Customer	Location	Usage	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Total	CU
							58,419,123	38,467,576	7,734,406	3,364,564	2,173,713	1,470,194	5,208,670	58,419,123	

Summary by Month

Month	Year	Customer Count	Total Usage (gal)
July	2022	427	1,635,000
August	2022	437	1,697,000
September	2022	443	1,423,000
October	2022	452	1,216,000
November	2022	456	833,000
December	2022	471	1,137,000
January	2023	475	1,241,000
February	2023	478	1,072,000
March	2023	481	1,196,000
April	2023	493	243,000
May	2023	505	1,529,000
June	2023	512	1,456,000

Summary by Fiscal Year

	Usage	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Total	check
2023	14,678,000	10,541,000	1,953,000	761,000	465,000	306,000	652,000	14,678,000	#
Percentages		71.8%	13.3%	5.2%	3.2%	2.1%	4.4%		
2024	18,246,209	12,566,243	2,316,331	945,473	573,998	358,062	1,486,102	18,246,209	#
Percentages		68.9%	12.7%	5.2%	3.1%	2.0%	8.1%		
2025	25,494,914	15,360,333	3,465,075	1,658,091	1,134,715	806,132	3,070,568	25,494,914	#
Percentages		60.2%	13.6%	6.5%	4.5%	3.2%	12.0%		

Average Usage per Customer (FY25)

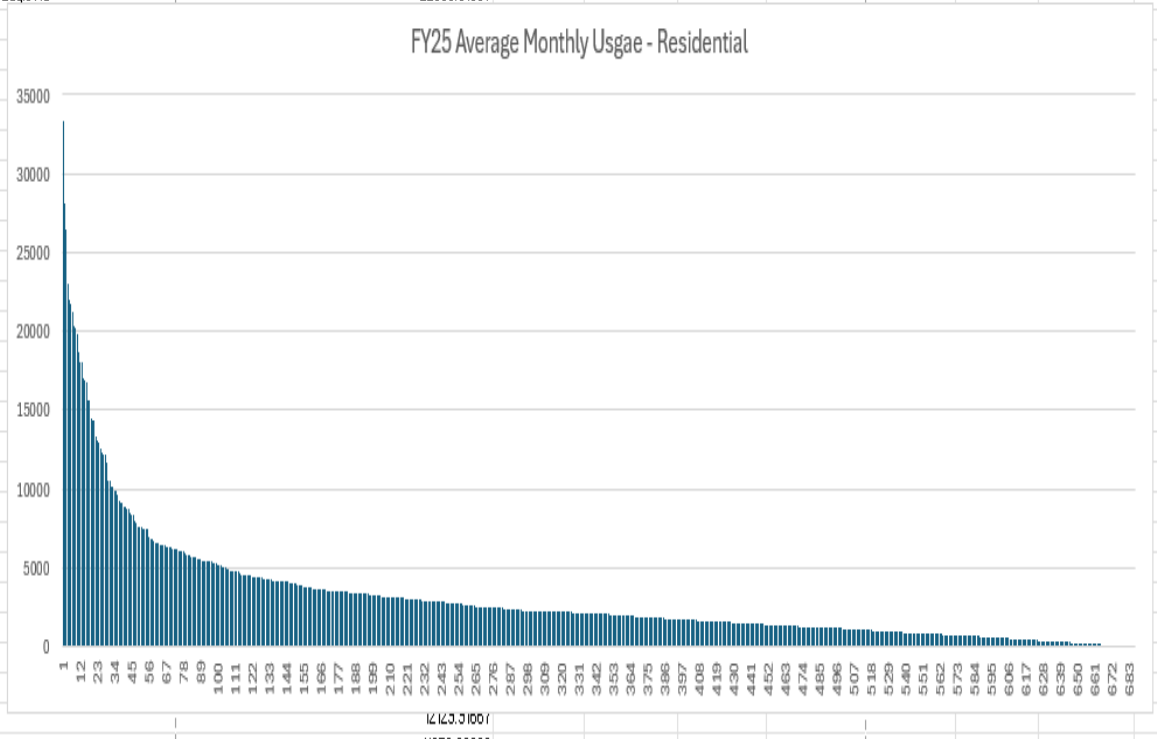
Annual	39,445
Monthly	3,287

Month	Year	Customer Count	Total Usage (gal)	Address	Avg Monthly Usage
July	2023	521	1,467,000		
August	2023	522	2,555,000		
September	2023	537	1,459,000		
October	2023	545	1,293,000	10981 N Reflection Lane	33313.16667
November	2023	556	965,006	11594 N Soaring Hawk Lane	28122
December	2023	560	1,273,002	11503 N White Tail Court	26461.91667
January	2024	565	1,508,005	2365 E Golden Eagle Circle/10853 N Golden Eagle Rd	22963.91667
February	2024	567	1,380,001	10963 N Reflection Lane	
March	2024	573	1,487,000	10860 N Hideout Trail	
April	2024	585	945,003	776 E Miner Way	
May	2024	596	1,600,738	1385 E Lasso Trail	
June	2024	606	2,313,454	1190 E Lasso Trail	
July	2024	614	3,292,523	1107 E Lasso Trail	
August	2024	624	2,684,580	834 E Miner Way	
September	2024	627	2,795,103	2132 E Outlaw Road	
October	2024	633	1,787,729	11025 N Wrangler Circle	
November	2024	637	1,157,278	10671 N Reflection Ridge	
December	2024	639	1,687,684	10857 N Reflection Lane	
January	2025	645	1,689,677	1208 E Longview Drive	
February	2025	648	1,663,702	11105 N Wrangler Circle	
March	2025	658	1,750,489	795 E Miner Way	
April	2025	664	1,425,989	1283 E Longview Drive	
May	2025	680	2,325,454	1200 E Lasso Trail	
June	2025	687	3,234,706	11589 N White Tail Court	
				1210 E Lasso Trail	
				2201 E Outlaw Road	
				11418 N White Tail Court	
				1174 E Lasso Trail	
				1320 E Lasso Trail	
				11304 N White Tail Court	
				11565 N White Tail Court	

Graph

Address

Avg Monthly Usage



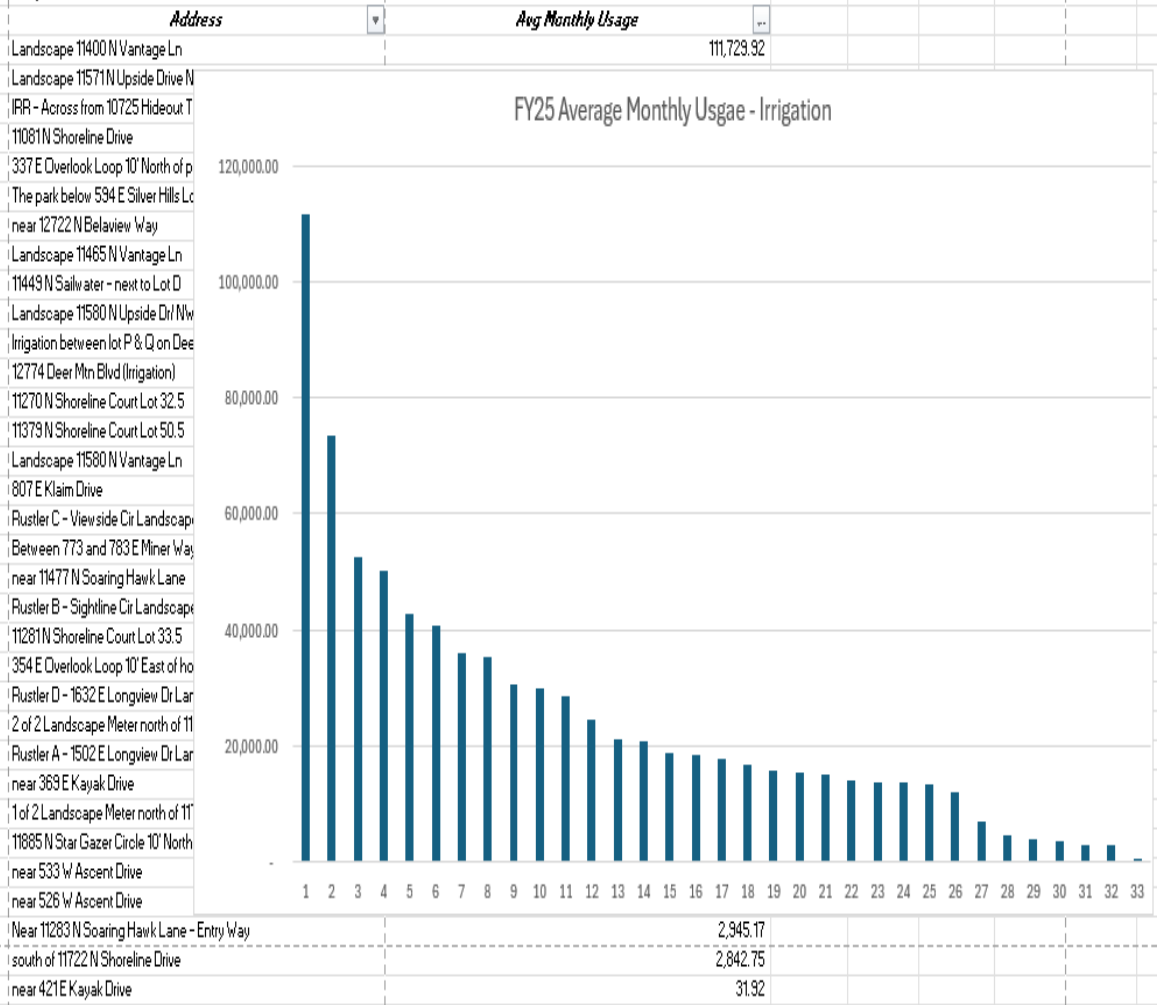
21092				1636 E Longview Drive	328.3333333				
21093				1582 E Longview Drive	323.0833333				
21094				878 E Miner Way	314.75				
21095				11489 N Salwater Lane	311.6666667				
21096				10741N Reflection Lane	288.8				
21097				11577 N Deepwater Drive	286.7142857				
21098				527 W Ascent Drive	278.9166667				
21099				10379 N Sightline Circle	276.5833333				
21100				11726 N Shoreline Drive	266.9166667				
21101				11583 N Deepwater Drive	261.4				
21102				11753 N Apex Way	260				
21103				10257 N Rustler Court	257.4166667				
21104				664 E Silver Hill Loop	255				
21105				2280 E Outlaw Road	254.4285714				
21106				12656 N Belaview Way	253				
21107				658 E Silver Hill Loop	241				
21108				11807 N APEX WAY	237				
21109				784 E Miner Way	230.4166667				
21110				11477 N Salwater Lane	226.8333333				
21111				11541N Salwater Lane	224.25				
21112				678 E Silver Hill Loop	223.5				
21113				861E Klaim Drive	222.75				
21114				1632 E Viewside Circle	212				
21115				11785 N Apex Way	204.5				
21116				11569 N Deepwater Drive	195.8				
21117				634 E Silver Hill Loop	156.4				
21118				11537 N Deepwater Drive	152				
21119				11781N Apex Way	142.1111111				
21120				474 W Ascent Drive	135.6666667				
21121				10802 N Hideout Trail	132.75				
21122				11799 N APEX WAY	130				
21123				492 W Ascent Drive	123.8				
21124				11535 N Deepwater Drive	116				
21125				11285 N Shoreline Drive	100.9166667				
21126				11759 N Apex Way	96.6666667				
21127				11591N Deepwater Drive	91.6666667				
21128				10383 N Sightline Circle	71.83333333				
21129				11789 N Apex Way	62.9				
21130				10263 N Rustler Court	60				
21131				1678 E Longview Drive	33.33333333				
21132				893 E GRIZZLY DRAW COURT	4				
21133				1370 E Lasso Trail	0				
21134				478 W Ascent Drive	0				
21135				11803 N APEX WAY	0				
21136				11746 N Star Gazer Circle	0				
21137				11383 N White Tail Court	0				
21138				10664 N Reflection Ridge	0				
21139				10640 N Reflection Ridge	0				
21140				401E KAYAK DRIVE	0				
21141				885 E GRIZZLY DRAW COURT	0				

Irrigation

Item 1.

Year	Customer Count	Total Usage (gal)	Usage	Tier 1	Tier 2	Tier 3	Tier 4	Tier 5	Tier 6	Total
2022	23	1,269,000	5,599,000	3,194,000	434,000	259,000	182,000	154,000	1,376,000	5,599,000
2022	23	1,101,000	<i>Percentages</i>							
2022	23	1,068,000	5,728,712	3,403,516	644,718	443,546	250,815	170,268	815,849	5,728,712
2022	24	355,000	<i>Percentages</i>							
2022	24	-	9,367,612	5,557,016	937,994	621,708	461,844	318,191	1,470,859	9,367,612
2022	24	-	<i>Percentages</i>							
2023	24	-								
2023	24	-								
2023	24	889,000	Average Usage per Customer (FY25)							
2023	24	-	Annual	291,978	48,662.92					
2023	24	65,000	Monthly	24,331						
2023	28	852,000								

Graph





HIDEOUT, UTAH PUBLIC NOTICE

March 24, 2026

NOTICE OF SPECIAL MEETING AND PUBLIC HEARING AMENDING THE CONSOLIDATED FEE SCHEDULE

Notice is hereby given that the Hideout, UT Town Council will hold a Special Meeting to host a Public Hearing on Tuesday, March 24, 2026 at 5:00 p.m. in Hideout Town Hall, 10860 N. Hideout Trail, Hideout, Utah 84036, in the Council Chambers.

The purpose of the public hearing is to receive public input regarding proposed amendments to the Town's consolidated fee schedule. The proposed amendments include updates to Planning Fees (including increases to Plat Amendment and Lot Combination application fees and escrow amounts, and revisions to public hearing requirements to reflect recent Utah Code changes); and increases to utility fees for water, sewer, and storm water.

The public is invited to attend in person or via the virtual meeting link available on the Town's website on the Meetings page:

<https://meetings.municode.com/PublishPage/index?cid=HIDEOUTUT&ppid=99a56f7c-29d0-4ab4-93fd-1f29f2da0827&p=0..>

Comments may also be submitted prior to the hearing by email to mdevereux@hideoututah.gov.

The text of the proposed consolidated fee schedule amendments is available for review [here](#) or by contacting the Town Recorder at 801.989.2257.

Maria Devereux, Recorder for the Town of Hideout.

Posted 3.14.2026

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder 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

MEMORANDUM
TOWN OF HIDEOUT UTILITY RATE STUDY

To: Jan McCosh, Town Administrator
 From: Fred Philpot, LRB Public Finance Advisors
 Date: March 12, 2026
 RE: Town of Hideout Water Fund Allocation and Utility Rate Adjustments

LRB Public Finance Advisors was retained by the Town of Hideout to perform a comprehensive financial sustainability analysis for the Town's water, sewer, and stormwater utilities. The primary goals of this analysis were to proportionately allocate cost to each enterprise fund, justify rates that the Town charges to residents for each utility, and determine the appropriate "standby" rate that is charged to platted properties for reserved capacity in the three systems.

The Town currently uses a single "Water Fund" to account for the revenues and expenses of its water, sewer, and stormwater utilities. Isolating the revenues and expenses attributable to each individual utility is necessary to defensibly establish separate rates. Accordingly, LRB assisted the Town in developing a process to allocate the combined revenues and expenses into separate utility funds.

In what follows, LRB will first outline its guiding principles for determining cost allocation. Second, LRB will present its recommendation for the process of separating the current Water Fund into separate funds for each of the Town's utilities.

Finally, recommended adjustments to Hideout's four utility rates (standby, water, sewer, and stormwater) will be provided, along with an explanation of the methodology and assumptions behind the recommendations.

GUIDING PRINCIPLES

The following principles guided the allocation of cost and determination of rates in this analysis.

1. Standby rates were evaluated based on a fixed-cost recovery charge for "system readiness." LRB evaluated the full utility revenue requirement, then identified each expense line item that is considered fixed and tied to system availability/readiness. Examples of these costs include:
 - a. Fixed O&M (labor, maintenance, billing/admin, etc.)
 - b. Debt service
 - c. Capital-related fixed costs and depreciation
 - d. Capacity-reservation costs (e.g., water rights lease/reservation fees)
2. Standby rates should not recover costs that truly vary with usage (chemicals, power that scales with pumping volume, etc.).
3. The allocation of cost should be based on a transparent allocator as discussed below.
4. Once costs have been allocated, each utility is evaluated to ensure appropriate rates are established to maintain system goals.

RECOMMENDED ALLOCATION METHODOLOGY

LRB worked with the Town to develop several different allocation methodologies, which apply to one or more revenue or expense line items from the Town’s Water Fund. Revenues or expenses from a given line item were proportionately assigned to the Town’s standby, water, sewer, and/or stormwater services (each of which is hereafter referred to as a “utility fund”) based on the distribution of the associated allocation methodology. Each methodology is briefly described below. It is important to note that not all allocation methodologies were used to determine the final allocated costs or rate recommendations.

- **Direct:** 100% of the revenue or expense is attributed directly to the applicable utility fund.
- **Rates:** Revenues or expenses are allocated based on the share that each current monthly fee comprises of the total monthly bill to a resident.¹
- **CO vs. Standby:** Revenues or expenses are split between standby and **one** of the other utility funds. The allocation percentages are based on the proportions of total platted Town lots that have been issued certificates of occupancy (COs) versus those that have not.²
- **Acre Feet Utilized vs. Available:** Under this methodology, revenues or expenses are split between standby and **one** of the other utility funds based on how much of the 150-acre feet of water purchased from Jordanelle Special Service District (JSSD) is utilized by occupied lots versus how much is reserved for currently unoccupied (standby) lots. As of FY25, data on usage of JSSD water shows 142 (94.7%) acre feet allocated to occupied lots versus 8 (5.3%) acre feet to standby lots.
- **Proportional:** This allocation method was specifically designed to closely match the percentages of the “Rates” allocation methodology but without being tied to the rate variable that is being manipulated as part of this study. The “Proportional” percentages are weighted averages of three individual percentage distributions—one based on occupied versus unoccupied platted lots, the second based on discretionary customer usage of utility systems, and the third based on original value of each utility system. See the table below for full details.

TABLE 1: “PROPORTIONAL” ALLOCATION METHODOLOGY

UTILITY FUND	NUMBER OF ASSOCIATED LOTS	FIXED DISTRIBUTION	ANNUAL USAGE (THOUSANDS OF GALLONS) ¹	PRODUCTION DISTRIBUTION	ORIGINAL SYSTEM VALUE	SYSTEM DISTRIBUTION ²	FINAL “PROPORTIONATE” DISTRIBUTION
Standby	830	25.5%	-	0.0%		25.5%	10.2%
Water	807	24.8%	46,539	100.0%	\$2,468,801	28.3%	71.0%
Storm	807	24.8%	-	0.0%	\$1,574,560	18.0%	7.9%
Sewer	807	24.8%	-	0.0%	\$2,464,195	28.2%	10.9%
Weight		10%		60%		30%	

¹ Although the Town’s sewer customers certainly contribute wastewater to the sewage system, the Town’s Public Works manager has indicated that there is no reliable way to accurately estimate sewer flows. Hence, we are only associating discretionary usage with the Town’s water system.

² Here we assume that the standby “system” is a portion of each of the three physical systems. That portion is precisely equal to standby’s percentage share of the fixed distribution.

¹ The Town currently charges monthly fees of \$94.90 for water (excluding usage), \$28.60 for sewer, and \$6.00 for stormwater. Standby customers are billed \$262.00 annually (this annual figure was divided by 12 for purposes of developing the “Rates” allocation percentages).

² Throughout the entire duration of FY25, the Town had an average of 807 (49.3%) platted lots with certificates of occupancy and 830 (50.7%) platted lots without certificates of occupancy.



- **Asset:** Revenues or expenses are allocated to the water, sewer, and stormwater utility funds based on the proportion of original system value that each physical system contributes to the total original value. Notably, the standby utility fund receives no consideration under this allocation methodology.
- **System:** The percentages for this allocation methodology are precisely those shown in the “System Distribution” column of Table 1. Unlike the “Asset” allocation methodology, the standby utility fund is included and is assigned an allocation percentage based on the description provided in footnote 2 of Table 1.

Table 2 shows each revenue and expense line item contained in the Town’s Water Fund. Next to each line item is the recommended allocation methodology that was determined based on discussions with the Town and the Guiding Principles of this analysis.

TABLE 2: RECOMMENDED ALLOCATION METHODOLOGY FOR EACH “WATER FUND” LINE ITEM

REVENUE/EXPENSE CATEGORY	REVENUE/EXPENSE ITEM	FINAL RECOMMENDED ALLOCATION METHODOLOGY
Operating Income	5141 Standby Water/Infrastructure Maintenance	Direct (Standby)
Operating Income	5140 Water Service - billing to residents	Direct (Water)
Operating Income	5145 Storm Water Ser. - billing to residents	Direct (Storm)
Operating Income	5150 Sewer Service - billing to residents	Direct (Sewer)
Operating Income	5315 Water Transfer Fees	Direct (Water)
Operating Income	5143 Meter Rental	Direct (Water)
Operating Income	5410 Late Penalties & Fees	Direct (Standby)
Operating Income	5110 Interest	Proportional
Operating Income	5490 Other Operating Income	Proportional
Operating Income	5312 Sewer Connection	Direct (Sewer)
Operating Income	5310 Water meter Connection	Direct (Water)
Expenses – Salaries, Benefits, and Admin.	6355 Benefits	Proportional
Expenses – Salaries, Benefits, and Admin.	6350 Salaries & Wages	Proportional
Expenses – Salaries, Benefits, and Admin.	Leases	Proportional
Expenses – Salaries, Benefits, and Admin.	Administration	Proportional
Expenses – PW Department	6210 Meters	Direct (Water)
Expenses – PW Department	6006 Consulting Services – PW	Proportional
Expenses – PW Department	6205 Material and Supplies	Asset
Expenses – PW Department	6305 Repairs & Maintenance – Sewer	CO vs. Standby
Expenses – PW Department	6315 Repairs & Maintenance - Storm	CO vs. Standby
Expenses – PW Department	6310 Repairs & Maintenance – Water	CO vs. Standby
Expenses – General Enterprise	6140 Engineering - Ongoing and projects	Proportional
Expenses – General Enterprise	6405 JSSD - Sewer charges to town	Direct (Sewer)
Expenses – General Enterprise	6410 JSSD - Water charges to town	Direct (Water)
Expenses – General Enterprise	6412 Water Reservation	Direct (Standby)
Professional Expense	6150 Legal	Proportional
Professional Expense	6005 Accounting and Audit	Proportional
Bad Debt and Depreciation Expense	5070 Bad Debt Expense	Direct (Standby)

REVENUE/EXPENSE CATEGORY	REVENUE/EXPENSE ITEM	FINAL RECOMMENDED ALLOCATION METHODOLOGY
Bad Debt and Depreciation Expense	5080 Interest expense – Bond	Proportional
Bad Debt and Depreciation Expense	Depreciation	System

It is important to note that actual future capital costs have not been evaluated at this stage. Instead, this analysis includes depreciation as an estimate of future capital needs. The Town is in the process of updating its master plans for each utility. LRB recommends that the Town update the financial sustainability models following the completion of the master plans and the establishment of independent enterprise funds for each utility.

RECOMMENDED RATE ADJUSTMENTS

LRB applied the final recommended allocation methodologies listed in Table 2 to Hideout’s FY25 actual “Water Fund” revenues and expenses. LRB assumed that the aggregate revenue-to-expense ratio of the FY25 actuals was representative of a typical fiscal year. One adjustment was made to the FY25 actuals, however, to account for a significantly increased sewer bill that JSSD began charging to the Town beginning in January 2026. Starting then, the monthly bill per sewer connection increased to \$31.21.

With roughly 828 sewer connections in the Town (calculated based on reported FY25 Town sewer billing revenues), annual JSSD sewer charges for FY25 would have been approximately \$310K, rather than the \$52,503 actually incurred. Substituting the \$310K amount ensures that the resulting recommended rates account for the one substantial exception to the assumption that FY25 revenue and expense proportions will remain relatively stable in the near term.

Allocated revenues and expenses were then aggregated for each separate utility fund to establish respective fund surpluses or deficits. Except for the water fund, all newly established individual utility funds had net fund deficits. In fact, the aggregation of *total* revenues and expenses resulted in a net deficit across all utilities of **(\$44,294)**, indicating the need for the Town to charge residents more per month for all utilities combined than they are currently charging.

In setting recommended rates, LRB determined with the Town that any rate increases should not only fully cover associated fund deficits, but that the increases should also ensure a surplus in each utility fund equal to 10 percent of that fund’s total allocated expenses. **Table 3** below shows—for each newly established utility fund—the total revenues, total expenses, and the fund deficits/surpluses both with and without the 10% surplus target.

TABLE 3: SURPLUSES (DEFICITS) OF INDIVIDUAL UTILITY FUNDS

	STANDBY	WATER	STORM	SEWER	TOTAL
Total Revenues	\$180,486	\$1,391,224	\$53,477	\$333,688	\$1,958,876
Less Total Expenses	\$252,749	\$1,116,164	\$125,801	\$508,455	\$2,003,169
Total Surplus (Deficit)	(\$72,263)	\$275,060	(\$72,323)	(\$174,767)	(\$44,294)
Less Surplus Contribution (10% of total expenses)	\$25,275	\$111,616	\$12,580	\$50,845	\$200,317
Combined Surplus (Deficit) (accounting for surplus target)	(\$97,538)	\$163,444	(\$84,903)	(\$225,613)	(\$244,610)

With combined surpluses and deficits calculated for each utility fund, the final information to determine is how many units (standby lots, billable meters, and residential or commercial units) were assessed the individual



utility fees in FY25. This was done by dividing the total billed revenues by the current monthly rate per billed unit, as illustrated in **Table 4** below.

TABLE 4: ESTIMATED FY25 BILLABLE UNITS FOR EACH UTILITY SERVICE

UTILITY SERVICE	BILLABLE UNIT	FY25 TOWN BILLING REVENUES	CURRENT MONTHLY RATE PER BILLED UNIT	ESTIMATED FY25 BILLABLE UNITS
Standby	Unoccupied Platted Lot	\$171,585	\$21.83*	655
Water ¹	Billable Metered Connections	\$1,247,199	\$94.90	863
Storm	Billable Meter	\$49,908	\$6.00	693
Sewer	Residential or Commercial Unit	\$284,256	\$28.60	828

* The Town assesses its standby fee to applicable lots on a yearly—not monthly—basis. However, the annual fee of \$262.00 was divided by 12 for the purpose of this analysis.

¹ Unlike the other utility services, the number of billable units for water was not determined by simply dividing the corresponding billing revenues by the current monthly rate. Because of the complication with water customers paying both a \$94.90 base rate **and** variable usage rates, the average number of FY25 billable metered connections was obtained directly from Hideout’s Billing Manager. The only difference between “billable metered connections” (the billable unit for the water utility) and “billable meters” (the billable unit for the stormwater utility) is that the former counts each of the 185 units in the Town’s 17 apartment buildings separately.

With estimates of FY25 billable units for each utility service established, the amount of each combined deficit or surplus can be equally divided amongst all applicable billable units to determine the *annual* total by which each unit’s utility bill should increase or decrease. Dividing each annual change by 12 yields LRB’s recommended monthly rate adjustments for each utility service, which can then be added to the existing monthly rates to determine the new recommended monthly rates per billable unit for each of Hideout’s utility services. These calculations are outlined in **Table 5** below. Note the special consideration for the two distinct types of standby customers.

TABLE 5: CALCULATION OF FINAL RECOMMENDED RATE ADJUSTMENTS

	STANDBY	WATER	STORM	SEWER
Combined Surplus (Deficit) (from Table 3)	(\$97,538)	\$163,444	(\$84,903)	(\$225,613)
Estimated FY25 Billable Units (from Table 4)	655	863	693	828
Recommended Rate Change (annual)	See Table 6	(\$189.39)	\$122.49	\$272.40
Recommended Rate Change (monthly)	See Table 6	(\$15.78)*	\$10.21	\$22.70
Current Monthly Rate (from Table 4)	\$21.83	\$94.90	\$6.00	\$28.60
Recommended New Monthly Rate	\$36.34**	\$79.12*	\$16.21	\$51.30
Recommended New Monthly Standby Rate (brought water)	\$26.02**			

* It is overly simplistic for all of the recommended water rate reduction to be applied to the base rate. Thus, consider the above water-related data to be nothing more than an illustration that a revenue adjustment is needed. As to how precisely that revenue adjustment should be implemented in the form of base and usage rate changes, see the “Items for Future Consideration” section of this report.

** Developers who bring their own water rights should not have to pay for water reservation expenses that are allocated to the standby utility fund. Thus, two standby rates—one for platted lots that brought water and one for lots that didn’t—should be established. Refer to Table 6 (and the paragraphs preceding it) below for the supporting calculations.

The first step in properly calculating two separate standby fees is determining the total revenue requirement. For the standby utility fund, this is equal to the FY25 standby billing revenues (\$171,585) plus the absolute value of the combined deficit shown in Tables 3 and 5 (\$97,538). Thus, total annual revenues from all standby customers should equal \$269,122. Of this total amount, customers who brought their own water rights are not obligated to cover the water reservation expense, which was \$64,661 in FY25. Subtracting this amount from the

total revenue requirement produces the revenue requirement of \$204,461 that **all** standby customers must equally generate. The remaining \$64,661 of the total revenue requirement is to be equally generated by **only** the lots that didn't bring water rights.

With the additional fact that, as of June 30, 2025, there were 133 of the total existing 655 standby lots that had brought their own water rights, LRB was able to calculate the new recommended standby fees for both types of lots as follows.

TABLE 6: CALCULATIONS SUPPORTING FINAL RECOMMENDED STANDBY FEES

	ALL LOTS	LOTS W/O BROUGHT WATER
Revenue Requirement	\$204,461	\$64,661
# of Platted Lots at FY25 End	655	522
Required Annual Charge Per Lot	\$312.20	\$123.89
Required Monthly Charge Per Lot	\$26.02	\$10.32
Monthly Standby Rate - Didn't Bring Water	\$36.34	
Monthly Standby Rate - Brought Water	\$26.02	
Annual Standby Rate - Didn't Bring Water	\$436.10	
Annual Standby Rate - Brought Water	\$312.20	

ITEMS FOR FUTURE CONSIDERATION

LRB's recommendations come with the following main caveats that should be addressed in future refinements or additions to this study.

1. Tiered Billing Structure for Water Usage: The Town of Hideout's water customers pay more than just the monthly base rate of \$94.90 if their monthly water usage exceeds 10,000 gallons. However, the analysis outlined in Table 5 was performed without any consideration of usage charges, meaning the calculated monthly bill reduction—which is a 13% reduction relative to the current average bill of \$120.43³—would apply to all water customers equally, regardless of their individual amount of usage. To produce more equitable and proportionate rate adjustments, LRB recommends that an additional study be performed to determine how water rate reductions may be best applied to a combination of base and usage rates. LRB also recommends that, as part of this study, the current usage tiering structure be evaluated for a potential restructuring that would cause more than just the heaviest water users to pay variable usage rates from month to month. Such a restructuring may help promote conservation.
2. The "Perch" Subdivision: This development contains 150 lots but is billed as only 2 platted lots. Thus, the number of platted lots used by LRB to develop final rate recommendations (655) is 148 lots short of the actual, physical number of platted lots. If the Town can start billing standby fees to these additional 148 lots, this analysis should be updated to account for the increased standby revenues and the increased number of ratepayers, as both factors would substantially reduce the financial burden per billable standby lot.
3. Billable Units for Stormwater: Currently, the Town bills for stormwater service on the basis of billable meters. This causes multifamily apartment buildings to be assessed only one stormwater bill each month, the same as is assessed to single family homes. However, the impervious area of one of the

³ This value results from dividing the total FY25 water billing revenues (\$1,247,199) by the assumed average number of FY25 water customers/connections (863).

Town's apartment buildings is much greater than that of an average single-family home in the Town. The Town should thus consider changing the billing basis for stormwater service from billable meters to impervious area.

4. The "Golden Eagle" Subdivision: No current or future homes in this subdivision will use Hideout's stormwater system, as that service will be provided entirely by Hideout Local District #1 (HLD1). Furthermore, HLD1 will provide sewer service and infrastructure to *some* of the Golden Eagle homes, while the Town's water system will be used by the entire subdivision. The standby rates developed as part of LRB's analysis—one for developers who bring their own water rights and one for developers who don't—seek to recover costs for reserving capacity in *all three* of Hideout's utility systems. Because no future homes in the Golden Eagle subdivision will utilize all three of the Town's systems, the standby rates that platted lots in the subdivision pay should be uniquely constructed to reflect only the costs of capacity reservation in one or both of the water and sewer systems, as the case may be. The standby rates recommended in this study should therefore **not** be assessed to platted lots in the Golden Eagle subdivision. Specific rates for the Golden Eagle subdivision should be developed as part of a future study.
5. JSSD Sewer Charges: As seen in Table 2, the entirety of the "JSSD - Sewer charges to town" expense item is currently allocated to the sewer utility fund. However, recent Town discussions with JSSD indicate that the previously mentioned increase in this expense is attributable to both usage-related stress on the sewer system **and** necessary capital improvements to system infrastructure. If, in the future, the Town can determine precisely how the increase is distributed between these cost components, it would be appropriate to allocate this expense item to both the sewer and the standby utility funds.

SUMMARY

Based on the findings of this analysis, an increase to standby, storm, and sewer rates is warranted. However, a reduction in water rates may help mitigate these increases. The proposed rates would allow for the funding of approximately \$250K in depreciation expense across all utilities, which could be used to fund future capital needs. Each rate also considers a contribution to fund balance of 10 percent of that fund's total allocated expenses—a combined allocation of approximately \$200K from all utilities. If the Town anticipates the need for additional funds beyond the depreciation allocation and the fund balance contribution, the Town may consider reducing or eliminating the decrease to water rates to ensure higher revenue generation.