

## **Minutes of the Town of Hideout Town Council Meeting**

**Tuesday, February 19, 2019**

**6:00 P.M.**

**10860 North Hideout Trail  
Hideout, Utah 84036**

### **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Phil Rubin called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

### **2. ROLL CALL**

Mayor Rubin conducted a roll call. The following Council Members were present:

Mayor: Phil Rubin

Council: Chris Baier  
Dean Heavrin (participated telephonically for a portion of the meeting)  
Hanz Johansson (participated telephonically briefly prior to his arrival at the meeting)  
Kurt Shadle  
Jim Wahl (participated telephonically for a portion of the meeting)

Also attending: Lynette Hallam, Town Clerk; Kent Cuillard, Public Works, Dan Dansie, Town Attorney; Jan McCosh, Town Administrator; Jerry Dwinell, Planning Commissioner; David Erichsen of Erichsen Engineering; Jared Fields of Mustang Development; Michael Clay, Dana Anderson, Aubrey Carlson, Jacob Curtis, Bryce Miller, Kendall Willardson, Sarah Wright, Melyssa Davidson, Kit Kosakowski, Mike Kosakowski, Rick Shapiro, Joel VandenAkker and Paul Ziegler.

Mayor Rubin explained that the Town would soon begin using ZOOM Video Conferencing for meetings which would allow those attending remotely to view the video presentations seen by those physically present at the meeting. The phone number to use would be published on the agenda in the future.

Mayor Rubin also reported that the Town would be trying out some transcription services to take some pressure off the Town Clerk. He asked that those in attendance identify themselves for the recording.

### **3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of January 10, 2019**

Councilmember Baier mentioned that on line 37 (page 5), “they Fire District” should be changed to “the Fire District” and “were” should be changed to “was.” The Town Council agreed that the hope was to make a draft of the minutes available to both the Council and the public much sooner than had been possible thus far.

Councilmember Shadle motioned to approve the minutes of the January 10, 2019 Councilmember Baier seconded the motion. The motion passed unanimously.

**4. PUBLIC HEARING – Review for possible approval the newly revised Hideout General Plan.**

Mayor Rubin pointed out that the newly revised General Plan had been posted on line for two weeks, and a fair number of public comments had been received

Dr. Michael Clay of BYU explained that much of that evening’s presentation had been seen previously by the Town Council. One change was that the annexation map would need to be included in any motion to adopt the revised plan. He indicated that the Planning Commission had recommended approval of the General Plan.

Bryce Miller, also from BYU, described the process that had been followed to get to the point where a final draft was ready to be presented to the Town Council. He provided a summary of the feedback that had been received during the seven public meetings that had been held, as well as from the 120 survey respondents.

Mayor Rubin agreed that every effort had been made to ensure that the public had ample opportunity to comment on the draft, including publishing it in the newspaper and on line.

Mr. Miller continued by presenting a Community Vision Statement which sought to preserve outstanding views, cultivate an inviting neighborhood atmosphere and build a connected community. The Vision Statement was at the forefront of his team’s minds when they developed the following community goals.

**Land Use Goals-**

- Preserve green space and unique topography by updating and enforcing zoning codes that reflected the Town’s vision
- Maintain Hideout’s unique character by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community

**Housing Goals-**

- Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment
- Encourage a balanced mix of housing types to provide desirable options for current and potential residents

**Economic Development Goals-**

- Increase livability of Hideout by encouraging appropriate commercial uses to serve resident’s needs
- Coordinate with local developers to enhance public gathering spaces and community connectivity
- Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate income to maintain public infrastructure

**Transportation Goals-**

- Connect the community through public pedestrian, bicyclist and motor vehicle facilities
- Improve the quantity and quality of trails in the area

- Increase the frequency of transit services to nearby cities
- Address user of wildlife safety concerns related to SR248

#### Public Facility Goals–

- Increase livability and quality of life for Hideout residents by creating public spaces to congregate and recreate
- Enhance and expand current utilities including water, electricity, sewage, parks and Telecommunications to account for current and future population growth
- Prioritize the maintenance, mapping and improvement of infrastructure
- Negotiate with school districts so children can attend school closer to Hideout and reduce their current commute times
- Create a master plan for the Town’s trails, parks and open spaces

#### Environmental Goals-

- Prioritize the protection of Hideout’s stunning views and existing natural environment by limiting the negative impacts of development, and mitigating natural hazards such as fire, and man-made hazards such as pollution
- Organize community recycling efforts
- Encourage interaction with the natural beauty of Hideout by installing community-minded open spaces including parks and trails

#### Annexation Goals-

- Provide well planned and fiscally responsible annexation based on Hideout’s development needs
- Pursue annexation to ensure development aligned with the community vision and other goals as outlined in the General Plan

Mayor Rubin expressed appreciation to the entire BYU team for their efforts on this project. Overall, he was very happy with what had been created. However, he still wished to share some issues that would need be addressed. First, publicly available GPS systems were not quite caught up to the County base map. Therefore, he suggested adding an amendment to the Plan to continue working to extract the County base map of the actual road system currently in place. Dr. Clay pointed out that if the Town was unable to locate accurate GPS/GIS data for the area, it was possible to include legal definitions of some of the roads.

Mayor Rubin also wished to address the annexation area, particularly regarding the Military Installation Development Authority (MIDA) space. Councilmember Shadle interjected that referencing something in the General Plan did not necessarily bind the Town to it. The Plan memorialized long-term goals, but things could and would change over time.

Dr. Clay also pointed out that the Mountainland Association of Governments (MAG) would be helping staff work to develop an official annexation plan to be submitted to the State. It was *that* document that would need to be particularly accurate and correct.

Mayor Rubin stated that at the last meeting, there was a Mr. Spratling who owned property adjacent to Golden Eagle who requested that Hideout consider annexing his property. There was also a Morgan Hills parcel that the Mayor recommended for annexation as well.

Planning Commissioner Dwinell stated that he and Councilmember Shadle would be meeting with Mr. Spratling later in the week. He agreed that the parcels should be added to the Annexation Plan.

Mayor Rubin indicated that Nate Brockbank had purchased some additional property that he wished to be annexed. Councilmember Shadle pointed out that it was already included in the Annexation Plan. The Mayor indicated that he had all the relevant parcel numbers and recommended that each one be included in the Annexation Plan.

Mr. Dansie suspected that some of Mr. Spratling's property was in Summit County.

One other topic that came out of the public comments was that the proposed General Plan indicated in Section 3.2.6 that nothing in Hideout was in the RSPA. That claim had been challenged and was being reviewed by the legal team. The verbiage might need to be changed, depending on the outcome of that review. Mr. Dansie indicated that the text referred to classifications within the RSPA zone. Dr. Clay indicated his team could go to work on that change immediately.

Councilmember Baier pointed out that Section 4.3.3 would need to be updated in order to maintain consistency. Otherwise, she was extremely impressed with the extensive work that had been done. She suggested that some photos depicting the current snow levels should be added as a reminder of the conditions that Hideout should keep in mind as it planned for future development. She also mentioned that there were quite a few references to Todd Hollow which had actually been re-named the Deer Mountain Affordable Community. She asked that those references be updated, other than the historical references when the area was in fact still named Todd Hollow. She recommended doing some fact checking regarding some of the history behind the formation of the Town and mentioned that Town Clerk Lynette Haslam might be a good source for accurate information.

At the request of Councilmember Baier, Aubrey Carlson of BYU explained a bit about how the data was gleaned for the projected population information provided in Table 1.2

Councilmember Baier also suggested that in Section 1.4.4, perhaps the word *dreams* could be replaced by *visions* or *aspirations*.

Mayor Rubin stated that the Council needed to decide if it was comfortable making minor "wordsmithing" changes on its own. It was determined that minor "wordsmithing" was fine but that if the intent of a statement was to be changed, the change would need to go back to the Planning Commission.

Councilmember Baier suggested adding conservation and preservation to the Environmental Goals listed in the document—particularly as they related to air, light and noise pollution. She also asked Mr. Dansie to ensure that the definition given for Impact Fees on page 38 was accurate. Dr. Clay wished to remind the Council that the General Plan could be amended as needed over the course of time.

Regarding the Transportation Section (6.5.2 on page 68), Councilmember Baier suggested the following change-- "trails in Hideout ~~will~~ may be classified according to ..."

Mayor Rubin asked the Council if it was willing to adopt the document that evening, knowing there were minor changes like these yet to be made. Councilmember Baier was in support of doing so and felt she could have her recommended changes ready to share in a week.

Dr. Clay wished to clarify that the only *substantive* changes he had heard thus far involved the aforementioned inclusion of conservation and preservation issues being added to the Environmental Goals.

Mayor Rubin asked if the Planning Commission would be amenable to adding those elements to the goal. Commissioner Dwinnel indicated he could not speak for the entire Commission. However, as the Chair, he was comfortable with the change.

Mayor Rubin asked Councilmembers Wahl and Heavrin who had been attending the meeting by phone, if they were comfortable with the added goal. Councilmember Wahl had no objection and Councilmember Heavrin had disconnected from the meeting.

Councilmember Kurt Shadle expressed appreciation to Dr. Clay and his team at BYU, indicating their work had been spectacular. He also thanked the Planning Commission as well as the members of the public who had taken part in the project. He hoped the Town would be able to implement as much of the General Plan as possible over the next three years.

Mayor Rubin stated that the Town Council could no longer take a vote on the item that evening, as communication with the two councilmembers participating electronically had been lost. The Council attempted unsuccessfully to reestablish contact.

Mayor Rubin then opened the matter for further public comment.

Kit Kosakowski reported that he lived within the annexation area. She inquired about an updated annexation map. A map was then displayed on the screen for those in attendance. Ms. Kosakowski was in favor of her property being added to Hideout and indicated there were several developments that had been left out of Wasatch County's planning process. Councilmember Shadle agreed that there were portions of the County that seemed to have no representation.

Jared Fields of Mustang Development asked that the Council refer to the Master Development Agreement between Mustang and Hideout which had been recorded at the Wasatch County Recorder's office (Entry #360737). That document identified Mustang property as RSPA. Councilmember Baier stated that she had reviewed it but found that the attached black and white map was illegible. She asked if Mr. Fields could provide a correct color map that could be easily understood. Mr. Fields agreed that the recorded map was of poor quality and indicated he would try to find a better one. The point he wished to make though, was that there were categories identified with specific designations. He indicated that Mustang agreed with a great deal of the proposed General Plan. Still, he wished to remind the Town Council that Mustang Development had a valid and enforceable Master Development Agreement that provided Mustang with certain substantial rights. Mayor Rubin indicated that those drafting the General Plan had made specific efforts not to single out any specific entity. However, at times the Town had to balance development agreements with State law, etc. Mr. Fields referenced a specific sentence in Section 3.1 of the Introduction that he felt spoke negatively about "pre-negotiated master development agreements." Mustang disagreed with the point made in the sentence whereas Councilmember Baier felt it was an accurate reflection of what the Town had experienced in their planning efforts.

Councilmember Shadle commented that the General Plan was designed to assist the Town in providing amenities that were not provided by existing MDAs.

Rick Shapiro, resident of Hideout, echoed those that had complimented the work of the BYU team. He, too, felt they had done an extraordinary job. He then stated that it was his understanding that there were a multitude of lawsuits pending against the Town of Hideout by the Master Developer. He wondered if the Council had considered whether or not the Town's viability still made sense or if dissolution was a better alternative at this point.

Mr. Dansie agreed that there had been claims or potential claims presented to the Town. There had been a lawsuit that had been dismissed which was a matter of public record. Otherwise, the Town was working towards positive resolutions.

Mayor Rubin pointed out that dissolution of the Town would be a long and tedious process. The Town Council was excited about future development and was attempting to mitigate gaps they felt were in the Town. Councilmember Shadle suggested that the way to get a seat at the table was not to move backwards but to grow.

Councilmember Baier asked Mr. Shapiro if he felt the citizenry of Hideout sought dissolution. He did not feel they necessarily sought that action. Although he pointed out that there were some challenges that would not go away, he was not necessarily advocating for dissolution.

There were no other members of the public who wished to comment and Mayor Rubin closed the public comment period.

Mayor Rubin asked Councilmember Johansson for his input now that he had been able to re-join the meeting via telephone. He felt it had been a very thorough process that included a great deal of public input. He was in favor of the proposed General Plan.

Councilmembers Heavrin and Wahl had been unable to re-join the meeting. However, with Councilmember Johansson now present, there was a quorum and the Council could vote on the item.

Councilmember Shadle moved to approve the General Plan with the amendments discussed during that evening, including the additional goals in the Environment section, changing the RSPA language to more accurately reflect the Town Code, obtain GPS compatibility when possible, incorporate additional properties into the Annexation Plan to be determined at a later date, and various stylistic changes also to be made at a later date. Councilmember Baier seconded the motion which passed unanimously with affirmative votes from Councilmembers Johansson, Baier and Shadle.

Mayor Rubin once again expressed appreciation to the team from BYU for their excellent work.

5. **PUBLIC HEARING – Review for possible approval the final plat for Phase I of the Deer Springs Subdivision in the Town of Hideout**

This item was not yet ready for discussion

6. **DISCUSSION ITEM –MIDA Agreement, Next Steps**

Mayor Rubin explained that MIDA had proposed that a portion of Hideout (north end of town near Deer Springs) be incorporated into the MIDA project area. This could provide the Town with additional revenue. MIDA hoped to vote on the item during their April meeting which meant that the Town Council would need to hold their vote at the March meeting. MIDA continued to backstop the internet infrastructure and would incorporate that into their bond. The Town would pledge the funds due from the MIDA arrangement as Hideout's portion to fill in any gap. Once the number was met, Hideout would be able to retain any additional funds. MIDA would promise Utopia that they would be covered,

in exchange for this portion of the Town becoming part of the expansion area. The Mayor stated that he would distribute a copy of the MIDA proposal as well as the related spreadsheet.

Mr. Dansie described various elements of the resolution and the Interlocal Agreement.

Mayor Rubin explained this agreement could provide the Town with increased revenue for twenty-five years, based on build-out of the area.

Councilmember Shadle suggested it might be a good idea for the Town to work with a financial advisor regarding the details of the proposal. Mayor Rubin indicated he was willing to do so if someone could be found who was willing to provide input.

**7. PRESENTATION – Sunrise Subdivision project – Developer wants to make the Council aware of their project and what they would bring to the Planning Commission**

Mayor Rubin explained that the developer of the project wished to make a presentation to the Town Council which was informational only. The project had not yet been officially reviewed by the Planning Commission.

Councilmember Shadle called a point of order, indicating he had a concern regarding the fact that in the Master Development Agreement (MDA) there was reference to there being a maximum of two decision meetings before there was an ability to object. He wished to ensure that this was not one of the two decision meetings. Additionally, he was happy to listen to a presentation, he would have preferred that the project follow the traditional vetting process which began with the Planning Commission. Councilmember Baier agreed with Councilmember Shadle's position.

Mr. Fields stated that it was not his intent to bypass the Planning Commission and that in fact the item had already been placed on the next Planning Commission agenda. He indicated that Mr. Erichsen would provide further project details.

Councilmember Baier wished to clarify that Mr. Erichsen was addressing the Town Council as a representative of Mustang Development, not in his capacity as Erichsen Engineering, working for the Town of Hideout. Mr. Erichsen indicated that was correct.

Mr. Erichsen described what he felt were some highlights of what Mustang Development would be proposing. Mustang would seek a zoning change and approval of a program plan at the same time. They hoped to create both a residential component with 1100 to 2500 square foot homes, as well as a commercial component. In addition to single-family homes (78 ERUs), there would also be condominiums (40 ERUs)—fairly low density for the area. They anticipated providing approximately 5000 feet of trails with the development.

Councilmember Baier pointed out that Hideout sought commercial space but not all commercial space was good—*empty* commercial space was not helpful. The Town needed smart commercial development that fit the Town's objectives. She looked forward to seeing the details once the Planning Commission had done their vetting.

Councilmember Shadle indicated he would support commercial development as it was much needed. He expressed concern that the residential development would be developed but that the

commercial development would fail to materialize. Mr. Erichsen indicated there was no incentive for the developer to leave property undeveloped.

The Council and Mr. Erichsen discussed various possibilities for the development.

Councilmember Baier suggested that moving forward, the developer needed to make clear how this project would benefit the Town of Hideout.

## **8 CONSIDERATION AND APPROVAL OF BILLS TO BE PAID – Consideration and possible approval of payment of January 2019 bills**

Councilmember Shadle asked when the budget process would begin. Mayor Rubin responded that he wished to create a budget committee and that was one thing that Jan McCosh would be working on. Any Councilmember with the time to sit on that committee was welcome. The budget would need to be completed by late June so the process would likely commence in April.

The Mayor and Council discussed some of the larger payments.

- Mayor Rubin explained that Gary Crane was a mediator that had been used on a previous issue. His fee was being split equally between the Town and the other party.
- Councilmember Baier expressed great appreciation for the work Kent Cuillard had done with snow removal. Someone had finally been identified to work at least a couple of days per week in order to relieve Mr. Cuillard of some of his workload. That individual's hours would be increasing in the future.
- The bill from Horrocks Engineering was for work done on the Impact Fee Study. It was not the final bill.
- The Tech Logic bill was for security camera upgrades and computers.
- Half of the amount showing due for legal fees would be passed to developers.
- Councilmember Shadle inquired about the large amount from enterprise funds. Mayor Rubin explained that the Town paid Jordanelle Special Service District (JSSD) for the golf course's water bill and the course then reimbursed the Town.

Councilmember Johansson moved to approve payment of the January 2019 bills. Councilmember Baier seconded the motion which passed unanimously with affirmative votes by Councilmembers Shadle, Baier and Johansson.

## **9. PUBLIC INPUT – Floor Opened for Any Attendee to Speak**

Paul Ziegler inquired about the status of getting high-speed internet access for the Town.

Councilmember Shadle explained that the Town was dealing with a provision of UTOPIA financing which required the Town to backstop all expenditures related to pulling fiber from Quinn's Junction to Hideout, connecting all the residences. The total price tag was for approximately \$1.4 million. It was hoped that MIDA would guarantee the majority of the backstop costs and the timeframe was potentially the following summer. Additionally, Allwest was attempting to get a franchise agreement with the Town to install fiber.

There were no other members of the public who wished to speak so Mayor Rubin closed the public comment period.

Councilmember Baier indicated that she had received a letter from Joanne Rupinskas about a significant public safety issue at the round-about near Town Hall. It involved construction vehicles that simply turned left instead of using the roundabout properly (because vehicles were parked on the round-about.) Mayor Rubin admitted there was a need for signage on the round-about once the ground thawed and he had funds to hire an retired police officer who would begin working in April to enforce the parking ordinances. Councilmember Baier reiterated the fact that parking was a significant problem. The Mayor indicated that the Planning Commission would be addressing road widths as well as locations for storage of plowed snow. Mayor Rubin indicating he was working on identifying a grant or low-interest loan to get additional equipment for snow removal. He stated that the Town had a right and obligation to clear roadways. Councilmember Shadle pointed out that even though the majority of the taxes went to Wasatch County, the County did almost nothing for the Town of Hideout. He also asked that in the upcoming construction meeting, developers be reminded to encourage their subcontractors to drive safely and responsibly.

Councilmember Baier suggested that next year, the Town should budget for better guide markers in order to draw attention to the edges of the roadway for better snw removal.

#### **RATIFYING PLANNING COMMISSION MEMBERS**

Mayor Rubin reminded those gathered that there had been a discussion with the previous Town Council that he wished to make a change with the Planning Commission. The Council had agreed to the change but then the list of new Planning Commissioners was never ratified by the new Town Council.

Mr. Dansie pointed out that because this item had not been noticed on the agenda, the Council should wait to take action until the following meeting.

#### **10. ADJOURNMENT OF PUBLIC MEETING TO EXECUTIVE SESSION**

Councilmember Johansson moved to end the public portion of the meeting, move into executive session to discuss pending legal action, and adjourn from there. Councilmember Shadle seconded the motion. Councilmembers Shadle, Baier and Johansson voted in favor.

The meeting adjourned at 8:40 pm.

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Lynette Hallam, Town Clerk

Approved: 3/14/19



KLAIM

EXCLUSIVE LAKEVIEW LIVING



[STAKE YOUR KLAIM]





## [WELCOME TO KLAIM]

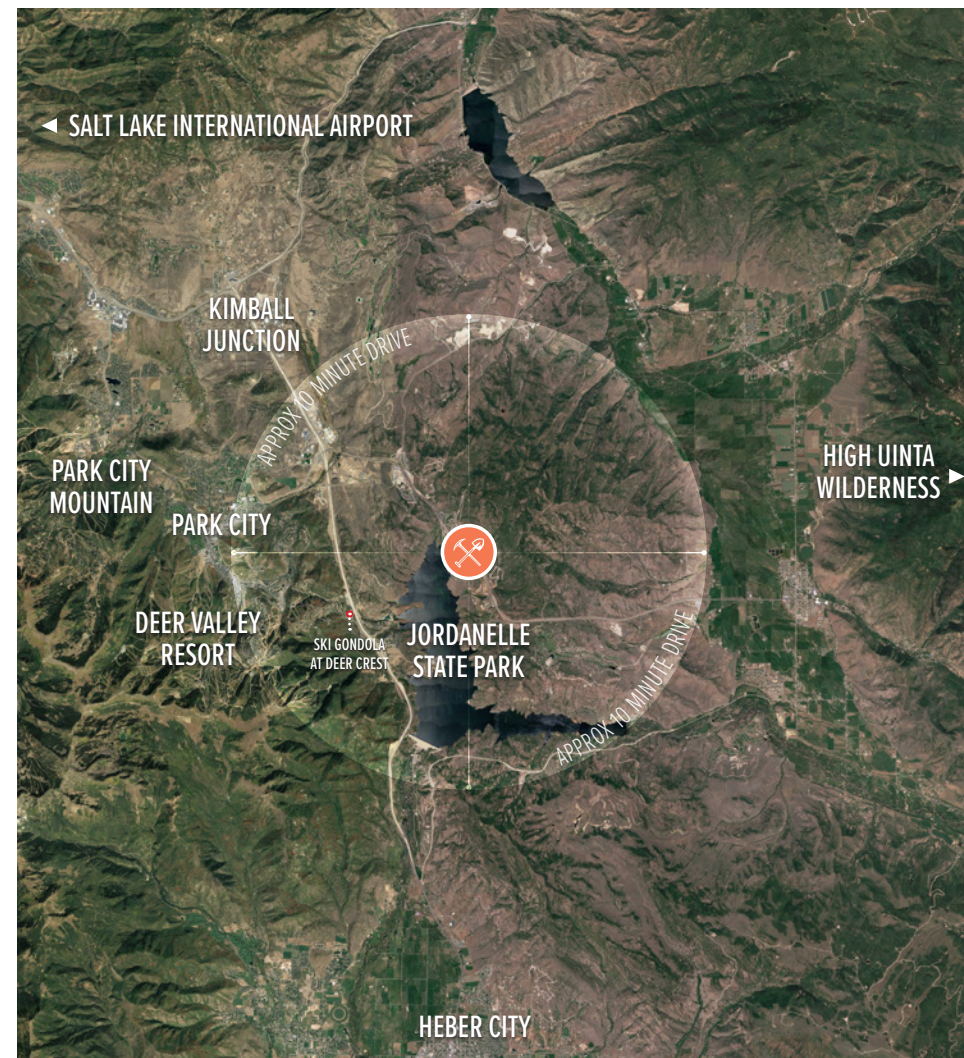
This exclusive lakeview community features the best in modern, contemporary architecture with four-season adventure right out your front door. Featuring 88 expertly designed townhomes with extensive surrounding open space, Klaim allows residents superior opportunities for hiking, biking, boating, skiing, snowboarding, and so much more.





## [LOCATION]

Situated between Park City to the west, the Uintas to the east, and a 40-minute stoplight-less drive to the Salt Lake International Airport, Klaim's location offers easy access to year-round activities and adventures.



JORDANELLE RESERVOIR  
AND STATE PARK



## [ACTIVITIES]

In the summer, spend the days hiking in the mountains, mountain biking the surrounding trails, fishing the nearby rivers and lakes, or boating on the Jordanelle Reservoir.

In the winter, hit the slopes in minutes via Deer Valley Resort's Jordanelle ticket office and gondola or easily drive the 10-minutes to Park City Mountain, one of North America's largest ski resorts. For off slope activity, a quick drive puts residents in the heart of the Uintas where snowshoeing, sledding, and snowmobiling abound.





## [PARK CITY, UTAH]

Located just 10 minutes from Park City's historic Main Street where residents can find fine dining, art galleries, nightlife, and more while coming home to the luxuries of mountain living. Klaim provides residents easy access to the best in outdoor experiences and urban amenities.





## [THE DEVELOPMENT]

Klaim features 88 expertly designed townhomes overlooking the Jordanelle Reservoir. Each featuring an expansive 3 – 4 bedroom layout with a 2-car garage; a sliding glass wall allows residents to experience the breathtaking views; and a modern, timeless design throughout.

With two thirds of the land preserved as open space, Klaim provides residents access to miles of trails in which to walk, run, hike, and bike.





## [LIVING ROOM & KITCHEN]

The mountain modern living room, dining room, and kitchen open to the scenic outdoor balcony via a sliding glass wall. Experience the expansive views overlooking the Jordanelle Reservoir and the Deer Valley® ski runs through this one-of-a-kind feature.

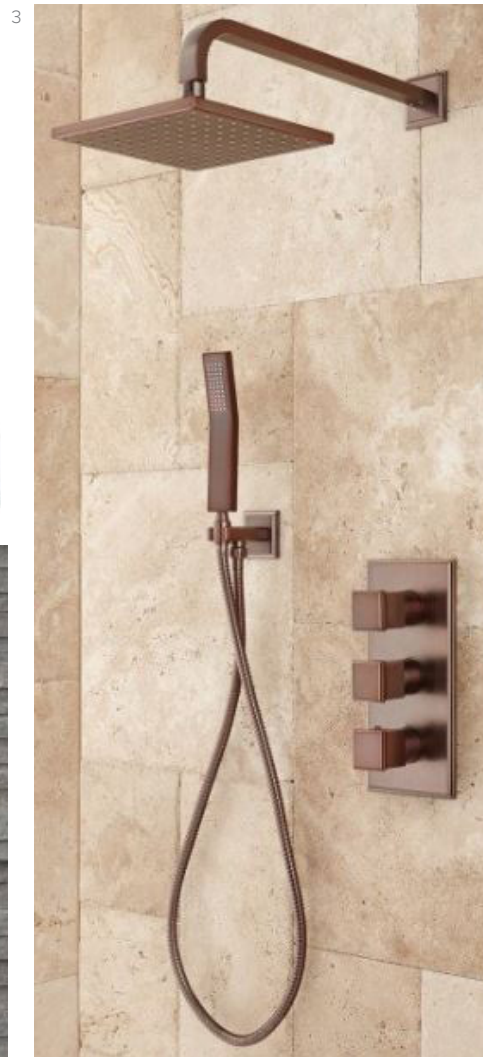




## [BED & BATHROOM]

The large master bed with en suite bathrooms deliver a sanctuary within the home. With a natural stone fireplace and vast windows featuring an impeccable view in the bedroom, and a large soaker tub paired with a free-standing shower in the bathroom, give the master suite a calm serenity.

\* 1, 2 AND 3 SHOWN AS EXAMPLE FINISHES ONLY.

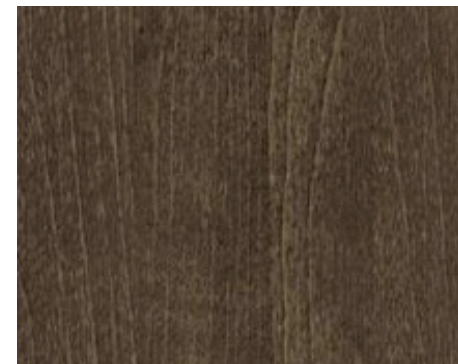
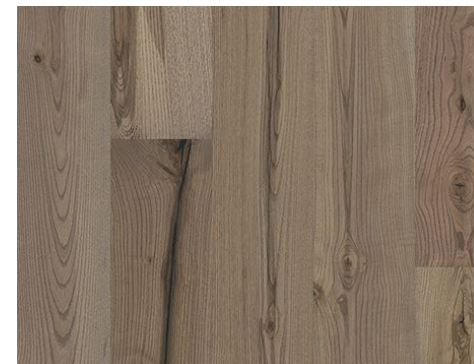
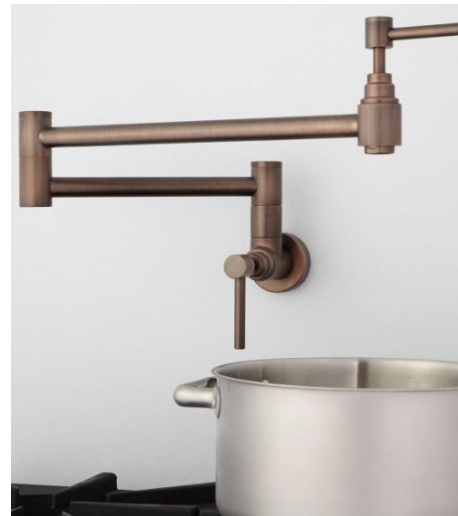




## [TRANSITIONAL MOUNTAIN FINISHES]

Homeowners can choose between Transitional or Modern finish options with two color styles in each. The Transitional Bronze selection features bronze hardware with warm walnut wood flooring and warm oak cabinetry with light stone countertops and darker grey accents throughout whereas the Transitional Silver selection offers silver hardware with warm hickory wood floors and blondwood cabinetry with white and light countertops and accents.

\* FINISHES SHOWN AS EXAMPLE ONLY.





## [MODERN MOUNTAIN FINISHES]

The Modern Silver selection offers silver hardware with warm oak floors and handcrafted light oak cabinetry with light countertops and medium grey accents throughout whereas the Modern Black selection offers black hardware with light oak floors and warm alder cabinetry with white and light countertops and accents.

\* FINISHES SHOWN AS EXAMPLE ONLY.





## [UPHILL FLOOR PLANS]

A

### RESIDENCE A

3 BED | 3 BATH  
2510 SQ FT

Level 3.....1116 SQ FT  
Level 2.....1222 SQ FT  
Level 1.....172 SQ FT

B

### RESIDENCE B

3 BED | 3 BATH  
2481 SQ FT

Level 3.....1105 SQ FT  
Level 2.....1197 SQ FT  
Level 1.....179 SQ FT

C

### RESIDENCE C

4 BED | 4 BATH  
2501 SQ FT

Level 3.....1091 SQ FT  
Level 2.....1180 SQ FT  
Level 1.....230 SQ FT

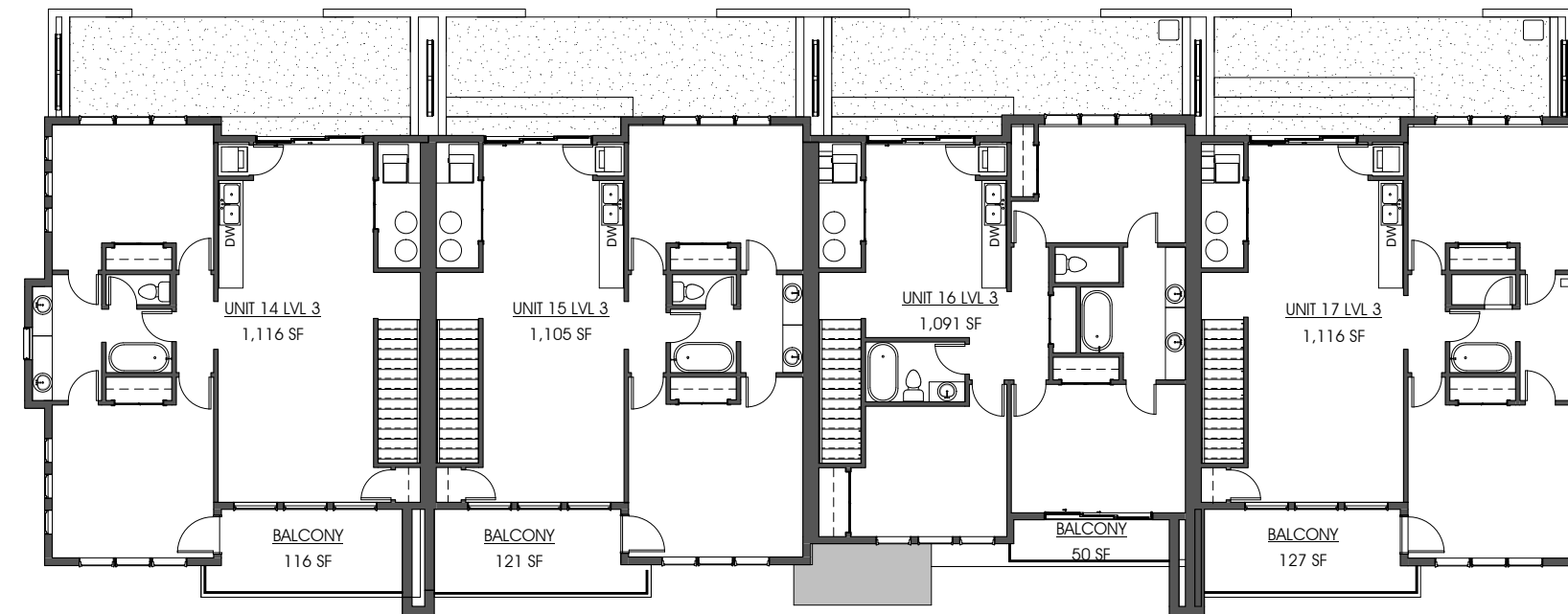
D

### RESIDENCE D

3 BED | 3 BATH  
2510 SQ FT

Level 3.....1116 SQ FT  
Level 2.....1222 SQ FT  
Level 1.....172 SQ FT

## [LEVEL 3]



A

2 BED | 1 BATH  
1116 SQ FT

B

2 BED | 1 BATH  
1105 SQ FT

C

3 BED | 2 BATH  
1091 SQ FT

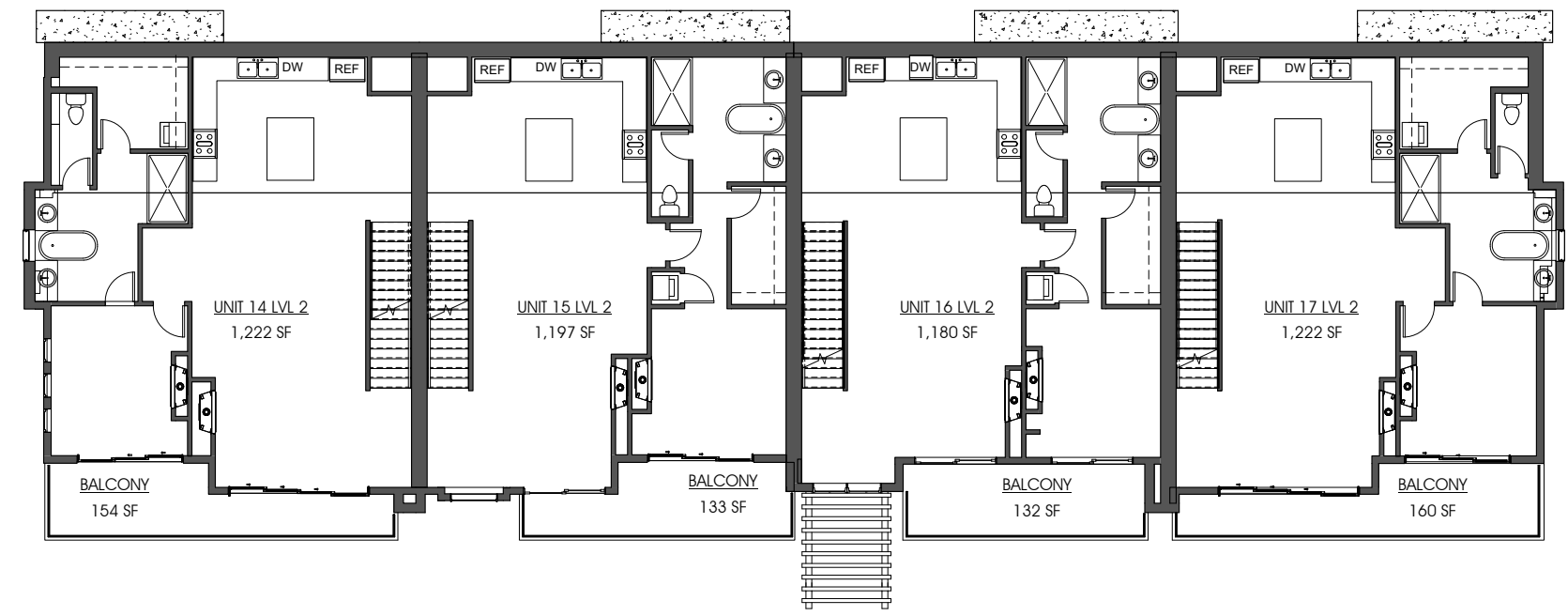
D

2 BED | 1 BATH  
1116 SQ FT



[UPHILL FLOOR PLANS]

[LEVEL 2]



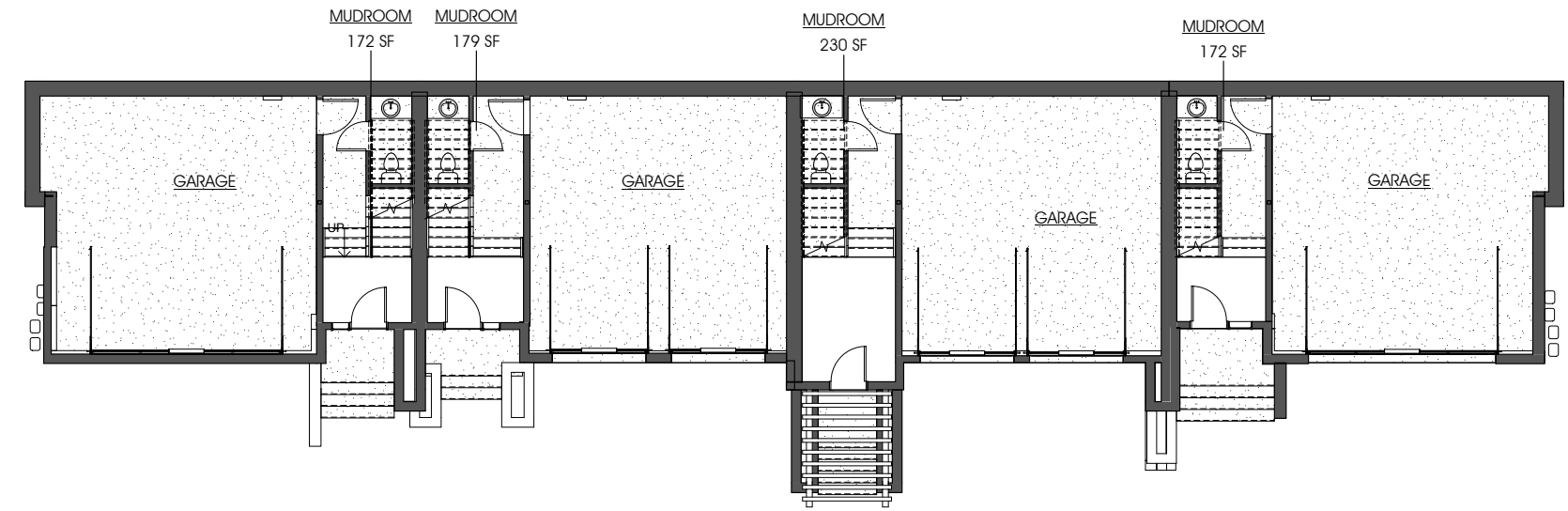
A  
1 BED | 1 BATH  
1222 SQ FT

B  
1 BED | 1 BATH  
1197 SQ FT

C  
1 BED | 1 BATH  
1180 SQ FT

D  
1 BED | 1 BATH  
1222 SQ FT

[LEVEL 1]



A  
1 BATH  
172 SQ FT

B  
1 BATH  
179 SQ FT

C  
1 BATH  
230 SQ FT

D  
1 BATH  
172 SQ FT



## [ Q & A ]

- **WHERE IS KLAIM LOCATED?**

Located just 10 minutes from Park City's historic Main Street, Klaim is situated with Park City to the west, the Uintas to the east, and a 40 minute drive to the Salt Lake International Airport, Klaim's location offers easy access to year-round activities and adventures.

- **WHAT MAKES KLAIM UNIQUE?**

The Klaim townhomes offer a modern and timeless design that has not yet been seen in the Hideout area. The townhome residences are overlooking the Jordanelle Reservoir with ski run views of Deer Valley®. Each featuring an expansive 3 – 4 bedroom layout with a 2-car garage; a sliding glass wall that brings the outside in, allowing owners to experience the breathtaking views. With two thirds of the land preserved as open space, Klaim provides residents easy access to miles of trails in which to walk, run, hike, and bike. Located by the shores of the Jordanelle Reservoir, Klaim at Hideout offers close proximity to many outdoor recreation opportunities including mountain biking, skiing, golf, water skiing, kayaking, fly fishing and so much more within minutes of leaving your front door.

- **WHAT ARE THE FLOOR PLANS?**

Klaim at Hideout will offer 3 and 4 bedroom floor plans with attached 2-car garages.

## [ Q & A ]

- **WHAT ARE THE FINISH PACKAGES?**

Buyers will be able to choose from 4 different design packages.

- **WHAT IS THE PROCESS TO PURCHASE A KLAIM TOWNHOME?**

The first Klaim residences will be available to purchase starting in Spring 2019. Buyers will be required to put down a \$5000 earnest money deposit which will lock in a specific residence and price. Upon completing their 14 day Due Diligence Review, another \$25,000 deposit will be required which will bring the non-refundable deposit amount to \$30,000 and carry to close.

- **HOW MANY TOWNHOME RESIDENCES WILL THERE BE?**

Klaim will feature 88 expertly designed townhomes.

- **WHO ARE THE UTILITY PROVIDERS?**

Power: Rocky Mountain Power; Gas: Dominion Gas; Water and Sewer: Provided by JSSD.

- **COMMON AREA AMENITIES?**

Klaim at Hideout sits on just shy of 60 acres with two thirds of the land dedicated to open space with a community trail system.

- **ARE PETS ALLOWED?**

Yes, with restrictions.



## [THE KLAIM TEAM]

- **SOLSTICE HOMES: DEVELOPER**

The partners at Solstice Homes have a combined background of 26 years of hands-on custom home building experience and large scale multi-family projects. Each partner brings a strong level of expertise in construction management and land/project development geared toward understanding the ideal home for customers. The partners believe a home crafted to fit your family's lifestyle will improve your way of life. Other successful developments include the Ledges in St. George, The Rooftops in Salt Lake Valley, and the Terraces at Holladay.



- **RANGE ARCHITECTURE: ARCHITECT**

Range Architecture & Design based in Salt Lake City. Derek Williams who is the principle architect believes that the best design solutions are discovered through a combination of sincere client collaboration, rigorous examination, bold solutions, problem solving, and attention to detail. Derek's Park City projects include Park City Film Studios, Blue Sky Ranch and High West Distillery in Wanship.



- **EDGEiD: INTERIOR DESIGNER**

EDGEiD Interior Design is based in Utah but has worked on projects all over the United States. Within all their projects, EDGEiD integrates locally-driven elements into the design, knowing that how an owner experiences a space shapes how they feel in it. For this reason, EDGEiD has created a process that is thorough, efficient, and intimately attuned to a room's unique character, energy, and functionality.



[WWW.KLAIMHIDEOUT.COM]



# KLAIM

EXCLUSIVE LAKEVIEW LIVING

Sales Team: 385.355.1781 | Patrick Howell | Craig Popa | Dylan Natale | Tara Williams

Exclusively listed by Berkshire Hathaway HomeServices Utah Properties.

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HATHAWAY** | **Utah  
Properties**  
HomeServices

## **TOWN OF HIDEOUT, UTAH**

Ordinance No. 2019 - 05

### **AN ORDINANCE PROVIDING FOR DEADLINES RELATING TO ITEMS TO BE INCLUDED ON THE AGENDA FOR PLANNING COMMISSION REGULAR MEETINGS**

**WHEREAS**, the Planning Commission of the Town of Hideout has requested that the Town adopt certain procedural requirements for matters relating to the Planning Commission's agenda, and

**WHEREAS**, most items coming before the Planning Commission carry a State mandate for proper noticing through multiple channels, and

**WHEREAS**, the State requires noticing via a newspaper of record, and that the Park Record is the town's primary newspaper of record. Due to the publishing schedule of the Park Record, and submittal deadlines for the paper, the Planning Commission agenda must be established prior to said deadlines, and

**WHEREAS**, the Town Council believes requirements requested by the Planning Commission are necessary to make the Planning Commission's meetings more efficient and effective, and

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

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

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

**Section 2 – Notice Requirements.** The following procedural standards are hereby adopted for the Planning Commission of the Town of Hideout.

If any citizen or applicant desires to have an item placed on the agenda for the regular meeting of the Planning Commission, a description of the agenda item must be delivered to the Town Clerk no later than 10:00 a.m. fifteen (15) calendar days prior to the Planning Commission's regularly scheduled meeting. All supporting content

(electronic or otherwise), if any, must be submitted to the Town Clerk no later than 10:00 a.m. seven (7) calendar days prior to the date of the regularly scheduled Planning Commission meeting. If agenda items or materials supporting such agenda items are delivered after the time set forth in this section, such agenda items will be placed on the agenda for the following regular meeting of the Planning Commission.

This Ordinance makes no changes to any Land Use application schedule or deadlines outlined within existing Town Code or within any duly adopted Master Development Agreement. Those schedules and/or deadlines must be completed prior to any affected item being placed upon the agenda as outlined above.

**Section 3 – Effect on Town Code.** This Ordinance shall repeal any conflicting provision of the Town Code. Immediately after the effective date, the Town Clerk is hereby directed to update the official version of the Town Code to reflect the terms and provisions set forth herein.

**Section 4 – Effective Date.** This Ordinance will be effective when it has been published as provided by law.

WHEREFORE, Ordinance 2019 - 05 has been **Passed** and **Adopted** by the Town of Hideout.

## **TOWN OF HIDEOUT**

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Philip Rubin, Mayor

Attest:

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Lynette Hallam, Town Clerk