



# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARING

June 09, 2022

## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearing electronically for the purposes and at the times as described below on Thursday, June 9, 2022.

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

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

Interested parties may join by dialing in as follows:

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

**Meeting ID:** 435 659 4739

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

---

Regular Meeting and Public Hearing  
6:00 PM

I. Call to Order

II. Roll Call

1. No Anchor Site Determination Letter

III. Agenda Items

1. Presentation regarding water rights by Ted Barnes

IV. Approval of Council Minutes

1. January 27, 2022 Town Council Meeting Minutes DRAFT

V. Follow up items from Council Minutes

VI. Public Hearing Items

1. Consideration of possible approval of Phase 2A and 2B of the Deer Springs Subdivision

2. Discuss, with possible approval, the Town Budget for the fiscal year ending June 30, 2023

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

VIII. Agenda Items (continued)

1. Discussion and announcement of upcoming concert planned by Hideout's Vision Committee

2. Consideration and possible approval for Mayor to appoint Jonathan Gunn as regular Planning Commissioner

3. Consideration of adopting Resolution 2022-R-XX to amend the Fee and Rate Schedule to include a water rate increase of 4% beginning July 1, 2022 as well as eliminate the reservation fees and charge a flat rate stand-by fee. Also make technical wording corrections.

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

X. Meeting Adjournment

---

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

### HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail  
Hideout, UT 84036  
Phone: 435-659-4739  
Posted 06/08/2022



May 11, 2022

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

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 12.83% of those tested since April 29, 2022. The seven-day average number of positive cases has been, on average, 379 per day since May 4, 2022.

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

Interested parties may join by dialing in as follows:

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

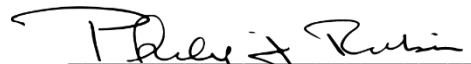
**To join by telephone dial:** US: +1 408-638-0986

**Meeting ID:** 4356594739

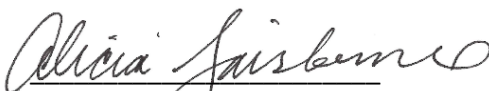
Additionally, comments may be emailed to [hideoututah@hideoututah.gov](mailto:hideoututah@hideoututah.gov). Emailed comments received prior to the scheduled meeting will be considered by Council and entered into public record.

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

BY:

  
Phil Rubin, Mayor

ATTEST:

  
Alicia Fairbourne, Town Clerk



**Minutes**  
**Town of Hideout**  
**Town Council Public Hearing Special Meeting**  
**January 27, 2022**

The Town Council of Hideout, Wasatch County, Utah met in a Special Meeting and Public Hearing on January 27, 2022 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

**Public Hearing**

**I. Call to Order**

**1. January 8, 2022 No Anchor Site Determination Letter**

Mayor Rubin called the meeting to order at 6:00 p.m. and explained there was no anchor site due to the ongoing COVID-19 pandemic.

**II. Roll Call**

**Present:**

Mayor Phil Rubin  
Council Member Chris Baier  
Council Member Carol Haselton (*joined at 6:04 p.m.*)  
Council Member Sheri Jacobs  
Council Member Ralph Severini

**Excused:**

Council Member Bob Nadelberg

**Staff Present:**

Town Attorney Polly McLean  
Town Planner Thomas Eddington  
Director of Engineering and Public Works Timm Dixon  
Town Clerk Alicia Fairbourne

**Others Present:** Chris Ensign, Carol Tomas and others who may have logged in using a partial name or using only a phone number.

**III. Agenda Items**

**1. Review and possibly approve the final plat for the KLAIM Phase 3 subdivision**

Town Planner Thomas Eddington reviewed his report regarding the KLAIM development. He noted the final plat approval for all four or five phases of the subdivision was approved in December 2017. The project was delayed due to negotiations with the Utah Department of Transportation (UDOT) regarding the right-of-way issues on SR-248. The Developer requested an extension for plat recordation and was approved through Planning Commission on November 19, 2020, however, the request was not brought forth to Council. Mr. Eddington further explained the final site plan was approved in 2017 but no final plats were provided for recordation at that time.

Mr. Eddington reviewed the details regarding the overall development, which included:

- 88 attached units
- 58.95 acres with 42.73 acres preserved as open space/untouched land

Mr. Eddington reviewed the details regarding Phase 3 of the development, which included:

- 14 lots which would extend the completed Phase 1 buildings to the south, following the same design as the buildings in Phase 1
- 12 lots which would extend the completed Phase 1 buildings to the north

Mr. Eddington noted the Developer agreed to meet the provisions of the Hideout Town Code which was updated in November 2020, including 11.07.101 Zoning: Mountain (M), 10.08.06.C General Standards-Monotony Clause and 10.08.08 Design Standards. The Developer also agreed to meet the engineering Code sections, including 10.08.14 Roads and Road Requirements, 10.08.020 Drainage and Storm Water Facilities, and 10.08.34 Public Space Requirements.

The trail system was reviewed. Mr. Eddington noted the details would be finalized with the Town's Parks, Open Space, and Trails (POST) Committee in subsequent phases. The Developer agreed all trails were to be open to the public and this note would be included on all plats for the development.

The excavated soil dumping site north of the development was discussed and Hideout Municipal Code 11.02.14 Construction Mitigation Plan was reviewed. Mr. Eddington noted the Developer was required to provide details related to the final scale, including size and dimensions, proposed vegetation, et cetera to the Staff in regard to the mitigation of the excess dirt on the site. The Developer would also be required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the Town Engineer and Town Planner for review and approval. Developer Chris Ensign presented a maintenance plan showing the soil repository site and explained the details and timeline of the plan. Discussion continued. Mr. Ensign ensured Council he would continue to maintain the repository site, which included hydroseeding the soil in the Spring. Mr. Ensign and Mr. Eddington agreed to discuss planting native plants to make the repository site appear more natural to the existing landscape.

Council Member Severini inquired if a plan was in place to ensure the site was maintained after all buildings were complete. Mr. Ensign stated warranty periods were in place for at least three (3) to five (5) years after the last building was complete. Solstice Development would also have an ownership of homes in the subdivision.

Director of Engineering and Public Works Timm Dixon inquired if there was documentation stating the homeowner would be restricted from building on the soil repository, to which there was none. Mayor Rubin and Town Attorney Polly McLean agreed a deed restriction should be recorded on the property stating no building atop the soil repository would be permitted. Mr. Ensign agreed to discuss the recordation of the deed restriction with the existing homeowner.

Council Member Severini inquired of Hideout Municipal Code 11.07.101 Zoning: Mountain (M) and asked why there was a side yard setback deviation for this subdivision. Mr. Eddington explained it was part of the Master Development Agreement (MDA) which included a Planned Performance Development Overlay which altered the setbacks and density.

Council Member Baier inquired when the completion of the amenities could be expected. Mr. Eddington stated the POST Committee would discuss the timing and report back to Council. Mr. Ensign presented and discussed the trail system and noted there would be construction vehicles on the roadways until the Phases of the subdivision were complete, which would pose a safety risk to trail users. Ms. McLean reiterated all trails would be made open to the public, which would be noted on the plat prior to recordation.

Council Member Severini mentioned the Town was expected to pass a Dark Skies Ordinance and asked if the lighting was in compliance. Mr. Ensign stated all the lights in the subdivision were down-lit, which would meet the Dark Sky Ordinance criteria. Mr. Eddington noted the Resolution would be modified to add the dark sky compliance regulations, as well as the future Hideout Dark Skies Ordinance regulations as a condition of approval.

Ms. McLean noted Jordanelle Special Service District (JSSD) would be required to sign the plat. Discussion ensued regarding the conditions of approval; however, no other conditions were determined to be needed.

There being no further comments or questions from Council, Mayor Rubin opened the floor to public comment at 6:56 p.m. There were no comments from the public. Mayor Rubin closed public comment at 6:57 p.m. and asked for a motion.

***Motion: Council Member Haselton moved to adopt Resolution 2022-O-01 approving the final plat for the KLAIM Phase 3 subdivision incorporating the changes as discussed. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs and Council Member Severini. Absent: Council Member Nadelberg. None opposed. Motion carried.***

#### **IV. Meeting Adjournment**

There being no further business, Mayor Rubin closed the meeting at 6:59 p.m.

*(Clerk's note: The meeting adjourned with no motion made.)*

---

Alicia Fairbourne, Town Clerk



## Staff Review of Plan Submittal

To: Mayor Philip Rubin  
Town of Hideout Councilmembers

From: Thomas Eddington Jr., AICP, ASLA  
Town Planner

Re: Deer Springs – Final Subdivision Approval for Phases 2A and 2B

Date: June 7, 2022

---

*Re-submittals: The Applicant submitted the following plans:*

- Phase 2A – Subdivision Plat updated September 22, 2021
  - Phase 2B - Subdivision Plat updated September 22, 2021
- 

## Update

The Deer Springs subdivision, Phase 2A (50 lots) and 2B (24 lots) received Final Subdivision Approval on May 13, 2021 but the Applicant was unable to record the plat within the required six (6) months and requested a six (6) month extension (allowing recordation prior to May 13, 2022; a one year timeline in total) pursuant to Town Code, Section 11.06.36, which states, "The Town Council may grant a one-time extension to the recording of the Final Plat not exceeding six (6) months; provided, that the Developer submits the request for extension prior to expiration of the Final Plat and satisfies any new Town requirements pertaining to the public health, safety and welfare."

The Hideout Town Code only allows for a one-time extension and since the Applicant was unable to record the plats prior to May 13, 2022, the Applicant must resubmit the subdivision applications for review by the Planning Commission and Town Council.

There are no changes proposed by the Applicant for Deer Springs. This project was reviewed by the Town Planner and Town Engineer in detail back in early/mid 2021 and was favorably recommended by the Planning Commission and approved by the Town Council on May 13, 2021 under the current code.



## Phases 2A & 2B

Phase 2A



VICINTY MAP

Phase 2B



KEY MAP

## Full Site and Phasing Plan for Deer Spring (and Google Earth's Elevation Diagram – Slope from Jordanelle Parkway to SR 248)







### 3D Concept Imaging of Deer Springs



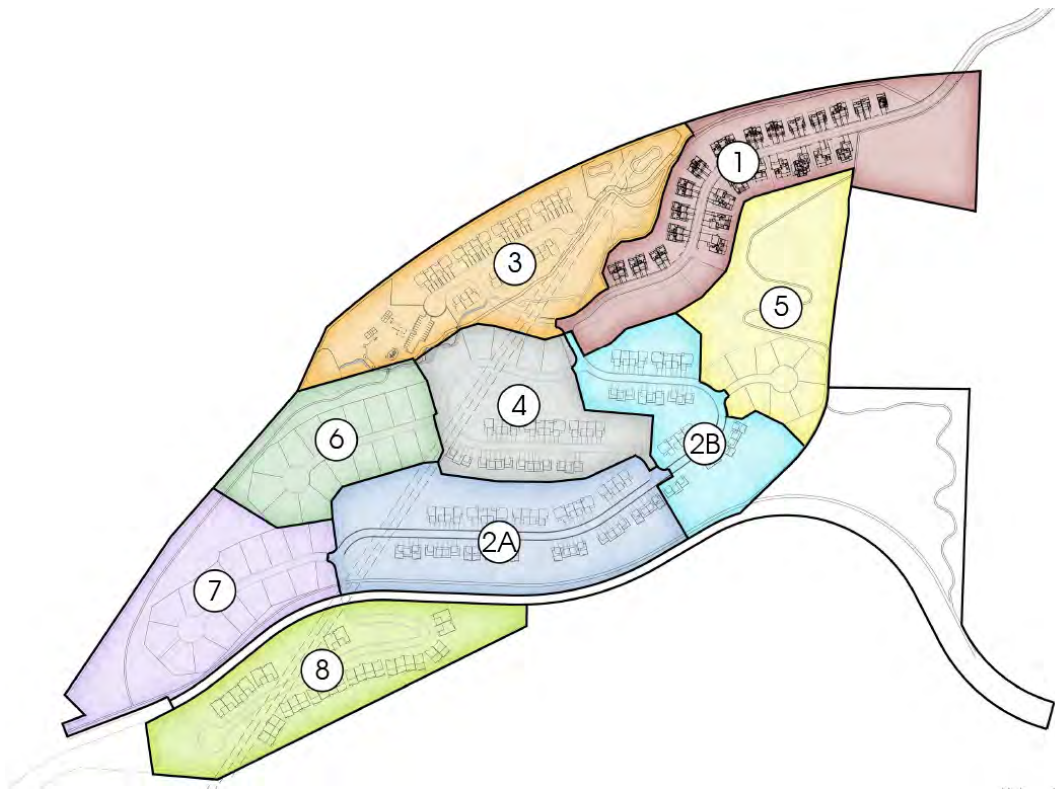




### **Next Steps – Informational Only**

The proposed amenities for the park (Deer Springs Phase 3, formerly Phase 4) have been submitted and will be presented to the Planning Commission and Town Council this summer.

### **All Subdivisions - Layout per the Most Recent Phasing Plan**

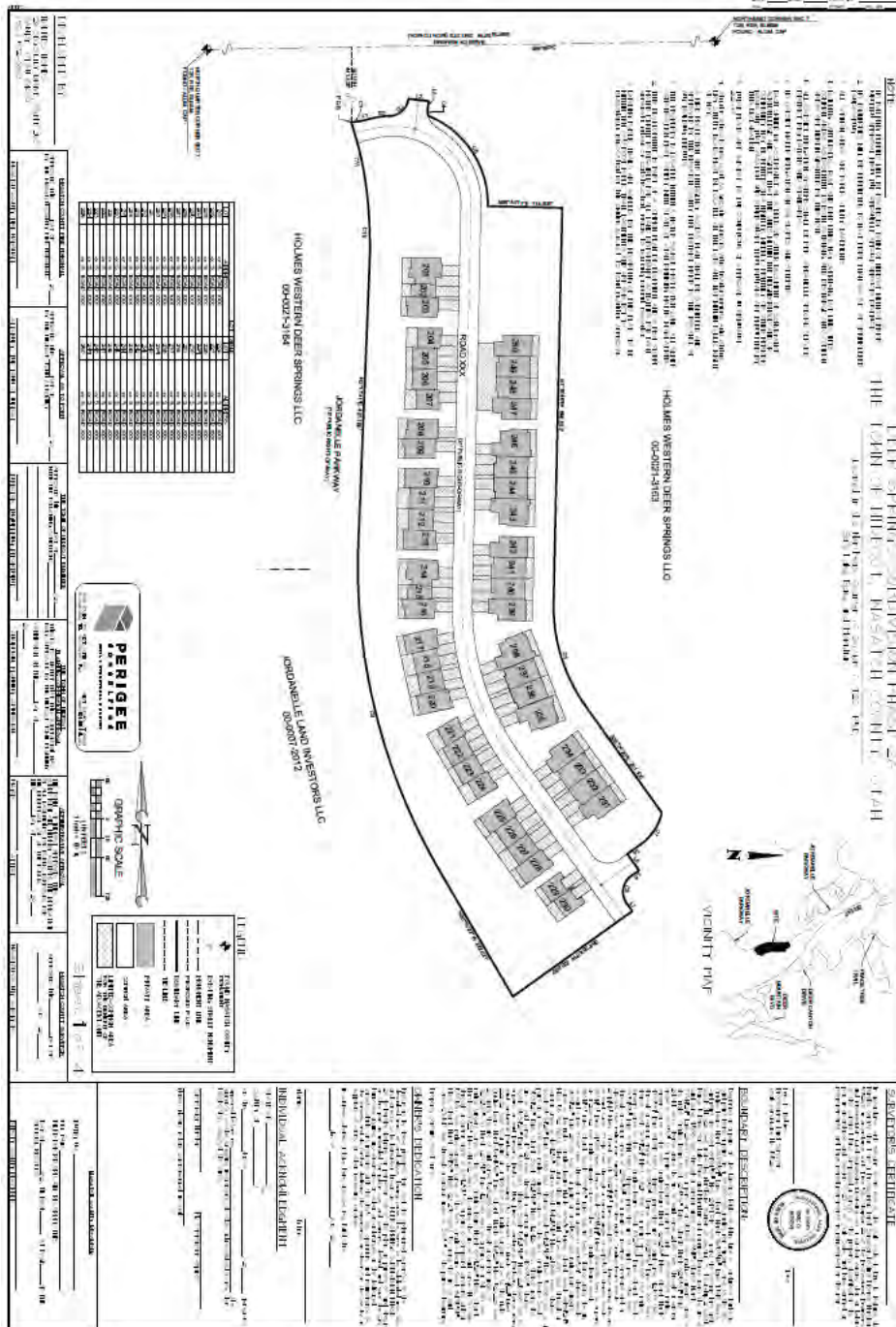


### **Recommendation**

There are no changes proposed to the originally approved plats from the May 13, 2021 approval and there have been no Town Code zoning changes. The Planning Commission favorably recommended Phase 2A and 2B to the Town Council at their public hearing held on June 2, 2022. Therefore, Staff recommends the Town Council review the Deer Springs Phase 2A and 2B subdivisions and approve them per the attached Resolution.



Exhibit A – Deer Springs Phase 2A Subdivision Plat



**DEER SPRINGS SUBDIVISION**  
PHASE 2  
BR. 04176 1299

**COMMON AREA C**  
04-0021-3163

**COMMON AREA B**  
04-0021-3163

**COMMON AREA A**

**LOT NUMBERS:**  
281, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LEGEND:**  
 - LOT  
 - COMMON AREA  
 - ROAD  
 - UTILITY  
 - FENCE  
 - EASEMENT  
 - ETC.

**GRAPHIC SCALE:**  
 0 10 20 30 40 50 60 70 80 90 100 FEET

**NEARBY LOCATIONS:**  
 - DEER SPRINGS SUBDIVISION PHASE 1  
 - DEER SPRINGS SUBDIVISION PHASE 3  
 - DEER SPRINGS SUBDIVISION PHASE 4  
 - DEER SPRINGS SUBDIVISION PHASE 5  
 - DEER SPRINGS SUBDIVISION PHASE 6  
 - DEER SPRINGS SUBDIVISION PHASE 7  
 - DEER SPRINGS SUBDIVISION PHASE 8  
 - DEER SPRINGS SUBDIVISION PHASE 9  
 - DEER SPRINGS SUBDIVISION PHASE 10  
 - DEER SPRINGS SUBDIVISION PHASE 11  
 - DEER SPRINGS SUBDIVISION PHASE 12

**Resolution 22-XX**

**A RESOLUTION APPROVING THE DEER SPRINGS  
PHASES 2A and 2B SUBDIVISIONS,  
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Deer Springs Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on April 28, 2021 to receive input on the proposed subdivision plats; and

WHEREAS, the Planning Commission, on April 28, 2021 conducted a public hearing and forwarded a positive recommendation to the Town Council; and

WHEREAS, on May 13, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, an extension for recordation (through May 13, 2022) was granted by the Town Council on November 11, 2021 which required recordation by May 13, 2022; and

WHEREAS, the Applicant did not record the subdivision prior to May 13, 2022;

WHEREAS, the Hideout Town Code does not have allowances for more than a one-time extension of six (6) months and therefore the Applicant must resubmit an application for the Deer Springs Phase 2A and 2B subdivisions; and

WHEREAS, legal notice of the public hearing was published on the Utah Public Notice website on \_\_\_\_\_ and on the Town's website in accordance with the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission, on June 2, 2022 \_\_\_\_\_; and

WHEREAS, the Town Council, on June 9, 2022 \_\_\_\_\_;

and

WHEREAS, it is in the best interest of Hideout, Utah to approve the Deer Springs Phase 2A & Deer Springs Phase 2B Subdivision plats in that these subdivision plats are intended to comply with the Hideout Municipal Code, the 2018 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact.



The subdivision plats as shown in Exhibits A and B are approved subject to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. The Phase 2A and 2B plats, as currently presented, are a reconfiguration/renaming of Deer Springs Phase 2 and Phase 3 subdivisions (per the overall Phasing Plan dated 29 April 2020).
2. The property is located within the Town of Hideout along Belaview Drive.
3. For Phase 2A, the total plat area is approximately 8.669 acres and includes 50 lots.
4. For Phase 2B, the total plat area is approximately 5.708 acres and includes 24 lots.
5. The total number of units for both phases was reduced from 77 units to 70 units; a reduction of seven (7) units for Phase 2A and 2B.
6. The Applicant worked with Town Staff to reconfigure the layout and eliminate the majority of the retaining walls.
7. Zoning for the property is Mountain Residential (MR).
8. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on July 12, 2018 and was recorded on August 6, 2018. The MDA has an allowance for up to 248 units (188 Townhomes and 60 detached Single Family units).
9. The MDA was amended on September 15, 2020 and titled First Amendment to the Master Development Agreement for Deer Springs Community.
10. The Second Amendment to the Master Development Agreement for Deer Springs Community was recorded on February 2, 2022. The Second Amendment amended the Phasing Plan and updated the payment timing for Section 10, "Additional Compensation"
11. The conditions of the MDA have been met to move forward with Phase 2A and 2B.
12. All existing and required easements will be shown on the plat prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.
13. No changes are proposed to the existing road alignment or uses associated with this plat.
14. Each Phase will have a separate final subdivision plat associated with it.

#### Conclusions of Law

1. The subdivision plats, as conditioned, comply with Hideout Municipal Code, Title 12 and the 2018 Master Development Agreement and subsequent Amendments.
2. The subdivision plats, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat as conditioned.
4. Approval of the subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. If the Applicant requests an extension for the subdivision plats, the Hideout Municipal Code requires that these submittals "satisfy[ies] any new Town requirements pertaining to the public health, safety and welfare"

#### Conditions of Approval

1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this



approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.

3. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements. All existing and required easements, based on review by the Town Engineer and JSSD will be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
4. A financial guarantee, in a form and amount acceptable to the Town and in conformance with these conditions of approvals, for the value of any required public improvements, such as water, sewer, landscaping, fire hydrants, etc. shall be provided to the Town prior to building permit issuance for new construction. All public improvements shall be completed according to Town standards prior to release of this guarantee. An additional ten (10) percent of the public improvement value shall be held by the Town for the warranty period and until such improvements are accepted by the Town.
5. The Applicant shall provide a complete set of updated construction plans, and address all engineering and planning comments prior to approval
6. The Applicant shall provide an updated plat, and address all comments, if any, from planning, engineering, and legal per final approval.
7. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction. All approved public trails, consistent with the Master Development Agreement and the Parks Open Space & Trails (POST) Plan, shall be shown on the plats as either 10'-0" wide easements for public use or the following note shall be included on the plat: 'All common area may be used for publicly accessible trails.'
8. The recorded plat shall include, but is not limited to, the following plat notes:
  - a. These plats are subject to the conditions of approval in Resolution 2022-XX.
  - b. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots and not within public right of way.
  - c. A fire protection and emergency access plan shall be submitted and approved by the Wasatch County Fire District prior to the issuance of any building permits.
  - d. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
  - e. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
  - f. Existing public trails are agreed, by the recording of this plat, to be within ten (10') foot public trail easements and are subject to reasonable relocation by the Owner subject to Town Planner approval.
9. The Applicant agreed to meet the current Town Code requirements (26'-0" of asphalt plus curb and gutter) for road construction; and a paved bike lane shall be incorporated into all new streets per Town code.
10. The Applicant will work with the Town Planner and Town Engineer to incorporate an appropriate amount of visitor parking throughout each Phase of the proposed subdivision.
11. The construction plan set should be updated to include all retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
  - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
  - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.

- c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
- 12. AGECE's concerns and comments must be addressed and adequately resolved regarding the landslide deposits in the area of Phases 2-4. Approval is dependent on the development being considered safe from a geological hazard perspective.
- 13. AGECE's concerns and comments must review and approve an updated retaining wall design report. Where applicable and pertinent to the updated plans, AGECE's most recent comment letter must also be addressed.
- 14. Per the Planning Commission's recommendations on April 28, 2021, the Applicant has eliminated some four-plex units and created a few duplex and triplex units in Phase 2A to create additional variation in neighborhood character. There are only four-plex units proposed for Phase 2B. The Applicant shall work with the Town Planner and Town Engineer in an attempt to further reduce the number of four-plex units and increase the number of duplexes and triplexes. The Applicant shall also work with the Town Engineer and Town Planner to increase horizontal and vertical articulation (FFL grade variation) and a minimum of 4'-0" horizontal step backs should be incorporated for each individual unit whether part of a duplex, triplex or four-plex.
- 15. Park/Playground: The Applicant in the First Amendment to the MDA agreed and construct the park simultaneously with subsequent Phase 3 and to be completed before final plat recordation of Phase 3.
- 16. The proposed amenities and detailed site design for the park have not been provided and shall be included in the construction plan set. The final design must be approved by the Planning Commission. At minimum, this park shall be 3.5 acres in size and include:
  - i. A gazebo, approximately 20 x 20 feet in size, with stone columns and cedar shingle roof;
  - ii. A playground;
  - iii. Two (2) pickleball courts;
  - iv. Sidewalks;
  - v. Six (6) benches;
  - vi. Open lawn for play;
  - vii. Appropriate trees and shrubs; and
  - viii. A small parking lot is also provided for convenience.
- b. In order to accommodate the needs of dogs and their owners and to avoid infringing on the rights and contentment of others, a 1.3-acre dog park will be provided. There will separate areas for large and small dogs. The park will include:
    - i. Fencing: black vinyl-coated chain link fence, 4 feet in height
    - ii. A total of eight (8) benches;
    - iii. Waste stations; and
    - iv. Lawn and trees.
  - c. Dripline irrigation for the trees and shrubs must be incorporated into the landscape.
  - d. No fencing is proposed or approved. No chain link fencing is permitted around the park.
  - e. The street lights must be dark-sky compliant fixtures.
  - f. A detailed plan of the park and amenities must be provided for review and approval by the Town Planner.
  - g. The above items must be reviewed and approved by the Town Planner prior to implementation.
- 17. Snow storage areas must be delineated on the plats.

18. Trails: Proposed trails (and surface type) to be completed as part of Phases 2A and 2B shall be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
19. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors.
20. A Landscape Plan shall be provided for all of Phases 2A and 2B (and the park area) prior to commencement of any construction (and prior to issuance of any Building Permits) on any subsequent phases. This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Planner.
21. The Applicant shall submit a Construction Mitigation Plan (CMP) that will be approved by the Town Planner and Town Engineer.
22. A subdivision construction permit, improvement agreement, and all fees and bonds will be required prior to any construction.
23. The final plats (mylar) is subject to review may require additional notes and corrections.
24. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.
25. Resolve ACOE and DEQ concerns regarding damage to wetlands and contamination of the waterway in phase 1 prior to approval
26. Restore the JSSD lift station emergency pond prior to acceptance of any additional phases.

The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.

**SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon passage.

**PASSED AND ADOPTED** this XX<sup>th</sup> day of XX, 2022

TOWN OF HIDEOUT

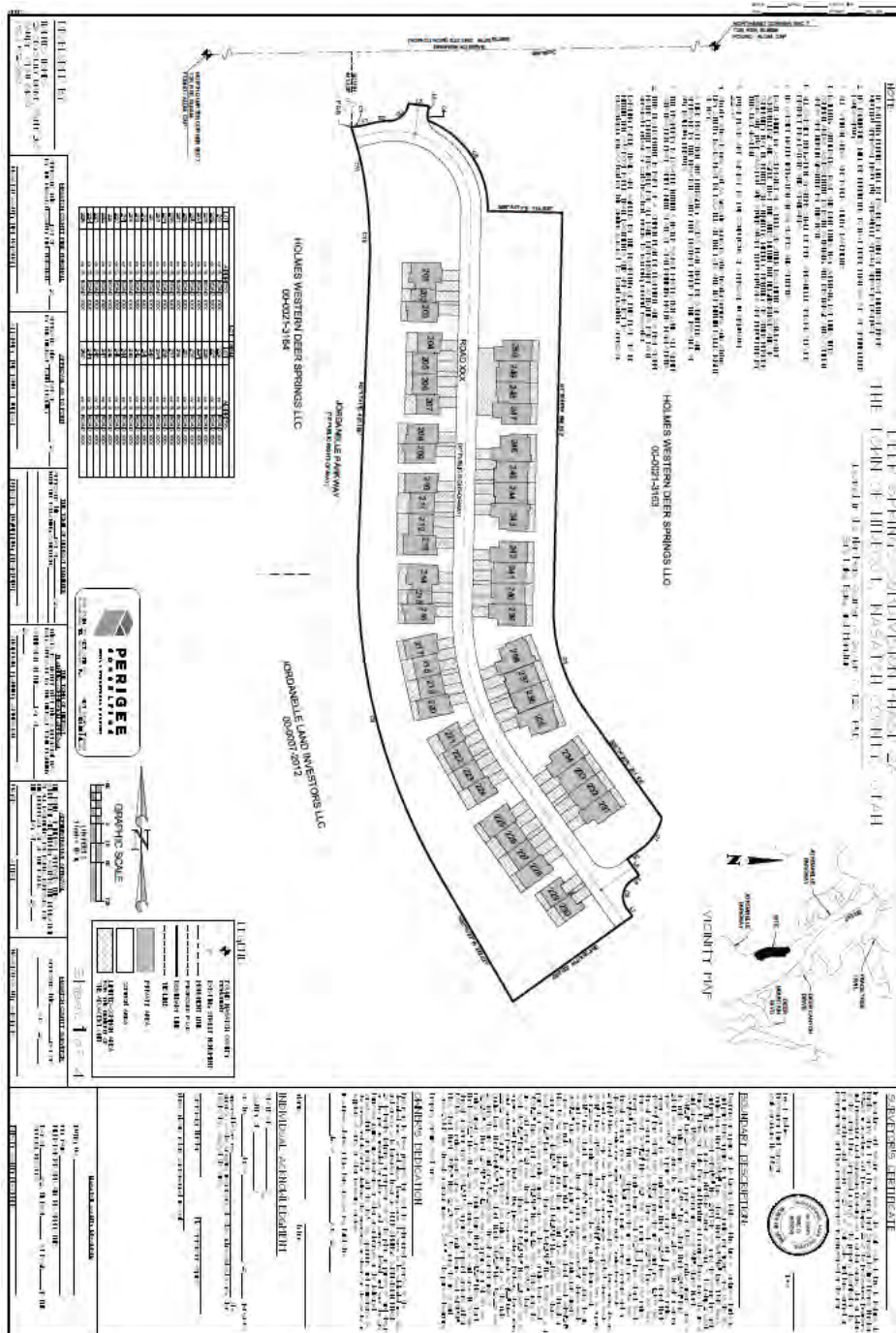
\_\_\_\_\_  
Phil Rubin, Mayor

ATTEST:

\_\_\_\_\_  
Alicia Fairbourne, Town Clerk

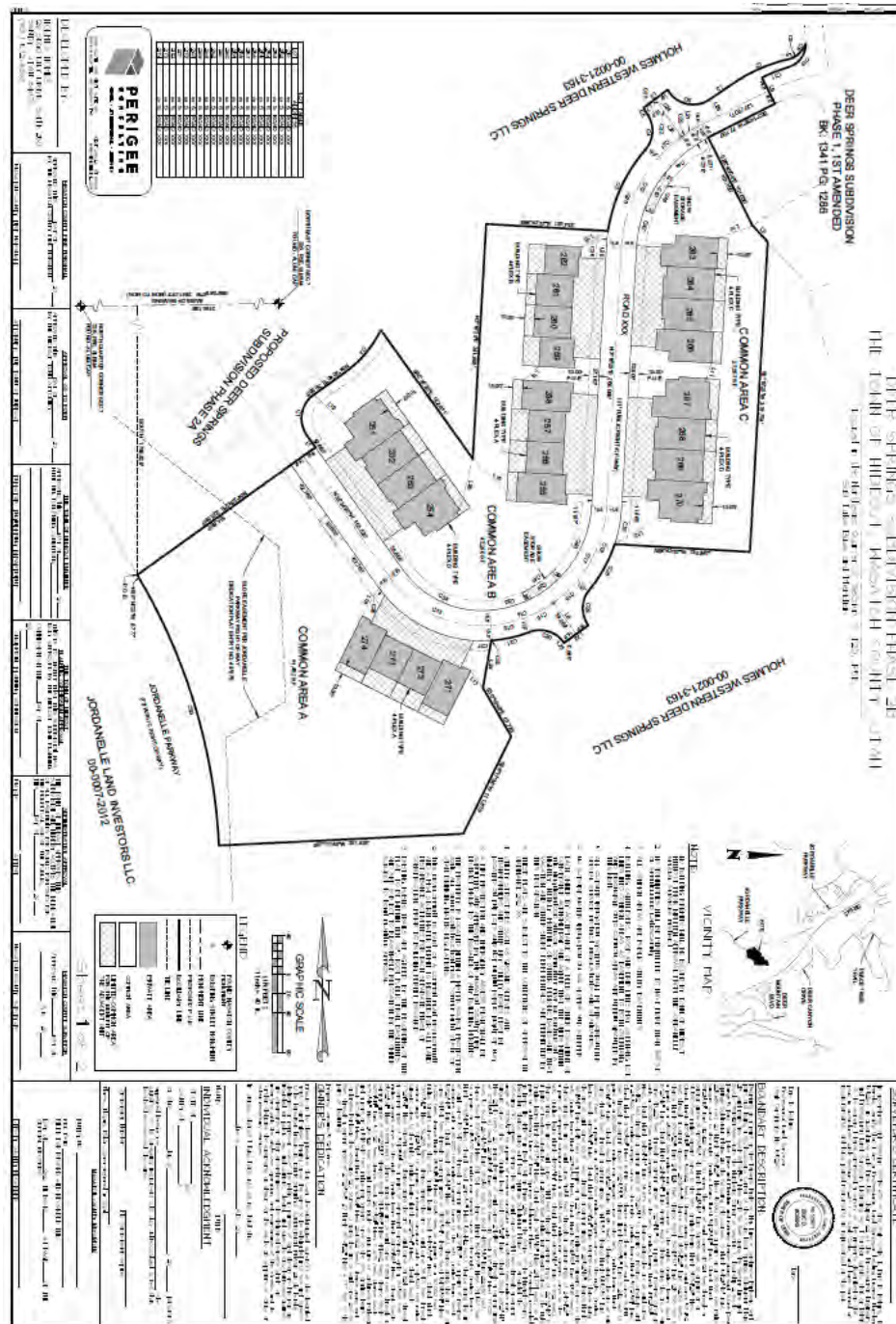
**Exhibit**

**Exhibit A – Proposed subdivision plat for Deer Springs Phase 2A**



**Exhibit**

**Exhibit B – Proposed subdivision plat for Deer Springs Phase 2B**





**RESOLUTION 2022-R-07**

**A RESOLUTION APPROVING THE DEER SPRINGS  
PHASES 2A and 2B SUBDIVISIONS,  
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Deer Springs Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on April 28, 2021 to receive input on the proposed subdivision plats; and

WHEREAS, the Planning Commission, on April 28, 2021 conducted a public hearing and forwarded a positive recommendation to the Town Council; and

WHEREAS, on May 13, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, an extension for recordation (through May 13, 2022) was granted by the Town Council on November 11, 2021 which required recordation by May 13, 2022; and

WHEREAS, the Applicant did not record the subdivision prior to May 13, 2022;

WHEREAS, the Hideout Town Code does not have allowances for more than a one-time extension of six (6) months and therefore the Applicant must resubmit an application for the Deer Springs Phase 2A and 2B subdivisions; and

WHEREAS, legal notice of the public hearing was published on the Utah Public Notice website on May 23, 2022 and on the Town's website in accordance with the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission, on June 2, 2022 forwarded a favorable recommendation: and

WHEREAS, the Town Council, on June 9, 2022 approved the Deer Springs Phase 2A and 2B Subdivisions; and

WHEREAS, it is in the best interest of Hideout, Utah to approve the Deer Springs Phase 2A & Deer Springs Phase 2B Subdivision plats in that these subdivision plats are intended to comply with the Hideout Municipal Code, the 2018 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

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

**SECTION 1. APPROVAL.** The above recitals are hereby incorporated as findings of fact.

The subdivision plats as shown in Exhibits A and B are approved subject to the following findings of fact, conclusions of law, and conditions of approval:

#### Findings of Fact

1. The Phase 2A and 2B plats, as currently presented, are a reconfiguration/renaming of Deer Springs Phase 2 and Phase 3 subdivisions (per the overall Phasing Plan dated 29 April 2020).
2. The property is located within the Town of Hideout along Belaview Way.
3. For Phase 2A, the total plat area is approximately 8.669 acres and includes 50 lots.
4. For Phase 2B, the total plat area is approximately 5.708 acres and includes 24 lots.
5. The total number of units for both phases was reduced from 77 units to 70 units; a reduction of seven (7) units for Phase 2A and 2B.
6. The Applicant worked with Town Staff to reconfigure the layout and eliminate the majority of the retaining walls.
7. Zoning for the property is Mountain Residential (MR).
8. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on July 12, 2018 and was recorded on August 6, 2018. The MDA has an allowance for up to 248 units (188 Townhomes and 60 detached Single Family units).
9. The MDA was amended on September 15, 2020 and titled First Amendment to the Master Development Agreement for Deer Springs Community.
10. The Second Amendment to the Master Development Agreement for Deer Springs Community was recorded on February 2, 2022. The Second Amendment amended the Phasing Plan and updated the payment timing for Section 10, "Additional Compensation"
11. The conditions of the MDA have been met to move forward with Phase 2A and 2B.
12. All existing and required easements will be shown on the plat prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.
13. No changes are proposed to the existing road alignment or uses associated with this plat.
14. Each Phase will have a separate final subdivision plat associated with it.

#### Conclusions of Law

1. The subdivision plats, as conditioned, comply with Hideout Municipal Code, Title 12 and the 2018 Master Development Agreement and subsequent Amendments.
2. The subdivision plats, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat as conditioned.
4. Approval of the subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. If the Applicant requests an extension for the subdivision plats, the Hideout Municipal Code requires that these submittals "satisfy[ies] any new Town requirements pertaining to the public health, safety and welfare"

#### Conditions of Approval

1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this

approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.

3. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements. All existing and required easements, based on review by the Town Engineer and JSSD will be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
4. A financial guarantee, in a form and amount acceptable to the Town and in conformance with these conditions of approvals, for the value of any required public improvements, such as water, sewer, landscaping, fire hydrants, etc. shall be provided to the Town prior to building permit issuance for new construction. All public improvements shall be completed according to Town standards prior to release of this guarantee. An additional ten (10) percent of the public improvement value shall be held by the Town for the warranty period and until such improvements are accepted by the Town.
5. The Applicant shall provide a complete set of updated construction plans, and address all engineering and planning comments prior to approval
6. The Applicant shall provide an updated plat, and address all comments, if any, from planning, engineering, and legal per final approval.
7. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction. All approved public trails, consistent with the Master Development Agreement and the Parks Open Space & Trails (POST) Plan, shall be shown on the plats as either 10'-0" wide easements for public use or the following note shall be included on the plat: 'All common area may be used for publicly accessible trails.'
8. The recorded plat shall include, but is not limited to, the following plat notes:
  - a. These plats are subject to the conditions of approval in Resolution 2022-R-07.
  - b. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots and not within public right of way.
  - c. A fire protection and emergency access plan shall be submitted and approved by the Wasatch County Fire District prior to the issuance of any building permits.
  - d. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
  - e. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
  - f. Existing public trails are agreed, by the recording of this plat, to be within ten (10') foot public trail easements and are subject to reasonable relocation by the Owner subject to Town Planner approval.
9. The Applicant agreed to meet the current Town Code requirements (26'-0" of asphalt plus curb and gutter) for road construction; and a paved bike lane shall be incorporated into all new streets per Town code.
10. The Applicant will work with the Town Planner and Town Engineer to incorporate an appropriate amount of visitor parking throughout each Phase of the proposed subdivision.
11. The construction plan set should be updated to include all retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
  - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
  - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.

- c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
- 12. AGECE's concerns and comments must be addressed and adequately resolved regarding the landslide deposits in the area of Phases 2-4. Approval is dependent on the development being considered safe from a geological hazard perspective.
- 13. AGECE's concerns and comments must review and approve an updated retaining wall design report. Where applicable and pertinent to the updated plans, AGECE's most recent comment letter must also be addressed.
- 14. Per the Planning Commission's recommendations on April 28, 2021, the Applicant has eliminated some four-plex units and created a few duplex and triplex units in Phase 2A to create additional variation in neighborhood character. There are only four-plex units proposed for Phase 2B. The Applicant shall work with the Town Planner and Town Engineer in an attempt to further reduce the number of four-plex units and increase the number of duplexes and triplexes. The Applicant shall also work with the Town Engineer and Town Planner to increase horizontal and vertical articulation (FFL grade variation) and a minimum of 4'-0" horizontal step backs should be incorporated for each individual unit whether part of a duplex, triplex or four-plex.
- 15. Park/Playground: The Applicant in the First Amendment to the MDA agreed and construct the park simultaneously with subsequent Phase 3 and to be completed before final plat recordation of Phase 3.
- 16. The proposed amenities and detailed site design for the park have not been provided and shall be included in the construction plan set. The final design must be approved by the Planning Commission.
  - a. At minimum, this park shall be 3.5 acres in size and include:
    - i. A gazebo, approximately 20 x 20 feet in size, with stone columns and cedar shingle roof;
    - ii. A playground;
    - iii. Two (2) pickleball courts;
    - iv. Sidewalks;
    - v. Six (6) benches;
    - vi. Open lawn for play;
    - vii. Appropriate trees and shrubs; and
    - viii. A small parking lot is also provided for convenience.
  - b. In order to accommodate the needs of dogs and their owners and to avoid infringing on the rights and contentment of others, a 1.3-acre dog park will be provided. There will separate areas for large and small dogs. The park will include:
    - i. Fencing: black vinyl-coated chain link fence, 4 feet in height
    - ii. A total of eight (8) benches;
    - iii. Waste stations; and
    - iv. Lawn and trees.
  - c. Dripline irrigation for the trees and shrubs must be incorporated into the landscape.
  - d. No fencing is proposed or approved. No chain link fencing is permitted around the park.
  - e. The street lights must be dark-sky compliant fixtures.
  - f. A detailed plan of the park and amenities must be provided for review and approval by the Town Planner.
  - g. The above items must be reviewed and approved by the Town Planner prior to implementation.
- 17. Snow storage areas must be delineated on the plats.

18. Trails: Proposed trails (and surface type) to be completed as part of Phases 2A and 2B shall be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
19. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors.
20. A Landscape Plan shall be provided for all of Phases 2A and 2B (and the park area) prior to commencement of any construction (and prior to issuance of any Building Permits) on any subsequent phases. This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Planner.
21. The Applicant shall submit a Construction Mitigation Plan (CMP) that will be approved by the Town Planner and Town Engineer.
22. A subdivision construction permit, improvement agreement, and all fees and bonds will be required prior to any construction.
23. The final plats (mylar) is subject to review may require additional notes and corrections.
24. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.
25. Resolve ACOE and DEQ concerns regarding damage to wetlands and contamination of the waterway in phase 1 prior to approval
26. Restore the JSSD lift station emergency pond prior to acceptance of any additional phases.

The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.

**SECTION 2. EFFECTIVE DATE.** This Resolution shall take effect upon passage.

PASSED AND ADOPTED this 9<sup>th</sup> day of June, 2022.

TOWN OF HIDEOUT

  
Phil Rubin, Mayor

ATTEST:

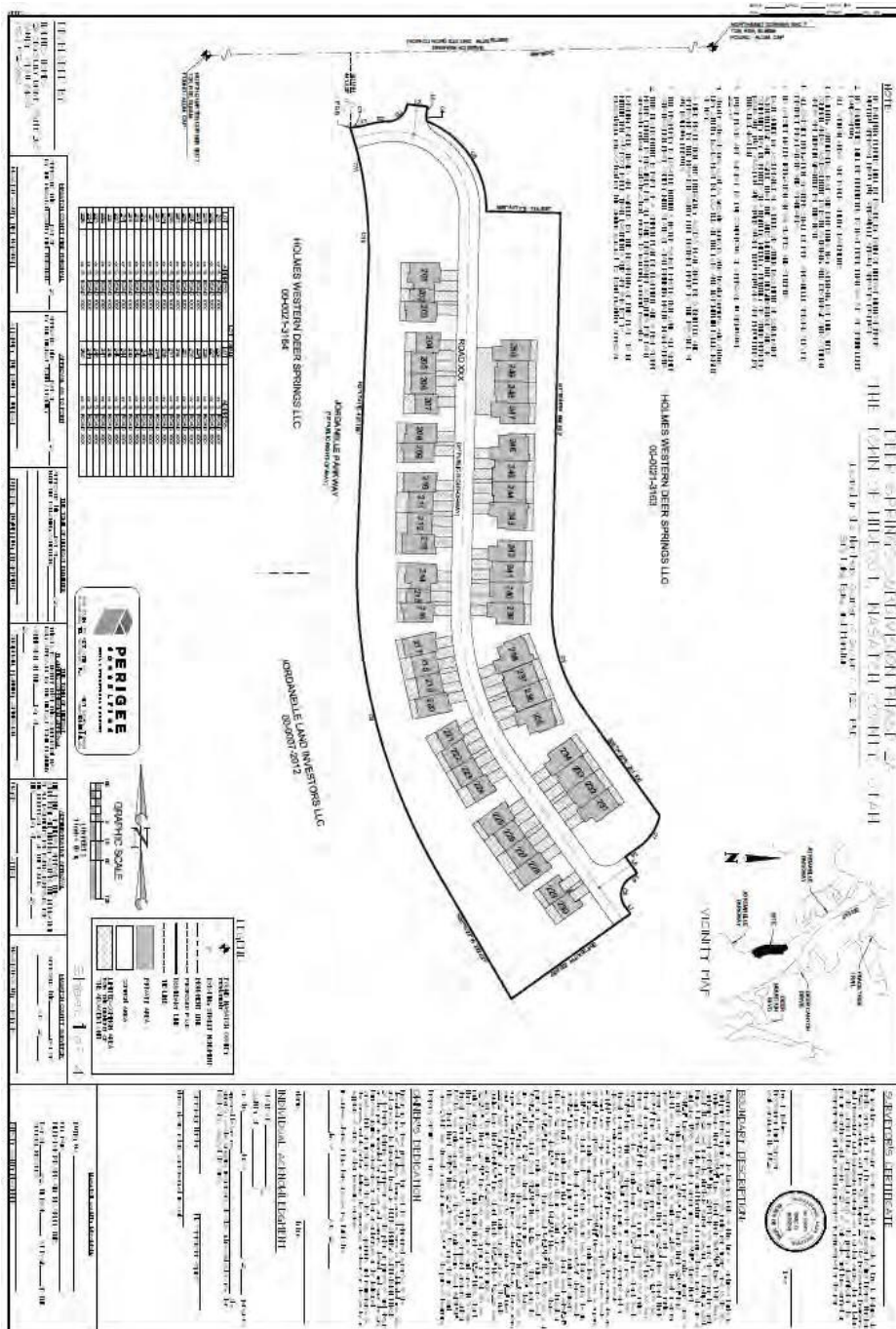
  
Alicia Fairbourne, Town Clerk





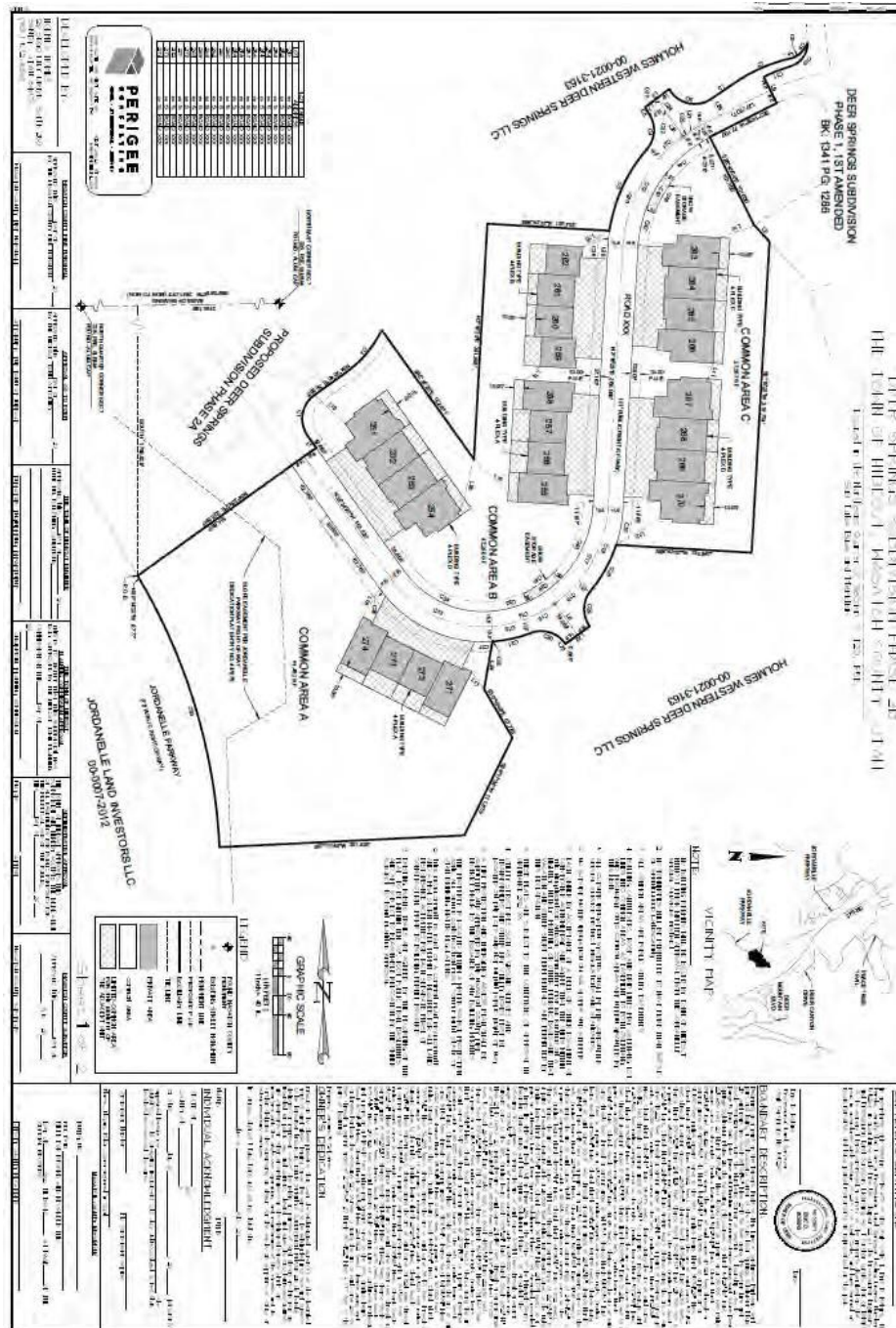
Exhibit

Exhibit A – Proposed subdivision plat for Deer Springs Phase 2A



## Exhibit

Exhibit B – Proposed subdivision plat for Deer Springs Phase 2B



# Town of Hideout - FY23 Budget

## General Fund

Item # 2.

Revenue	Actual FY21	YTD/FCST FY22	Budget FY23	B/(W) \$	B/(W) %
Total Taxes	\$411,500	\$434,627	\$503,403	\$68,776	16%
Total License and Permits	\$807,683	\$997,873	\$1,163,420	\$165,547	17%
Total Charges for Service	\$27,046	\$2,226	\$2,500	\$274	12%
Total Miscellaneous Revenues	\$11,384	\$11,362	\$11,843	\$481	4%
<b>Total General Fund Revenues</b>	<b>\$1,257,613</b>	<b>\$1,446,088</b>	<b>\$1,681,166</b>	<b>\$235,078</b>	<b>16%</b>
Expense	Actual FY21	YTD/Fcst FY22	Budget FY23	B/(W) \$	B/(W) %
Total Salary/Wages/Benefits	\$161,580	\$317,210	\$606,721	(\$289,511)	-91%
Total Administration	\$82,712	\$88,995	\$76,844	\$12,151	14%
Total Professional Services	\$610,938	\$700,441	\$693,217	\$7,224	1%
Total Public Safety	\$53,599	\$15,816	\$81,089	(\$65,274)	-413%
Total Streets	\$163,058	\$72,303	\$279,505	(\$207,202)	-287%
Total Parks	\$530	\$2,876	\$15,000	(\$12,124)	-422%
Total Miscellaneous	\$0	\$1,829	\$12,000	(\$10,171)	-556%
Total Debt Service	\$26,175	\$26,961	\$27,200	(\$239)	-1%
Total Transfers	\$159,021	\$219,658	\$0	\$219,658	100%
<b>Total General Fund Expenditures</b>	<b>\$1,257,613</b>	<b>\$1,446,087</b>	<b>\$1,791,577</b>	<b>(\$345,489)</b>	<b>-24%</b>
<b>Surplus/(Deficit)</b>	<b>(\$0)</b>	<b>\$0</b>	<b>(\$110,411)</b>	<b>(\$110,412)</b>	

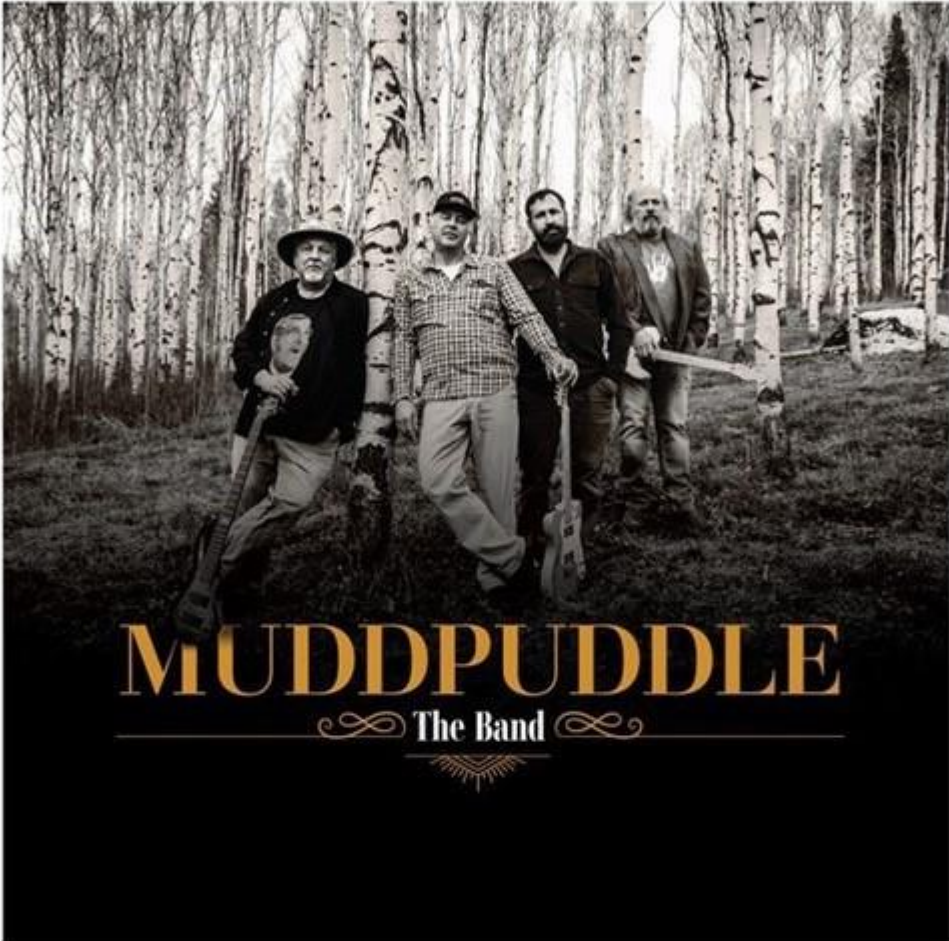




*Hideout Summer Concert Series is back!*

**SAVE THE DATE:**

**Friday, June 24th, 6-9pm**



Back by popular demand! The Park City based rock-and-roll band Muddpuddle thrills audiences with a blend of original and cover music in a wide variety of styles. Muddpuddle's sound touches on jam band, alt-country, classic rock, and blues to provide a unique blend of musical fun. The line-up consists of Cole Hobbs and Marty Klein on guitars, Phil Dean on Bass and Matt Gordon on Drums.

### Something New —

New this year! Food trucks on site for you to purchase dinner and snacks! Heber City's Yoli's Taco truck will serve real Mexican style tacos while we are lucky to have the Lucky One's truck serving Park City local desserts and delights! So bring a little cash, support our local businesses and enjoy!

### More info to follow.....stay tuned!

- Location is still being determined.
- Tickets are on sale now!
- Tickets are \$10 per person and must be purchased in advance. Email [sherijacobs@me.com](mailto:sherijacobs@me.com) for ticket purchase information.
- Non-residents of Hideout are invited.

# **TOWN OF HIDEOUT FEE & RATE RESOLUTION #2022-R-08**

(Repealing and Replacing Resolution #2022-R-03 dated March 10, 2022)

## **A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE INCLUDING CHANGES TO WATER METER FEES, BUSINESS LICENSES, AND PUBLIC INFRASTRUCTURE DISTRICT.**

**WHEREAS**, the Hideout Town Council ("Council") has the authority to set fees and fines for activities and operations within the Town; and

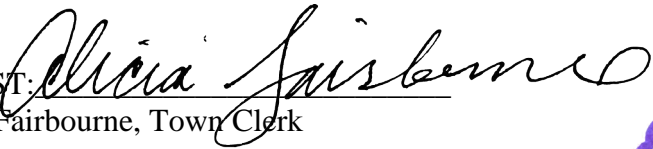
**WHEREAS**, the Council finds it necessary to amend the Fee and Rate Schedule to include a water rate increase of 4% beginning July 1, 2022 as well as eliminate the reservation fees and charge a flat rate stand-by fee. Also amend Section 1.1 to reflect the 1 - 1 1/2" Water Meter, Installation, and Inspection Fee as stated in Section 6.2.

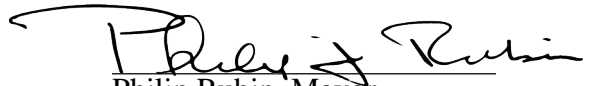
**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of Hideout Town, State of Utah, as follows:

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

Passed and adopted by the Town Council of Hideout, Utah this 9<sup>th</sup> day of June, 2022.

THE TOWN OF HIDEOUT

ATTEST:   
Alicia Fairbourne, Town Clerk

  
Philip Rubin, Mayor





**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

**Section 1.1**  
**Building Permit Application Fees**

**Residential**

Building Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the February 2019 Building Valuation Data.</i>	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation Fee	\$500.00 - \$1 for each additional square foot of excavation - \$500 minimum fee per excavation w/asphalt cut (up to 25 square feet) - \$3 for each additional square foot of asphalt cut - Noxious Weeds on Active Construction Site - \$125 minimum fee up to ½ acre plus \$125 for each additional ½ acre
<u>Water Connection Fee (plus cost of meter and insulation)</u>	<u>\$985.00 or See Section 6.2</u>
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
Roadway Construction Fee	\$500
Town Impact Fee (by subdivision)	See Section 10

**Commercial**

Building Fees	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00
Construction Sign Fee	\$200.00
Sewer Connection Fee	\$400.00
Grubbing and Grading Fee	\$250.00
Excavation	\$400.00
<u>Water Connection Fee</u>	<u>\$950.00 or See Section 6.2</u>
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Change Fee (plus cost of meter)	\$20.00
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
Roadway Construction Fee	\$500

**Remodel Building Permit Fees**

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

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

**Section 1.2**  
**Planning Fees**

**1.2.1 Development Fees**

Concept Review	Application Fee: \$1,000 Escrow Fee: \$2,500 (with a minimum required balance of \$500) Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: \$3,750 + \$100/acre <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i> Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$5,500 + \$100/acre Escrow Fee: \$15,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Commercial/Other)	Application Fee: \$2,750 + \$750/acre Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	\$2,000 + \$100/acre if Preliminary Subdivision review complete; OR \$5,000 + \$100/acre if Preliminary Review not completed Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: \$5,000 + \$100/acre Escrow Fee: \$15,000 (with a minimum required balance of \$5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Commercial/Other)	Application Fee: \$3,000 + \$750/acre Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Plat Amendment and Lot Combination	Application Fee: \$1,250 Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
Revised Development Plans	Application Fee: \$1,500 Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: One (1) Planning Commission Meeting

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

Subdivision Construction Fee	5% of construction costs (must be paid prior to commencement of any construction activity)
------------------------------	--

**1.2.2 Conditional Use Permit**

Conditional Use Permit	Application Fee: \$1,500 Escrow Fee: \$2,500 (with a minimum required balance of \$500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
------------------------	--

**1.2.3 Temporary Use Permit**

Temporary Use Permit	Application Fee: \$750
----------------------	------------------------

**1.2.4 General Plan Amendment**

Per Application	Application Fee: \$2,500 Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
-----------------	---

**1.2.5 Zone Change Application**

Zone Change	Application Fee: \$3,000 + \$50/acre Escrow Fee: \$5,000 (with a minimum required balance of \$1,000) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting
-------------	---

**1.2.6 Annexations**

Pre-Application	Application Fee: \$3,000 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) 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: \$7,500 Escrow Fee: \$15,000 (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: \$5,000 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) 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: \$3,500
Modification to Annexation Agreement	Application Fee: \$2,000 Escrow Fee: \$10,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

**1.2.7 Sign Review Fees**

Master Sign Plan Review	Application Fee: \$500
Individual Signs or Sign Plans or Minor Amendment to Existing	Application Fee: \$350
Individual Signs when a Master Sign Plan has been Approved	Application Fee: \$250
Temporary Signs	Application Fee: \$150

**1.2.8 Special Meetings**

Special Meeting Fee	Fee: \$1,000 (in addition to all other applicable fees)
---------------------	---

**1.2.9 General Land Use, Variance and Appeal Fees**

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

\* Fees and Rates Schedule: 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 account is replenished to a minimum of 75% of the originally required escrow amount.

\*\* Each additional meeting (either Planning Commission or Town Council) will require an additional fee of \$2,500 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 \$1,000/meeting).

**1.3 Subdivision Construction Review and Inspection Fees**

Subdivision construction permit	\$5,000.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% contingency
Inspection and quality assurance reviews	5% of approved engineers estimate
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	\$500.00
---------------------	----------

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

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

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

**Section 3**  
**Rental of Town Facilities**

**3.1 Town Hall Building**

Hideout resident usage per day or any fractional part thereof	\$100.00
Non-resident usage	\$500.00
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

**3.2 Fee Reduction or Waiver**

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

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

**4.1 Copies Made at Town Facility**

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

**4.2 Copies in Excess of 50 Pages**

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

**4.3 Compiling Documents**

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



**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

**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)	\$200.00
Non-Moving Vehicle Violations	\$100
Parking Violations	\$50
Unauthorized Dumping or Littering	\$500
Building/Construction Without a Permit	\$500
Occupancy without a Certificate of Occupancy	\$500
Non-Conforming Landscaping	\$100
Unauthorized Connection to Town Water System	\$1,000
Fees will continue to accrue after each Notice of Violation 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.	

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

**6.1 Developer Reservations**

<del>Stand-by Fee (platted lots without homes)</del>	<del>\$207.00 per lot annually</del>
<del>Stand-by Fee (platted lots with accepted water infrastructure)</del>	<del>\$238.00 per lot annually</del>
<del>Water Reservation Fees</del>	<del>\$160.00 per Hideout Unit (HU) defined as a planned Hideout lot.</del>

**6.2 Water Connection Fees**

Administrative Fee	\$75.00
1" Water Meter, Installation, and Inspection Fee	\$3000.00
1 - 1 ½" Water Meter, Installation, and Inspection Fee	\$4500.00
2" Water Meter, Installation, and Inspection Fee	\$5000.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Transfer Fee	\$20.00

**a. Monthly Water Metered Service**

**i. Residential**

Base Rate	<del>\$91.25</del> <u>94.90</u> for the first 10,000 gallons
Next 10,000	<del>\$11.00</del> <u>44</u> per 1,000
Next 10,000	<del>\$13.25</del> <u>78</u> per 1,000
Next 20,000	<del>\$14.63</del> <u>15.22</u> per 1,000
Next 20,000	<del>\$16.13</del> <u>16.78</u> per 1,000
Next 20,000	<del>\$17.75</del> <u>18.46</u> per 1,000
Next 20,000	<del>\$19.63</del> <u>20.42</u> per 1,000
Over 110,000	<del>\$21.63</del> <u>22.50</u> per 1,000

**ii. Multifamily**

Base rate	<del>\$175.00</del> <u>182.00</u> for the first 10,000 gallons
Next 20,000	<del>\$19.25</del> <u>20.02</u> per 1,000
Next 20,000	<del>\$21.25</del> <u>22.10</u> per 1,000
Next 20,000	<del>\$23.38</del> <u>24.32</u> per 1,000
Next 20,000	<del>\$25.75</del> <u>26.78</u> per 1,000
Next 20,000	<del>\$28.38</del> <u>29.52</u> per 1,000
Next 30,000	<del>\$31.25</del> <u>32.50</u> per 1,000
Over 140,000	<del>\$34.38</del> <u>35.76</u> per 1,000

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

**iii. Parks/Irrigation**

<del>0</del> Usage	<del>\$0.00</del>
First 10,000	<del>\$91.25-94.90</del> for <del>1-to</del> the first 10,000 gallons
Next 20,000	<del>\$10.13-10.54</del> per 1,000
Next 20,000	<del>\$11.25-11.70</del> per 1,000
Next 20,000	<del>\$12.38-12.88</del> per 1,000
Next 20,000	<del>\$13.63-14.18</del> per 1,000
Next 20,000	<del>\$15.00-15.60</del> per 1,000
Next 30,000	<del>\$16.50-17.16</del> per 1,000
Over 140,000	<del>\$18.25-18.98</del> per 1,000

**b. Hideout Irrigation**

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure
--------------------	---

**c. Water Reconnection Fee**

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

**d. 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.

**e. Construction use of Water Before Meter Installation**

Deposit for 1 - 1 ½" Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

**f. JSSD Water Impact Fee**

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
--	----------

**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	\$40.00

**7.3 Monthly Sewer Fees**

Per residential or commercial unit	\$28.60
------------------------------------	---------

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2022-  
Updated ~~0306/1009~~ Item # 3. 2022

**7.5 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
------------------	------------------------------

**Section 9**  
**Storm Drain Fee**

**9.1 Monthly Storm Drain Fee**

Per Billable Meter	\$6.00
--------------------	--------

**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 (tentative)	\$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
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	\$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
Van Den Akker	\$0	\$5,215	\$0	\$0	\$5,215
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Woolf	\$0	\$5,215	\$0	\$1,355	\$6,570