



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

September 09, 2021

AMENDED AGENDA

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting electronically for the purposes and at the times as described below on Thursday, September 09, 2021.

The Public Hearing previously noticed is continued to the October 14, 2021 meeting.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's September 6, 2021 No Anchor Site Determination Letter.

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

Interested parties may join by dialing in as follows:

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

Meeting ID: 435 659 4739

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

Regular Meeting
6:00 PM

I. Call to Order

1. September 6, 2021 No Anchor Site Determination Letter

II. Roll Call

III. Public Hearing

1. Ratify and adopt the Official Zoning Map of the Town of Hideout to reflect existing zoning - CONTINUED TO OCTOBER 14, 2021 MEETING

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

V. Agenda Items

1. Discussion and possible continuation for filling the Council vacancy

2. Discussion regarding traffic complaints

3. Discussion and possible approval of Fee Schedule adjustment to include fines for violation of codes, impact fees, appeal fees, a variance application fee, an adjustment to excavation fee, and a general land use application fee

4. Authorize the Mayor to purchase an additional Public Works vehicle (truck) with a not to exceed price of \$20,000

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

VII. 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

435-659-4739

9/08/2021

File Attachments for Item:

1. September 6, 2021 No Anchor Site Determination Letter



September 6, 2021

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 12.59% of those tested since September 1, 2021. The seven-day average number of positive cases has been, on average, 1382 per day since September 6, 2021.

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

Interested parties may join by dialing in as follows:

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

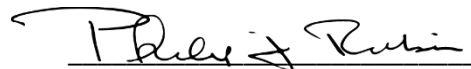
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739


Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be read during the public comment portion and entered into public record.

This determination will expire in 30 days on October 6, 2021.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

1. Discussion and possible continuation for filling the Council vacancy



PUBLIC NOTICE OF COUNCIL VACANCY

The Town of Hideout ("**Town**") hereby gives notice pursuant to Utah Code § 20A-1-510 of a vacancy on the Town Council. The Town has received notice that a member of the Town Council, Jerry Dwinell, has resigned from the Town Council effective July 9, 2021. The Town Council will hold a public meeting ("**Meeting**") to fill the vacancy on Thursday, October 14, 2021, at 6:00 p.m. The Meeting will be held electronically and the login information will be sent separately.

Any person interested in being appointed to fill the vacancy may submit such person's name, together with any other materials such person wishes to have considered, to the Town Clerk at the Town Hall no later than 4:30 PM on Monday, October 11, 2021. The clerk can be reached at afairbourne@hideoututah.gov

Pursuant to Section 1.10.010 of the Town Code and Utah Code § 20A-9-203, any person seeking to be considered for appointment to the Town Council must:

1. Have been a resident of the Town for 365 consecutive days prior to the date of appointment;
2. Be a registered voter in the Town; and
3. Meet the other requirements of Utah Code § 20A-9-203 and Utah Code § 10-3-301.

The term will expire on January 1, 2024

File Attachments for Item:

3. Discussion and possible approval of Fee Schedule adjustment to include fines for violation of codes, impact fees, appeal fees, a variance application fee, an adjustment to excavation fee, and a general land use application fee

TOWN OF HIDEOUT FEE & RATE RESOLUTION #2021-R-08

(Repealing and Replacing Resolution #2021-06 dated June 24, 2021)

A RESOLUTION ADOPTING FEE SCHEDULES AND POLICIES FOR EXCAVATION, LAND USE, VARIANCE, WATER AND SEWER IMPACT FEES AND OTHER FEES.

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 update fines for violations occurring in the Town;

WHEREAS, the Council finds it necessary to amend impact fees and excavation fees;

WHEREAS, the Town of Hideout is updating and using applications for appeals, variances, and a general land use and needs to adopt associated application fees;

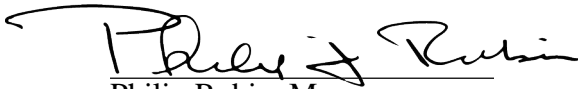
NOW, THEREFORE, BE IT RESOLVED by the Town Council of Hideout Town, State of Utah, as follows:

Section 1: 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.

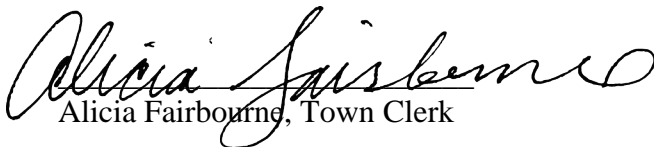
Section 2. This Resolution shall take effect upon passage.

Passed and adopted by the Town Council of Hideout, Utah this 9th day of September, 2021.

THE TOWN OF HIDEOUT


Philip Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 202
Updated 9/09/2021

Item # 3.

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 (conditional)	\$250.00
Excavation Fee (conditional)	<u>\$500.00</u> - \$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
Excavation (conditional)	\$400.00
Water Connection Fee (plus cost of meter and insulation)	\$985.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	\$7,231.00 See JSSD.
Parcel 2 (East side of SR 248)	\$5,083.00 See JSSD.
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	\$7,028.00 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
Water Connection Fee	\$950.00
Water Re-Connection Fee (plus cost of meter)	\$150.00
Utility Property Owner Change Fee (plus cost of meter)	\$20.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	\$7,231.00 See JSSD
Parcel 2 (East side of SR 248)	\$5,083.00 See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	\$7,028.00 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 202
Updated 9/09/2021

Item # 3.

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 202
Updated 9/09/2021

Item # 3.

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 2021-09-07
Updated 9/09/2021

Item # 3.

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.	

TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 2021-09-07
Updated 9/09/2021

Item # 3.

Section 2
Business License, Beer and Liquor License

License Application Fee	\$75.00
Home Occupation Business Application Fee	\$75.00
Annual License Administration Fee	\$75.00
On Premises Beer Retail License Application/Annual Fee	\$75.00
Restaurant Liquor License Application/Annual Fee	\$300.00
Limited Restaurant Liquor License Application/Annual Fee	\$300.00
On Premises Banquet License Application/Annual Fee	\$350.00
Private Club Liquor License Application/Annual Fee	\$350.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$175.00
Sexually Oriented business License Application/Annual Fee	\$300

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 202
Updated 9/09/2021

Item # 3.

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 <u>(Catch all)</u>	\$200.00
<u>Non-Moving Vehicle Violations</u>	<u>\$100</u>
<u>Parking Violations</u>	<u>\$50</u>
<u>Unauthorized Dumping or Littering</u>	<u>\$500</u>
<u>Building/Construction Without a Permit</u>	<u>\$500</u>
<u>Occupancy without a Certificate of Occupancy</u>	<u>\$500</u>
<u>Non-Conforming Landscaping</u>	<u>\$100</u>
<u>Unauthorized Connection to Town Water System</u>	<u>\$1,000</u>
Fees will continue to accrue after each Notice of Violation until the referenced violation is corrected. If fines remain unpaid, the Town may <u>assess late fees</u> , issue a stop work order, or revoke any applicable permit.	

Section 6
Water Fees

6.1 Developer Reservations

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

6.2 Water Connection Fees

Administrative Fee	\$75.00
1 - 1 ½" Water Meter, Installation, and Inspection Fee	\$985.00
Retrofit insulation for uninsulated pre-existing meters	\$35.00
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	\$91.25 for the first 10,000 gallons
Next 10,000	\$11.00 per 1,000
Next 10,000	\$13.25 per 1,000
Next 20,000	\$14.63 per 1,000
Next 20,000	\$16.13 per 1,000
Next 20,000	\$17.75 per 1,000
Next 20,000	\$19.63 per 1,000
Over 110,000	\$21.63 per 1,000

ii. Multifamily

Base rate	\$175.00 for the first 10,000 gallons
Next 20,000	\$19.25 per 1,000
Next 20,000	\$21.25 per 1,000
Next 20,000	\$23.38 per 1,000
Next 20,000	\$25.75 per 1,000
Next 20,000	\$28.38 per 1,000
Next 30,000	\$31.25 per 1,000
Over 140,000	\$34.38 per 1,000

TOWN OF HIDEOUT
FEES AND RATES SCHEDULE

Resolution 2021-09-07
Updated 9/09/2021

Item # 3.

iii. Parks/Irrigation

0 Usage	\$0.00
First 10,000	\$91.25 for 1 to 10,000 gallons
Next 20,000	\$10.13 per 1,000
Next 20,000	\$11.25 per 1,000
Next 20,000	\$12.38 per 1,000
Next 20,000	\$13.63 per 1,000
Next 20,000	\$15.00 per 1,000
Next 30,000	\$16.50 per 1,000
Over 140,000	\$18.25 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)	\$7,028.00 See JSSD
--	--------------------------------

Section 7
Sewer Fees

7.1 JSSD Sewer Impact Fees

Bonded (Parcel 2 - East side of SR 248)	\$5,083.00 See JSSD
Unbonded (Parcel 1 - West side of SR 248)	\$7,231.00 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 202
Updated 9/09/2021

Item # 3.

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