HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING
April 10, 2025
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting in electronically via Zoom and in person at Hideout Town Hall, located at 10860 North Hideout Trail, Hideout Utah for the purposes and at the times as described below on Thursday, April 10, 2025.

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

II. Roll Call

III. Approval of Council Minutes

1. 03/13/2025 Hideout Town Council Meeting Minutes DRAFT

IV. Follow up of Items from Approved Minutes

V. Agenda Items

1. Announcement of the annual 2025 Jordanelle Community Clean Up day
2. Quarterly review of the FY2025 Budget
3. Authorization for the Mayor to enter into a purchase agreement for the Public Works vehicles not to exceed $150,000.
4. Discussion and possible approval of the creation of a wildfire risk mitigation and permanent fire station committee
   Presented by Council Member Gunn
5. Discussion and decision regarding Hideout's participation in Ranked Choice Voting for the 2025 Municipal Elections
6. Presentation of the filing deadlines and procedures for the 2025 municipal elections
7. Consideration of adopting Resolution 2025-R-XX prohibiting fireworks within the Town of Hideout during the 2025 year
8. Consideration and possible approval of adopting Resolution 2025-R-XX amending the Hideout Fee and Rate Schedule
9. Consideration and possible approval of Ordinance 2025-O-XX amending the Hideout Town Code to formalize the process by which Town Council Members may receive briefings from Town Administration

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

VII. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*
2. Design Review Committee - *Thomas Eddington, Town Planner*
3. Economic Development Committee - *Council Member Severini*
4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
5. Transportation Committee - *Council Member Haselton*

VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

IX. Meeting Adjournment

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

HIDEOUT TOWN COUNCIL
10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739

Posted 04/09/2025

File Attachments for Item:

1. 03/13/2025 Hideout Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting
March 13, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on March 13, 2025 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Mayor Rubin called the meeting to order at 6:03 pm and reminded participants that the meeting was held as a hybrid meeting, both electronically via Zoom and in-person at Hideout Town Hall.

II. Roll Call

Attending Remotely: Mayor Philip Rubin
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McClean
Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel Allen

Public Present: Jim Gruber, Seaton Prince, Fire Chief Eric Hales, Battalion Chief / Fire Warden Troy Morgan, and Assistant Chief / Fire Marshal Clint Neerings.

Public Attending Remotely: Lisa Perry, Catherine Woltering, Anne Gruber, Damian Taitano, Larry Eisenfeld, Eric Gibson, Kyle Fielding, Mike Rost, John Leone, Mark Rubin, Brad Anderson, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. February 13, 2025 Town Council Meeting Minutes DRAFT

Council Member Haselton requested that her late arrival to the special meeting portion be noted in the record, as the draft did not specify her entry time. She clarified that she had joined a few minutes late due to technical difficulties. City Recorder Alicia Fairbourne acknowledged the oversight and agreed to revise the minutes to reflect the time she joined, confirming she would verify the timestamp from the meeting video.

Council Member Baier noted a typographical error in the Parks, Open Space, and Trails (POST) Committee section of the report. Two trail names—Keetley and Wada Way—had been incorrectly documented, with "Wada Way" misspelled as “Waterway.” Ms. Fairbourne thanked her for catching the error and confirmed the correction would be made before the minutes were finalized.

There were no further comments.

Motion: Council Member Baier moved to approve the minutes of the February 13, 2025 meeting with corrections noting the arrival time of Council Member Haselton and the correct spelling of Keetley and Wada Way. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, Council Member Severini. There were none opposed. The motion carried.

2. Follow up of Items from Approved Minutes

Council Member Severini raised two main items from the February 13 minutes.

First, he referred to the Council's previous acknowledgment that private roads might work in highly exclusive communities, and questioned whether the Council would be revisiting the topic. Mayor Rubin confirmed that a broader discussion on roadway policies had been planned for that night’s meeting but was postponed due to a scheduling conflict with presenter Jason Burningham. A discussion document would be circulated before the April meeting, when the topic would return to the agenda.

Second, Council Member Severini brought up the possibility of conducting a broader community survey. He suggested that, given recent developments and annexation approval, it may be appropriate to launch a new survey that could inform future planning decisions. Council Member Baier supported the idea, noting that understanding residents’ preferences was a core responsibility of the Council. She emphasized the importance of reaching a broader audience, particularly in relation to the Richardson Flat annexation area, and recommended thoughtful survey design to ensure meaningful results. She also expressed interest in reviewing the Town’s prior survey data and participating in the development of any new instruments.

Council Member Gunn stressed the need to prioritize input from Hideout residents specifically and recommended that any survey responses be clearly segmented by residency status. Mayor Rubin agreed with the need for segmentation and emphasized that surveys targeting residents and those outside Town boundaries should be handled separately to avoid confusion.

The Council discussed options for improving survey design and execution, including potential support from survey professionals or local contacts with experience in platforms like Qualtrics. Although cost was previously a limiting factor, Council Members expressed interest in seeking informal or pro bono guidance to improve methodology.

Mayor Rubin concluded the discussion by recommending that a small working group—starting with those involved in the General Plan steering committee—lead the effort to determine how many surveys should be conducted, what their specific purposes should be, and what resources would be needed. Council Member Baier agreed to take that as an action item and include Council Member Severini in future planning sessions. Council Member Severini affirmed that

he had survey data and resources he could contribute to the effort. No other Council Members raised additional follow-up items.

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

At 6:21 pm, Mayor Rubin opened the floor to attendees for comments on items not listed on the agenda.

Damian Taitano addressed the Council to request an update on the Elkhorn Springs project located on the Salzman property. He inquired whether the Planning Commission had recommended approval for the project and specifically asked about the status and intended use of three proposed commercial parcels within the development.

Mayor Rubin clarified that the project had not yet been forwarded to the Town Council and was still under Planning Commission review. He stated that the Council had not had any formal discussions about the commercial parcels and that the matter was expected to be addressed during the upcoming Planning Commission meeting.

Town Planner Thomas Eddington added that Elkhorn Springs might delay its appearance before the Planning Commission by a month, as the applicant was still preparing materials. He advised that the item could be moved to the April agenda.

Mr. Taitano also expressed concern about the lack of public awareness regarding development activity and suggested including information about upcoming projects in the Town's newsletter. He emphasized the challenge residents face in keeping up with agendas unless they closely monitor the public noticing system.

Mayor Rubin responded by explaining that agendas were posted in advance on the Utah Public Notice Website and that residents could subscribe for email notifications. Council Member Baier reiterated that subscribing to the site was straightforward and encouraged residents to do so. Mr. Taitano thanked the Council and staff for the clarification and assistance.

With no additional public comments, Mayor Rubin closed the public input portion of the meeting at 6:27 pm.

V. Agenda Items

1. Discussion of Roadway Policies *(presented by Jason Burningham)*

Mayor Rubin announced that there had been a scheduling conflict with the presenter, Jason Burningham. The item would be rescheduled for the April meeting. He added that the Council would receive a preparatory document in advance to review prior to that discussion.

2. Discussion regarding the need for wildfire mitigation, current processes and status, and next steps *(presented by Wasatch Fire District)*

Battalion Chief / Fire Warden Troy Morgan, along with representatives from the Wasatch Fire District, gave an in-depth presentation on wildfire mitigation. The discussion opened with a video of a rapidly spreading fire in an urban interface area near Reno, Nevada. The video illustrated how even small fires, such as those ignited by residents, could quickly escalate due to dry vegetation and topography. The fire's fast uphill spread and the dense proximity of homes

underscored the risk of structure-to-structure ignition and highlighted the dangers of inadequate defensible space.

Chief Morgan emphasized the similarities between the Reno landscape and Hideout's terrain, noting Hideout's south-facing slopes, abundant cheatgrass, sagebrush, and oak brush. He explained that these elements, combined with topography and wind, created conditions ripe for fast-moving fires. Once a fire reaches a home, the structure itself becomes part of the fuel load. He described how certain vegetation common to the area emits waxy, flammable substances that intensify fires, and he reinforced the importance of maintaining defensible space around homes.

The Council discussed the Town's adoption of the Wildland Urban Interface (WUI) code, which sets minimum standards for vegetation clearance and home protection. While Chief Morgan praised the Town for adopting the WUI code, he stated it was only a baseline and recommended going further by pursuing a Firewise Community certification. This program promotes "home hardening" strategies such as eliminating combustible materials within five feet of structures and implementing ongoing defensible space maintenance. He explained that mulch and bark, while visually appealing, were combustible and should be avoided near homes.

The Council explored ways to improve collaboration between the Town, HOAs, and the Fire District. Mayor Rubin expressed concern over conflicting HOA landscaping requirements and suggested forming a working group to find a balance between fire safety and aesthetics. Council Members discussed the need to develop educational materials, conduct hazard assessments, and ensure HOA involvement in mitigation planning.

The Fire District confirmed they would conduct hazard assessments for individual properties, explaining that the process included an in-person visit, educational outreach, and a written evaluation. They provided a direct phone number, 435-940-9636, for homeowners to schedule assessments and expressed a willingness to host community-wide or HOA-specific events. Council Member Baier requested a formal presentation on the Firewise Community program, which the fire team agreed to provide.

Council Members also addressed the rising cost and reduced availability of homeowners' insurance due to wildfire risk. Council Member Severini shared that the Rustler HOA had experienced a cost increase in premiums and had formed an insurance committee to explore solutions. He emphasized the importance of promoting fire safety to insurance underwriters and requested a sample of the Fire District's assessment letter, which could be shared with insurers as evidence of risk reduction efforts.

Chief Morgan confirmed that the Fire District could issue such letters for properties taking mitigation seriously, though acceptance by insurers would vary. Council Member Gunn urged homeowners to actively engage with their HOAs to advocate for mitigation practices, particularly regarding landscaping materials and tree proximity to homes.

The Council concluded the discussion by proposing the formation of a formal committee to continue working with the Fire District and HOAs on wildfire mitigation. Council Members Severini and Gunn volunteered to lead the committee and report back on progress. Mayor Rubin supported the effort and reminded attendees that while the Town could support and regulate future development, much of the responsibility for existing properties rested with HOAs and individual owners.

The Council and Fire District expressed appreciation for the productive collaboration and committed to maintaining momentum on wildfire safety efforts.

3. Discussion of Ross Creek and Community Reinvestment Area (CRA) - *Presented by Kyle Fielding with McDonald Fielding*

Mr. Kyle Fielding, a redevelopment attorney, provided an overview of the purpose, structure, and process of establishing a CRA.

Mr. Fielding explained that a CRA is a separate political subdivision governed by the Town Council acting as the agency board. The CRA can create designated project areas within the Town boundaries to capture tax increment revenue—an increase in property tax revenue resulting from new development. This increment can then be used to fund infrastructure, support public-private partnerships, or catalyze development. He emphasized that a CRA does not have taxing authority; it must negotiate interlocal agreements with other taxing entities, such as the county, school district, or fire district, to share a portion of their future property tax revenue from within the project area.

He noted that CRAs offer greater flexibility than municipalities when engaging in development partnerships and have been used successfully in communities like Sandy (e.g., the Hale Centre Theatre project) and Woods Cross, as well as in mixed-use revitalization efforts across the Wasatch Front. He also explained that the creation of a CRA is relatively simple and inexpensive, typically involving adoption of an ordinance and filing notices with the Lieutenant Governor's Office and County Recorder.

Council Member Severini added that Beaver and Salt Lake City had utilized CRAs effectively for projects like ballparks, trails, and downtown revitalization. He noted that the Economic Development Committee (EDC) had invited Mr. Fielding to explore how a CRA might help fund infrastructure at Ross Creek and advance development goals aligned with community input.

Mayor Rubin and Council Members asked about the incentives for taxing entities to participate. Mr. Fielding stated that taxing bodies often agree to contribute future tax increment because it can spur growth that ultimately results in a larger tax base. He clarified that the funding period usually lasts between 10 and 20 years, though it can be longer, depending on the project scale and negotiations. He also addressed how CRAs differ from Public Infrastructure Districts (PIDs), highlighting that CRAs do not increase tax rates for property owners and involve less financial risk because no funds are collected unless development occurs.

Mr. Eddington asked if CRA funds collected in a project area must be spent there. Mr. Fielding confirmed that they generally must, unless the Town can demonstrate a direct benefit to the project area from off-site spending. He also confirmed that the Town Council would retain control of the CRA, unlike a PID which has separate governance.

Council Member Gunn inquired about the cost of setting up a CRA. Mr. Fielding estimated that creating the agency itself costs only a few thousand dollars. Creating a project area, including necessary financial analysis and interlocal agreements, could range from $15,000 to $50,000 depending on complexity. Mr. Eric Gibson of Better City, a consulting firm that supports economic development planning, confirmed that his firm could assist with that work and that costs would be scoped based on the size of the project—Ross Creek being about 10 acres.

Mayor Rubin noted that while establishing a CRA was relatively easy, the Town still needed a more developed vision for the Ross Creek area. He stated that the EDC had made progress identifying goals and gauging public interest in mixed-use development through the Ross Creek open house and survey. Council Member Severini added that the EDC was actively seeking the right development partner who could execute the Town's vision while navigating current economic headwinds, including high interest rates and limited residential density to support commercial uses. He expressed optimism that CRAs and other collaborative tools could improve the Town's ability to attract and partner with qualified developers.

The Council thanked Mr. Fielding and Mr. Gibson for their presentation and emphasized the importance of continuing to refine a clear development plan for Ross Creek before initiating a CRA or related financing structure.

VI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*

Mr. Eddington reported on the latest activity from the Planning Commission. He stated that the Commission had reviewed the concept plan for the Elkhorn Springs development, which would be returning with a rezone request. Although tentatively scheduled for the following week, the applicant might request additional time and return at the April meeting instead.

Mr. Eddington also noted that Wildhorse Development was expected to appear at the next Planning Commission meeting. Additionally, the Frisbee property (Hideout Point Development) might move forward in its concept plan review at that meeting or possibly the one following, depending on when the applicant finalized their materials.

2. Design Review Committee - *Thomas Eddington, Town Planner*

Mr. Eddington reported that the Design Review Committee had not received any new submittals for review at that time. He anticipated that this would likely change by May.

3. Economic Development Committee - *Council Member Severini*

Council Member Severini indicated that he had already covered his key Economic Development Committee updates earlier in the meeting, particularly during the discussions related to the CRA and wildfire mitigation. He had no additional items to report.

4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*

Council Member Baier provided an update on the Parks, Open Space, and Trails (POST) Committee, which met on February 18. The committee discussed installing bike route signage and potentially adding "sharrows" (shared-lane markings) on roads that are too narrow for designated bike lanes. They identified the route used by the Summit Challenge event, which passes through Hideout, as a candidate for an official bike route.

The committee also discussed funding options for engineering work on the proposed spine trail, a future paved, separated multi-use path intended to move cyclists, pedestrians, and others off of SR-248 and onto a safer corridor through Town.

They planned to resume work with Jordanelle State Park in the spring to continue a grant-funded trail project already underway. In addition, the committee discussed incorporating wildlife

protection considerations into future development agreements. Council Member Baier emphasized that as the weather improved, the committee would shift from planning to implementing physical projects.

5. Transportation Committee - *Council Member Haselton*

Council Member Haselton provided an update on transportation, noting increased usage of the Park and Ride lot during the ski season. She attended the Wasatch County General Plan workshop earlier in the week and explained that the plan does not apply to incorporated areas such as Hideout, Heber, or Midway. However, input on adjacent areas could still be submitted, including ideas for expanded transit along Highway 248 and improved trail connectivity. She encouraged residents to participate in the county's General Plan survey, available online.

Council Member Baier raised concerns about winter transit access to the Canyons base area, which currently lacks a direct bus line from Richardson Flat, unlike Park City Mountain and Deer Valley bases. She asked Council Member Haselton to monitor developments, especially with upcoming changes to parking capacity at Canyons due to new construction. She also noted the importance of ensuring transit access to East Village, where Deer Valley plans to relocate much of its parking.

Council Member Haselton confirmed that Deer Valley's Snow Park parking would be reduced, with vehicles redirected to East Village, and that no current bus service exists to that area. Mayor Rubin, referencing information from a Deer Valley employee, confirmed that a significant shift to East Village parking would create the need for dedicated bus service. Council Member Haselton agreed to continue tracking the situation and expected more clarity after the end-of-season assessments.

VII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

Mayor Rubin confirmed that there was no need for a Closed Executive Session. Town Attorney Polly McLean agreed with that assessment.

VIII. Meeting Adjournment

There being no further business, Mayor Rubin asked for a motion to adjourn.

Motion: Council Member Haselton moved to adjourn the meeting. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

The meeting adjourned at 7:52 pm.

_____

Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

1. Announcement of the annual 2025 Jordanelle Community Clean Up day

JORDANELLE COMMUNITY CLEAN UP



SUNDAY
MAY 4TH
10AM TO 12PM
(JOIN US FOR LUNCH AFTER)

It's that time of year again...join us for our Annual Jordanelle Community Clean-Up Day!

Sign up online to participate. Trash bags and a map of dumpster locations will be distributed at 10am at the Retreat Clubhouse and Hideout City Office on May 4th!

Return around 12:00pm to the Retreat at Jordanelle for a sponsored lunch and socializing with neighbors.

Call or Text Nikki Keye at 435-655-1612 for details and questions.
More Information and sign up online at www.thejordanelle.com/cleanup

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File Attachments for Item:

2. Quarterly review of the FY2025 Budget

Town of Hideout – General Fund
FY25 as of March 31, 2025

Operating Income	FY24	FY25 Actual + Foreast	FY25 Budget	Act/Fcst vs. Budget $	Act.Fcst vs. Budget %
Taxes	$654,731	$802,689	$814,188	($11,499)	-1.4%
License and Permits	$655,900	$899,758	$872,532	$27,226	3.1%
Miscellaneous Revenues	$133,073	$163,688	$86,590	$77,098	89.0%
Contributions & Transfers	$189,843	$3,233	$365,230	($361,997)	-99.1%
Operating Income	**$1,633,548**	**$1,869,368**	**$2,138,540**	**($269,172)**	**-12.6%**
Operating Expense					
Salary/Wages/Benefits	$529,623	$432,094	$569,562	$137,468	24.1%
Administration	$92,514	$95,372	$96,215	$843	0.9%
Professional Services	$587,462	$901,863	$956,121	$54,258	5.7%
Public Safety	$90,579	$91,217	$94,202	$2,985	3.2%
Streets	$486,143	$199,166	$301,927	$102,761	34.0%
Parks and Community Development	$9,956	$77,000	$77,000	$0	0.0%
Debt Service	$38,013	$72,656	$43,513	($29,143)	-67.0%
Operating Expense	**$1,834,291**	**$1,869,368**	**$2,138,540**	**$269,172**	**12.6%**
Surplus/(Deficit)	**($200,743)**	**$0**	**$0**	**$0**	**0.0%**

FY25 is flat to budget primarily due to:

- ✓ ***Unfavorable revenue*** due to fewer contributions from MIDA and Class C Road Funds (not needed due to operational savings) as well as lower municipal energy and sales taxes; partially offset by additional building permit revenue (more building permits issued), developer contributions, interest and excavation fees for rocky mountain power lines and comcast cable.
- ✓ ***Favorable operating expenses*** associated with lower salaries/benefits due to not hiring a new public works employee or engineer as well as lower consulting/advisory costs and fewer street repairs and maintenance. Favorability was partially offset by a loan repayment of an asset written off in FY24 and higher engineering costs associated with not hiring an internal engineer.

Town of Hideout – Enterprise Fund
FY25 as of March 31, 2025

Operating Income	FY24	FY25 Actual + Foreast	FY25 Budget	Act/Fcst vs. Budget $	Act.Fcst vs. Budget %
Water Service Revenue	$1,627,467	$1,928,675	$1,855,238	$73,437	4.0%
Miscellaneous Revenue	$64,771	$50,708	$58,938	($8,230)	-14.0%
Operating Income	**$1,692,238**	**$1,979,383**	**$1,914,176**	**$65,207**	**3.4%**
Operating Expense					
Salaries and Benefits	$667,531	$647,536	$861,378	$213,842	24.8%
Public Works Department	$129,625	$213,362	$255,206	$41,843	16.4%
General Water Service Expense	$395,425	$474,189	$454,868	($19,321)	-4.2%
Administrative Expense	$85,228	$78,027	$88,637	$10,610	12.0%
Professional	$86,178	$57,622	$68,000	$10,378	15.3%
Bad Debt and Depreciation Expense	$239,990	$243,924	$244,017	$93	0.0%
Operating Expense	**$1,603,976**	**$1,714,661**	**$1,972,106**	**$257,445**	**13.1%**
Surplus/(Deficit)	**$88,262**	**$264,721**	**($57,930)**	**$322,652**	**557.0%**

$323k favorable to budget is primarily due to:

- ✓ ***Revenue favorability of $65k*** due to higher building permits and Certificates of Occupancy that budgeted partially offset by lower interest revenue.
- ✓ ***Expense favorability of $257k*** due to lower salaries/benefits resulting from the Town not hiring a new public works employee or engineer and reduced smart meter replacement costs as well as lower repairs, maintenance and JSSD charges (resulting from a delayed price increase). Offsetting this favorability are higher engineering costs associated with the town not hiring internal employees.

Town of Hideout – MIDA Fund
FY25 as of March 31, 2025

Operating Income	FY24	FY25 Actual + Foreast	FY25 Budget	FY25 Act./Fcst vs. Budget	Act/Fcst vs. FY24
Property taxes - Current MIDA	$120,951	$590,596	$586,713	$3,883	$469,645
Energy - Current MIDA	$12,646	$12,571	$12,571	$0	($75)
Interest	$0	$27,084	$18,000	$9,084	$27,084
MIDA - Sales tax	$24,851	$26,262	$26,262	$0	$1,411
Transient Room Tax	$524	$600	$600	$0	$76
Total Revenues	**$158,973**	**$657,113**	**$644,146**	**$12,967**	**$498,140**
Operating Expense					
Admin expense	$3,802	$3,883	$0	($3,883)	($81)
Transfer to General Fund	$0	$3,233	$215,230	$211,997	($3,233)
Total Expenses	**$3,802**	**$7,116**	**$215,230**	**$208,114**	**($3,314)**
Surplus/(Deficit)	**$155,170**	**$649,997**	**$428,916**	**$221,081**	**$494,826**

$221k favorable to budget is primarily due to:

- ✓ General Fund not needing funds from MIDA due to General Fund operational efficiencies. Offsetting unfavorability in the General Fund.

$495k favorable to Prior Year (FY24) is primarily due to:

- ✓ An increase in property tax associated with additional Certificates of Occupancy in the MIDA area as well as higher interest revenue on invested funds offset by a transfer of funds to the General Fund to support operating costs as well as growth initiatives.

File Attachments for Item:

3. Authorization for the Mayor to enter into a purchase agreement for the Public Works vehicles not to exceed $150,000.

umpqua bank
equipment leasing & finance

February 2, 2024

Dan Allen
Director of Public Works
Town of Hideout
10860 N. Hideout Trail
Hideout, UT 84036

Dear Dan:

I am pleased to present the terms and conditions of our proposal to lease equipment to Town of Hideout. This letter is not an approval to enter into a lease, nor should it be construed as an offer or commitment to perform any undertaking.

An approval of this proposal may be considered after full review by the appropriate officers of Financial Pacific Leasing, Inc. and Umpqua Bank. Final approval may contain additional or modified terms.

Please indicate your interest in our proposal by signing and returning the enclosed copy of the "Terms and Conditions" by February 15, 2024 . By accepting our proposal, you agree that Umpqua Bank Equipment Leasing & Finance shall not be held liable for any action or inaction stemming from this letter.

Thank you for this opportunity to respond to your needs. We hope that our proposal is both timely and competitive, and we look forward to working with you to successfully fund and close this transaction.

Sincerely,

Rik Johnson
Vice President
Umpqua Bank Equipment Leasing & Finance
Business Development Officer

M (425) 241-7969

UMPQUA BANK

Web | Facebook | Twitter

Financial Pacific Leasing, Inc., doing business as Umpqua Bank Equipment Leasing & Finance, is a subsidiary of Umpqua Bank.
Products offered by Financial Pacific Leasing, Inc., are not FDIC insured.

Terms and Conditions:

Lessor: Financial Pacific Leasing, Inc., d.b.a. Umpqua Bank Equipment Leasing & Finance, a subsidiary of Umpqua Bank or it's assigns ("Lessor")

Lessee(s): Town of Hideout

Equipment Financing Vehicle: Municipal Lease-Purchase Agreement

Equipment & Cost: Various vehicles listed on Exhibit "A" attached with this proposal as a separate excel spread sheet (the "Equipment"). All Equipment shall be satisfactory to Lessor.

Lease Amount: Not to exceed $500,000.00 in the aggregate.

Lease Term: Five (5) years

Payments: Five (5) payments, payable annually to be paid March 1st of each year beginning March 1, 2024, with the final payment on March 1, 2028.

Periodic Funding per Vehicle

Structure: Individual lease agreements for each vehicle. Vehicles would be pre-accepted to allow funds to be disbursed to the appropriate vendor(s) ahead of actual delivery of the vehicle. A fee of $100 will be payable by Lessee upon execution of each agreement. A titling fee of $10 per vehicle will be due as each vehicle is delivered.

Interest Rate: The amount funded for such equipment on a lease shall accrue interest at the tax-exempt rate of 5.38% per annum, payable in advance. The amortization schedule for the lease for such equipment shall provide for a principal payment schedule resulting in level debt service payments.

The interest rate specified above is based upon the 5 year like term US Treasury Rate sourced from Chatham Financial Market Data ("Index") at 4.31% as of 8/11/2023. Should the Index increase prior to any final acceptance of equipment under a lease, the interest rate shall be adjusted to maintain the economic returns anticipated by Lessor. The interest rate becomes fixed for each individual lease agreement upon final delivery and acceptance of the specific vehicle for said agreement.

Early Buy-Out Option: So long as (i) Lessee is current in the payment of all rent and other amounts due under the lease, (ii) no event of default or event of non-appropriation exists under the lease, and (iii) subject to a minimum of 30 days written notice to Lessor, Lessee term may terminate the lease on the three year anniversary of the Commencement Date of the lease by paying the currently due rental payments, as well as outstanding principal component of the lease, and any other past due amounts or other amounts due under the lease, plus any applicable taxes. The

equipment shall be conveyed to Lessee on an "as-is, where-is" basis, without any representation or warranty from Lessor.

Any prepayments other than the Early Buy-Out Option shall be solely with the prior written consent of Lessor.

Commencement Date and Acceptance: The Commencement Date for each Lease entered into under this Option B shall be the date that funds are remitted to the vendor for said vehicle. Conditions for remitting funds to the vendor shall include: (i) evidence of the listing of Lessor's lien on the vehicle title for said Equipment and (ii) acceptance of the Equipment by Lessee. The parties agree and understand that Lessee's unconditional acceptance of the Equipment vis-à-vis the Lessor, does not waive any rights and remedies that Lessee has and shall retain against the vendor.

Additional Provisions

Tax Benefits: The lease shall be considered a municipal lease/purchase and shall qualify for tax-exempt status under federal tax law. Lessee shall pay all fees, assessments, sales, use, property and other taxes imposed, except those levied on the net income of Lessor by the United States, the State of Utah, or other applicable jurisdiction. The documents shall include the standard covenants, representations, and warranties applicable to a tax-exempt financing.

End of Lease Options: At the end of the five-year lease term, Lessee will have the option to purchase all, but not less than all, of the Equipment under a lease for $1.00.

Expiration of Facility: All takedowns shall occur prior to 4/1/24, and without written consent of Lessor to extension, the facility shall expire. Lessor shall have no obligation to lease any item of Equipment after said date.

Net Lease: All costs of operation, maintenance, taxes, insurance and other affiliated costs will be paid by Lessee as this transaction has been structured as a triple net lease.

Insurance: Lessee will provide evidence of all-risk physical damage and liability insurance coverage in such amounts and with deductibles all as may be required by Lessor. In addition, endorsements and assignments of such policies shall name Lessor (and its assigns) as loss payee and/or additional insured, as may be required by Lessor. All insurance coverage shall be from a carrier acceptable to Lessor.

Maintenance: Lessee shall, at its sole cost and expense, maintain the Equipment in compliance with all statutes, laws, ordinances, regulations, standards, and directives (including environmental) by any governmental agency and the Equipment must be maintained in accordance with all manufacturer's suggested and recommended maintenance procedures including preventive maintenance; and such other maintenance and return conditions as the Lessor may require.

Financial Pacific Leasing, Inc., doing business as Umpqua Bank Equipment Leasing & Finance, is a subsidiary of Umpqua Bank.
Products offered by Financial Pacific Leasing, Inc., are not FDIC insured.

Documentation: All legal matters and all documentation to be executed in connection with the contemplated lease shall be satisfactory in form and substance to Lessor and counsel to Lessor.

Costs & Expenses: Lessee shall be responsible for all fees, costs and disbursements incurred by Lessor in connection therewith, including without limitation, all fees and disbursements of counsel to Lessor (if any), appraisal costs (if any) and all filing and search fees.

Additional Terms & Conditions:

1) The non-appropriation clause in the lease shall be satisfactory to Lessor.
2) Tax-exempt borrowing for 2024 by Lessee is not reasonably expected to exceed $10,000,000, so it is assumed that, and pricing is based on, the leases being "Bank Qualified" under section 265(b)(3) of the IRS Code.
3) Lessee is a state or political subdivision thereof, within the meaning of Section 103 of the Internal Revenue Code of 1986, as amended.
4) Lessor shall receive an Opinion from Lessee's counsel stating that the lease qualifies for tax-exempt financing under IRS guidelines and the Opinion must reference #2 and #3 above.
5) Lessee's counsel shall provide with respect to each lease (i) an opinion that such lease is duly executed and delivered by Lessee and is a legal, valid, and binding obligation of Lessee enforceable in accordance with its terms, and (ii) such other customary opinions for such municipal leases.
6) Customary reporting requirements of Lessee.
7) Lessee shall prepare and file a Form 8028-G as a condition to funding for each lease.
8) Lessee grants permission to the Lessor to provide Unified Fleet Services copies of loan documents for record keeping purposes.

Confidentiality: Except as required by law, the proposal and its terms and conditions will not be disclosed publicly or privately except to those individuals who are your officers, employees or advisors who have a need to know because of being involved in the proposed financing. The foregoing confidentiality provisions shall not apply to the disclosure of the federal income tax structure or treatment of the proposed financing.

Authorization: Lessee acknowledges and agrees that Lessor may furnish all Lessee presented information, financials, analysis, and related credit and review materials to its employees, counsel, and agents as well as its participants and assigns. Lessee authorize Lessor to contact Umpqua Bank, and all trade suppliers and other references of Lessee, and to order any and all credit checks and investigative reports, all as Lessor deems necessary in connection with the evaluation of the transaction.

This proposal is for discussion purposes only, and is only a general, non-binding proposal on the part of Lessor.

[Acceptance page follows.]

Financial Pacific Leasing, Inc., doing business as Umpqua Bank Equipment Leasing & Finance, is a subsidiary of Umpqua Bank.
Products offered by Financial Pacific Leasing, Inc., are not FDIC insured.

I/We have reviewed the above Terms and Conditions and request the Lessor to pursue underwriting and approval of a commitment for the described lease agreement.

Accepted this ____ day of _____, 2024

Town of Hideout

Federal Tax ID#: **__26-3315272_ _____**

By: **_____**

Printed Name: **_____**

Title: **_____**

Financial Pacific Leasing, Inc., doing business as Umpqua Bank Equipment Leasing & Finance, is a subsidiary of Umpqua Bank.
Products offered by Financial Pacific Leasing, Inc., are not FDIC insured.

umpqua bank
equipment leasing & finance

Exhibit A

Town of Hideout

YEAR	MAKE	MODEL	VIN	3/1/2024	3/1/2025	3/1/2026	3/1/2027	3/1/2028	Cost
2023	Dodge	Ram 2500	3C6UR5HL8PG539837	$7,632.43	$7,632.43	$7,632.43	$35,024.87	$35,024.87	$79,974.00
2023	Dodge	Ram 3500	3C63R3HL3PG542869	$7,847.53	$7,847.53	$7,847.53	$35,822.11	$35,822.11	$81,912.00
2023	Dodge	Ram 3500	3C63R3HL3PG542791	$8,056.30	$8,056.30	$8,056.30	$33,417.17	$33,417.17	$78,508.00
2023	Dodge	Ram 3500	3C63RRGL3PG542679	$7,500.00	$7,500.00	$7,500.00	$31,865.11	$31,865.11	$74,343.00
2023	Dodge	Ram 2500	3C6UR5DL0PG537635	$8,893.03	$8,893.03	$8,893.03	$23,425.87	$23,425.87	$64,279.00

Financial Pacific Leasing, Inc., doing business as Umpqua Bank Equipment Leasing & Finance, is a subsidiary of Umpqua Bank.
Products offered by Financial Pacific Leasing, Inc., are not FDIC insured.

The Public Works department would like to terminate the lease for two of the town's six leased 2023 trucks and purchase two 2025 trucks. Following are the benefits and risks.

Benefits/Pros

1. Public works employees get the truck they need for optimal utilization – two doors with an 8-foot bed.
   Leasing company does not offer these trucks.
2. Smaller two-door trucks are:
   - Easier to maneuver on narrow streets
   - Safer for snow plowing
   - Less snow plowing damage
   - Sturdier resulting in less wear and tear.
3. Customized for needs of the public works department and Town.
4. Cost savings over the five-year lease – see next page

Risks/Cons

1. Additional costs - leased trucks will need to have damage repaired when lease is terminated.
   We would not incur this in five years as we would keep the trucks or sell "as is".
2. Leasing company will sell the 2 trucks that are turned in; therefore, the town will bear the increase or decrease in sales value after 1.5 years of use.
   Public works asked for an estimate two weeks ago.

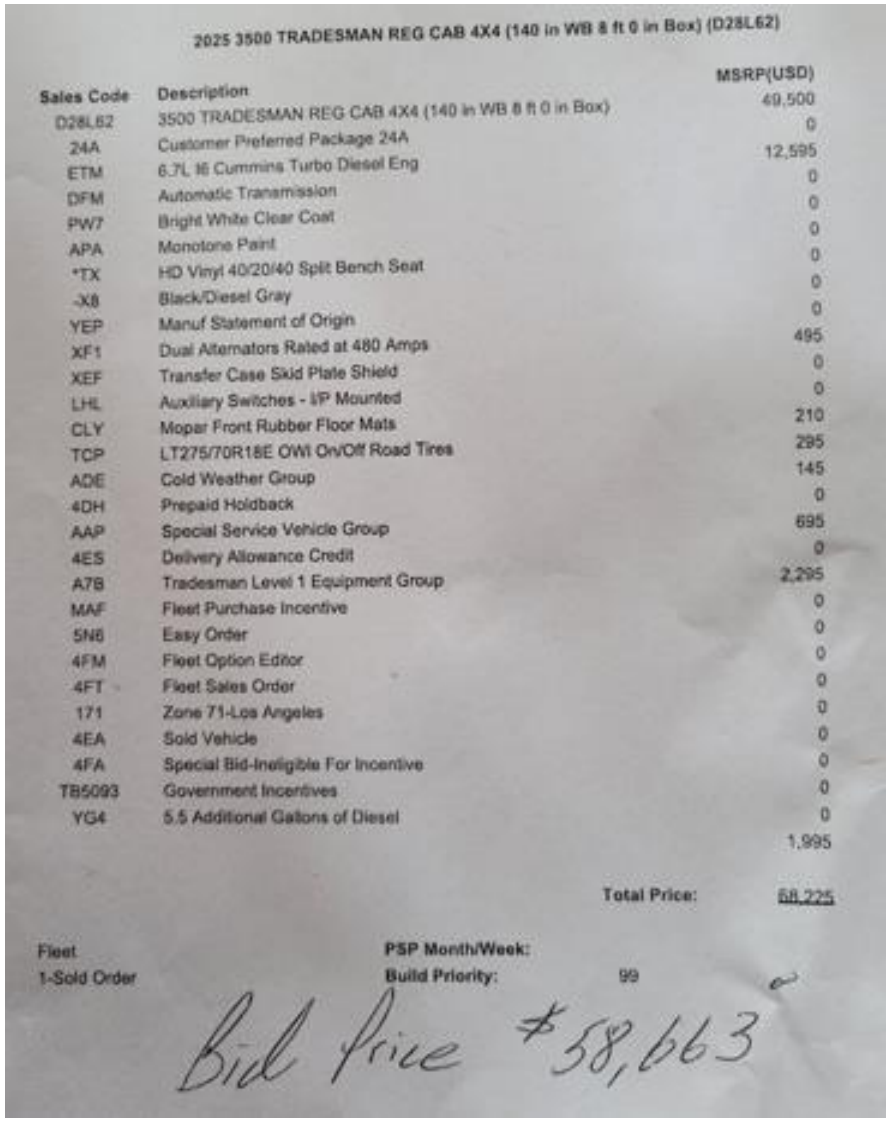
The two leased 2023 trucks have a total cost, including interest, of $179.2k over five years. Purchasing two new 2025 trucks have a lower cost of $134.7k, including lost interest revenue due to upfront cash payment. Approximate savings, to purchase versus lease, of $44.5k.

Truck	Lease Total	Interest @ 5.38%	Truck Cost
Ram 2500	$92,944	$12,970	$79,974
Ram 3500	$86,230	$11,887	$74,343
Total	**$179,174**	**$24,857**	**$154,317**

Year	Purchase Total	Lost Interest @ 4%	Truck Costs
3500 Tradesman	$67,336	$8,673	$58,663
3500 Tradesman	$67,336	$8,673	$58,663
Total	**$134,672**	**$17,346**	**$117,326**

Approval would be for the purchase price of the truck only +/- $117.3k.

Each trucks cost $58.7k – customized to the public works specifications for optimal use.



2025 3500 TRADESMAN REG CAB 4X4 (140 in WB 8 ft 0 in Box) (D28L62)

Sales Code	Description	MSRP(USD)
D28L62	3500 TRADESMAN REG CAB 4X4 (140 in WB 8 ft 0 in Box)	49,500
24A	Customer Preferred Package 24A	0
ETM	6.7L I6 Cummins Turbo Diesel Eng	12,595
DFM	Automatic Transmission	0
PW7	Bright White Clear Coat	0
APA	Monotone Paint	0
*TX	HD Vinyl 40/20/40 Split Bench Seat	0
-X8	Black/Diesel Gray	0
YEP	Manuf Statement of Origin	0
XF1	Dual Alternators Rated at 480 Amps	495
XEF	Transfer Case Skid Plate Shield	0
LHL	Auxiliary Switches - I/P Mounted	0
CLY	Mopar Front Rubber Floor Mats	210
TCP	LT275/70R18E OWL On/Off Road Tires	295
ADE	Cold Weather Group	145
4DH	Prepaid Holdback	0
AAP	Special Service Vehicle Group	695
4ES	Delivery Allowance Credit	0
A7B	Tradesman Level 1 Equipment Group	2,295
MAF	Fleet Purchase Incentive	0
5N6	Easy Order	0
4FM	Fleet Option Editor	0
4FT	Fleet Sales Order	0
171	Zone 71-Los Angeles	0
4EA	Sold Vehicle	0
4FA	Special Bid-Ineligible For Incentive	0
TB5093	Government Incentives	0
YG4	5.5 Additional Gallons of Diesel	0
		1,995
	Total Price:	68,225

Fleet
1-Sold Order

PSP Month/Week:
Build Priority: 99

Bid Price #58,663

Esti

Basin Upfitting
Basin Upfitting
2272 South 5600 West
West Valley, UT 84120
Phone: (385) 310-5477
Email: contact@basinupfitting.com

Order #	Date
S21712	01/16/2025

Bill To:	Ship To:
Town of Hideout None Hideout, UT	Town of Hideout None Hideout, UT
Customer: Town of Hideout	Contact: Dan Allen

Sales Rep	Payment Terms	Date Scheduled
kodie.wheelwright	COD	01/16/2025

make	model	VIN	Year	CA	Cab Size
Ram	3500	TBD	2025	56	Crew

Item #	Number	Description	Qty Ordered
1	BED-19D-7-4	Diamond Series 2019-current 8'6" SRW RAM Take Off Bed (Accommodates OEM Receiver) (Bolt on Bed) -Hauler headache rack	1 ea
2	KIT-BED-5600-41	PGTB (BED TAKE OFF) 56 CA TKO SRW	1 ea
3	KIT-BED-5600-01-R	BEDROCK RAM PGT 56 CA (TKO)	1 ea
4	TWA-RAM-TKO-GEN	RAM TAKE OFF BED CONNECTOR	1 ea
5	CUR-59236	POWER MULTI-FUNCTION TAILLIGHT CONVERTER KIT	1 ea
6	BSN-Mudflap 12" X24"	Basin Upfitting 12"X24" Mudflap Pair	1 ea
7	KIT-FUEL-DIESEL-01	Fuel kit for diesel trucks bed TKO	1 ea
8	FNS-AU5Z5K204A	Diesel Exhaust Fluid Filler Cap - Ford Style - Female Treads	1 ea
9	FNS-DEF004	Universal DEF - UREA Diesel Exhaust Fluid - Short Stub Filler Neck	1 ea
10	FUEL-81-930	2" to 1-1/2" x 6" Diesel fuel filler neck with green cap. This filler neck reduces from 2" at the filler cap to 1-1/2" where the hose would attach. It has a straight mounting flange. The vent tube measures 5/8"	1 ea
11	BFS-DEF-5370	UNIVERSAL DEF BRACKET	1 ea
12		Subtotal	
13	MA4073 Catalog Discount	State contract catalog discount	
14	TR-LABOR	Truck Labor	8 hr
15	Customer Vehicle	Vehicle Supplied by Customer	1 ea

Esti

Basin Upfitting
Basin Upfitting
2272 South 5600 West
West Valley, UT 84120
Phone: (385) 310-5477
Email: contact@basinupfitting.com

Order #	Date
S21712	01/16/2025

Approval:_____ Date:_____

Subtotal:	**$5,733.09**
Sales Tax:	**$0.00**
Total:	**$5,733.09**

WARRANTY DISCLAIMER:
For any warranty claims, please contact our main office before any work is performed to address the issue. Basin Upfitting will not cover any costs related to the claim unless a formal claim has been submitted and a visual inspection has been completed by an authorized Basin Upfitting employee.
Our in-house warranty covers installation only. Claims related to manufacturer defects will be submitted by Basin Upfitting; however, all decisions regarding coverage or outcomes will be determined solely by the manufacturer and are sin Upfitting's control.

File Attachments for Item:

5. Discussion and decision regarding Hideout's participation in Ranked Choice Voting for the 2025 Municipal Elections

RESOLUTION NO. 2025-R-XX

A RESOLUTION TO IMPLEMENT RANKED CHOICE VOTING FOR THE 2025 MUNICIPAL ELECTION

WHEREAS, the Town of Hideout recognizes the successful implementation of Ranked Choice Voting (RCV) in other Utah municipalities, including the 2021 and 2023 municipal elections, demonstrating its effectiveness and benefits for voters and candidates alike; and

WHEREAS, Ranked Choice Voting ensures that winning candidates receive majority support by requiring that winners obtain more than 50% of the vote; and

WHEREAS, RCV prevents vote-splitting and allows voters to rank their preferences without fear of "wasting" their votes; and

WHEREAS, implementation of RCV has resulted in cost savings for municipal elections, streamlined campaign processes, and a more efficient election system;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Hideout, Utah, that the Town of Hideout hereby expresses its intent to participate in Ranked Choice Voting for the 2025 municipal election.

This Resolution shall take effect immediately upon adoption and passage by the Town Council.

ADOPTED AND PASSED by the Town Council of Hideout, Utah, this _____ day of _____, 2025.

TOWN OF HIDEOUT:

Signed: _____
Phil Rubin, Mayor

ATTEST:

_____
Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

7. Consideration of adopting Resolution 2025-R-XX prohibiting fireworks within the Town of Hideout during the 2025 year

RESOLUTION #2025– R –____

RESOLUTION FINDING HAZARDOUS ENVIRONMENTAL CONDITIONS AND RESTRICTION OF FIREWORKS WITHIN ALL PORTIONS OF HIDEOUT

WHEREAS, Utah Code §53-7-225, prohibits the discharge of Class C common state approved explosives (fireworks) except around certain holidays including beginning on July 2 and ending on July 5, and beginning on July 22 and ending on July 25;

WHEREAS, Utah Code § 15A-5-202.5(1)(b) allows municipalities to "close a defined area to the discharge of fireworks due to a historical hazardous environmental condition" if the "historical hazardous environmental condition has existed in the defined area before July 1 of at least two of the preceding five years;"

WHEREAS, the Hideout City Council ("Council") finds that Hideout, throughout all areas, contains innumerable mountainous, brush-covered, forest covered, and dry grass-covered areas which historically and, for at least two of the preceding five years before July 1st, are in an extremely flammable condition;

WHEREAS, if existing or historical hazardous environmental conditions exist within the boundaries of Hideout, Utah Code §15A-5-202.5 allows the Council to prohibit the ignition and use of fireworks while these conditions exist in the following areas: (1) mountainous, brush-covered, forest covered, or dry grass-covered areas; (2) within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; (3) wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose; or (4) a limited area outside the hazardous areas;

WHEREAS, the Council finds that the entirety of Hideout consists of the above listed hazardous areas and a map of Hideout is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE HIDEOUT CITY COUNCIL OF, UTAH, THAT:

SECTION I: Pursuant to the provisions of Utah Code Ann. 15A-5-202.5, and based on the findings as noted above, the use of Class C fireworks is hereby restricted in all areas of Hideout as shown in the attached map in Exhibit A.

Section II: Effective Date. This resolution shall be effective upon receipt of the attached map (Exhibit A) by Wasatch County and publication of the Resolution by the City Recorder.

PASSED AND APPROVED by the Hideout City Council, Utah, this 10th day of April in the year 2025.

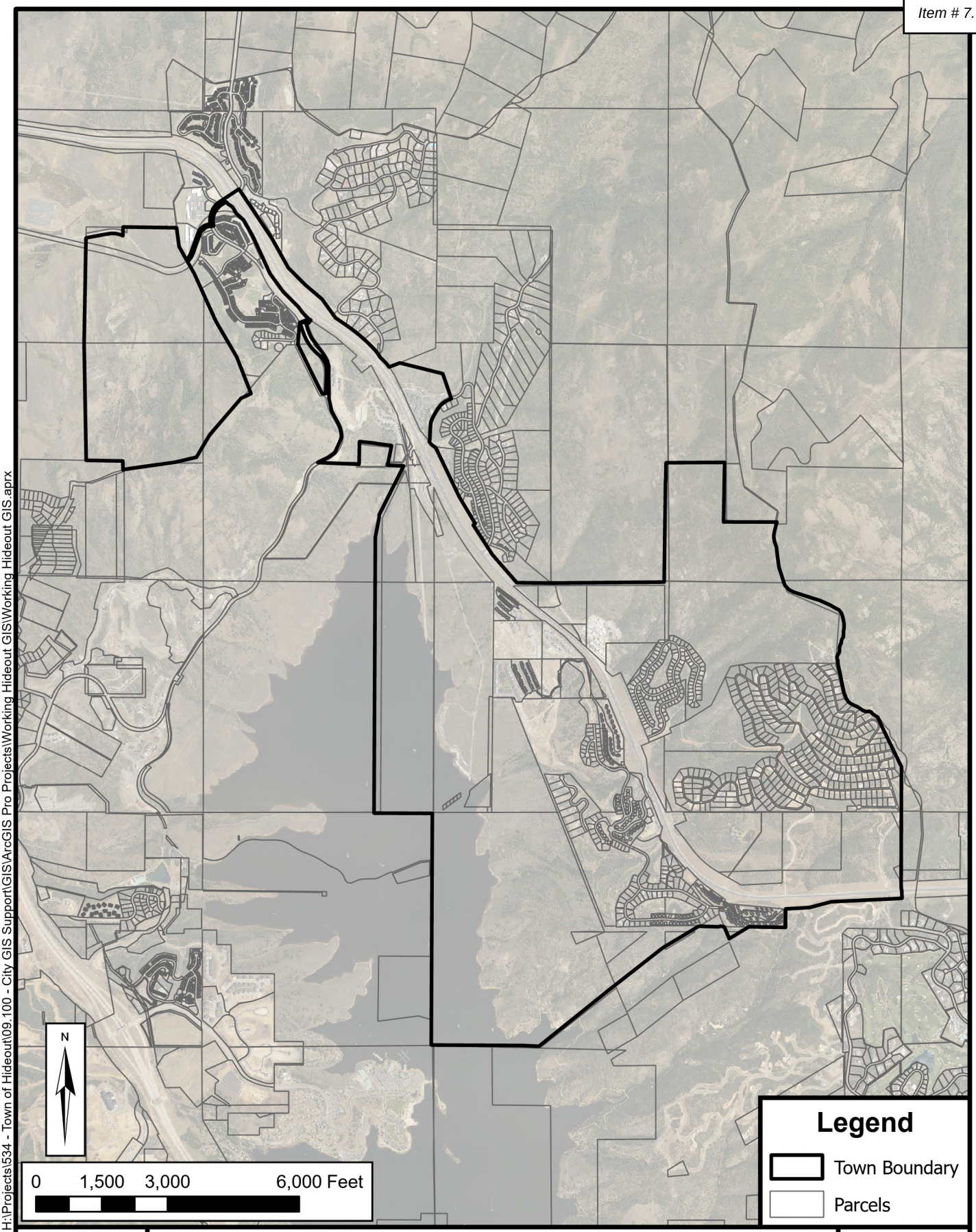
HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Hideout Recorder

Exhibit A: Map of Existing Hazardous Conditions Hideout. (Entire City)



HANSEN ALLEN & LUCE inc ENGINEERS

TOWN OF HIDEOUT

HIDEOUT UTAH

Date: 4/8/2025
Document Path: H:\Projects\534 - Town of Hideout\09.100 - City GIS Support\GIS\ArcGIS Pro Projects\Working Hideout GIS\Working Hideout GIS.aprx

RESOLUTION #2025– R –02

RESOLUTION FINDING HAZARDOUS ENVIRONMENTAL CONDITIONS AND RESTRICTION OF FIREWORKS WITHIN ALL PORTIONS OF HIDEOUT

WHEREAS, Utah Code §53-7-225, prohibits the discharge of Class C common state approved explosives (fireworks) except around certain holidays including beginning on July 2 and ending on July 5, and beginning on July 22 and ending on July 25;

WHEREAS, Utah Code § 15A-5-202.5(1)(b) allows municipalities to "close a defined area to the discharge of fireworks due to a historical hazardous environmental condition" if the "historical hazardous environmental condition has existed in the defined area before July 1 of at least two of the preceding five years;"

WHEREAS, the Hideout City Council ("Council") finds that Hideout, throughout all areas, contains innumerable mountainous, brush-covered, forest covered, and dry grass-covered areas which historically and, for at least two of the preceding five years before July 1st, are in an extremely flammable condition;

WHEREAS, if existing or historical hazardous environmental conditions exist within the boundaries of Hideout, Utah Code §15A-5-202.5 allows the Council to prohibit the ignition and use of fireworks while these conditions exist in the following areas: (1) mountainous, brush-covered, forest covered, or dry grass-covered areas; (2) within 200 feet of waterways, trails, canyons, washes, ravines, or similar areas; (3) wildland urban interface area, which means the line, area, or zone where structures or other human development meet or intermingle with undeveloped wildland or land being used for an agricultural purpose; or (4) a limited area outside the hazardous areas;

WHEREAS, the Council finds that the entirety of Hideout consists of the above listed hazardous areas and a map of Hideout is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE HIDEOUT CITY COUNCIL OF, UTAH, THAT:

SECTION I: Pursuant to the provisions of Utah Code Ann. 15A-5-202.5, and based on the findings as noted above, the use of Class C fireworks is hereby restricted in all areas of Hideout as shown in the attached map in Exhibit A.

Section II: Effective Date. This resolution shall be effective upon receipt of the attached map (Exhibit A) by Wasatch County and publication of the Resolution by the City Recorder.

PASSED AND APPROVED by the Hideout City Council, Utah, this 10th day of April in the year 2025.

HIDEOUT

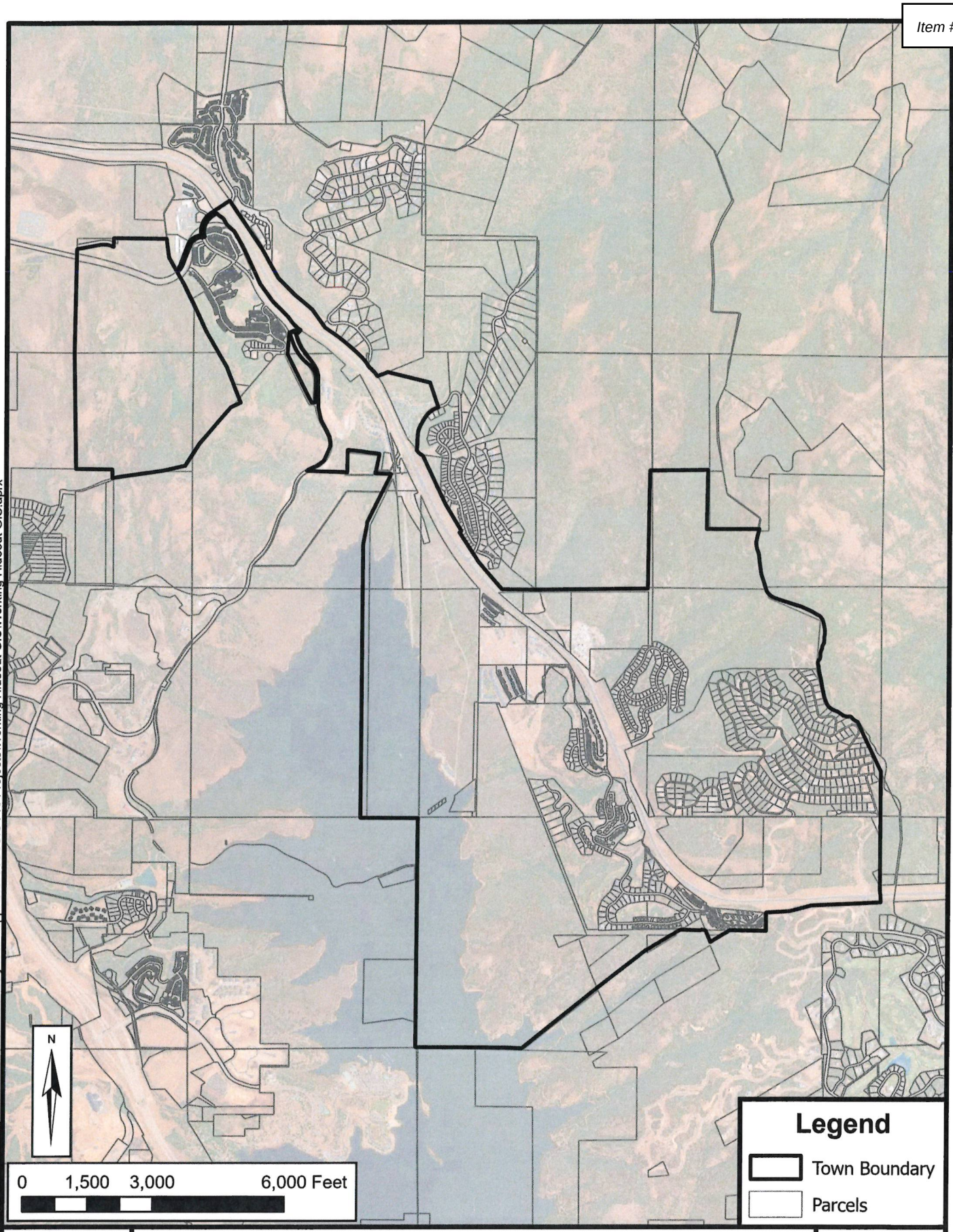
Chris Baier, Mayor Pro Tempore

ATTEST:

Alicia Fairbourne, Hideout Recorder

TOWN OF HIDEOUT CORPORATE Seal WASATCH COUNTY, UTAH

Exhibit A: Map of Existing Hazardous Conditions Hideout. (Entire City)



HANSEN ALLEN & LUCE inc

TOWN OF HIDEOUT

HIDEOUT

Date: 4/8/2025
Document Path: H:\Projects\534 - Town of Hideout\09.100 - City GIS Support\GIS\ArcGIS Pro Projects\Working Hideout GIS\Working Hideout GIS.aprx

File Attachments for Item:

8. Consideration and possible approval of adopting Resolution 2025-R-XX amending the Hideout Fee and Rate Schedule

TOWN OF HIDEOUT FEE & RATE RESOLUTION #2025-R-__

(Repealing and Replacing Resolution #2024-R-01 dated January 15, 2024)

A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE TO REORGANIZE, ADD LAND DISTURBANCE PERMITS AND BOND AMOUNTS FOR WORK IN THE RIGHT OF WAY, AND REMOVE WEED ABATEMENT FEES AND ROADWAY CONSTRUCTION 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 amend the Fee and Rate Schedule to increase fines for general ordinance violations and parking violations because the existing fees have not resulted in compliance with Hideout ordinances.

WHEREAS, the Council wishes to increase the fees to promote compliance with ordinances, specifically parking ordinances.

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.

Effective Date: Effective upon passage.

Passed and adopted by the Town Council of Hideout, Utah this 10th day of April .

HIDEOUT

_____
Philip Rubin, Mayor

ATTEST:_____
Alicia Fairbourne, Recorder for Hideout

Section 1.1
Building Permit Application Fees

Residential

Building Permit Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
~~Fire Sprinkler Review/Inspection Fee (where applicable)~~	~~$407.00~~
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Grubbing and Grading Fee	$275.00
~~Excavation Fee~~	~~$550.00~~ ~~- $1 for each additional square foot of excavation~~ ~~$500 minimum fee per excavation w/asphalt cut (up to 25 square feet)~~ ~~$3.50 for each additional square foot of asphalt cut~~ ~~- Noxious Weeds on Active Construction Site~~ ~~$137.50 minimum fee up to ½ acre plus $137.50 for each additional ½ acre~~
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~~	~~$550~~
Town Impact Fee (by subdivision)	See Section 10
Water Connection Fee	See Section 6.2

Commercial

Building Permit Fees	.83 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
~~Fire Sprinkler Review/Inspection Fee (where applicable)~~	~~$407.00~~
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Grubbing and Grading Fee	$275.00
~~Excavation~~	~~$440.00~~
Water Re-Connection Fee (plus cost of meter)	$165.00
Utility Property Owner Change Fee (plus cost of meter)	$22.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
~~Roadway Construction Fee~~	~~$500~~
Water Connection Fee	See Section 6.2

Remodel Building Permit Fees

Application Fee	$220.00
Building Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Review Fee	65% of Building Permit Fee

Reinspection Fee	$407.00
State Surcharge	1% of Town Engineer estimated fees for plan review and Inspections

Electrical and Mechanical Permit Fees

Application Fee	$50.00
See Fee Table below	
Reinspection Fee	$407.00
State Surcharge	1% of Valuation Fee

Total Valuation Fee

$1.00 to $1,300.00 **$50.00**

$1,301.00 to $2000.00 **$50.00 for the first $1,300.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00**

$2,001.00 to $25,000.00 **$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00**

$25,001.00 to $50,000.00 **$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00**

$50,001.0 to $100,000.00 **$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00**

$100,001.00 to $500,000.00 **$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00**

$500,001.00 to$1,000,000.00 **$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including**

$1,000,000.00 $1,000,001.00 and up **$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00,**

Excavation Permit Fees

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

A **bond** will be assessed to guarantee the repair of public improvements.. ~~Please enter **# of crossings/Length in ROW** in the table below to help figure the required bond.~~

Bond for Work in the Right of Way

Enter **# of crossings/Length in ROW** in the table below to help figure the required bond.

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

Section 1.2
Planning Fees

1.2.1 Development Fees

Concept Review	Application Fee: $1,100 Escrow Fee: $5,000 (with a minimum required balance of $2,500Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: $4125 + $110/acre **Preliminary Review not required if Applicant wishes to proceed directly to Final Review* Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: $6,050 + $110/acre Escrow Fee: $17,500 (with a minimum required balance of $7,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Commercial/Other)	Application Fee: $3,025 + $825/acre Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	$2,200 + $110/acre if Preliminary Subdivision review complete; OR $5,500 + $110/acre if Preliminary Review not completed Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: $5,500 + $110/acre Escrow Fee: $17,500 (with a minimum required balance of $7,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Commercial/Other)	Application Fee: $3,300 + $825/acre Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Plat Amendment and Lot Combination	Application Fee: $1,375 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
Revised Development Plans	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting
ivision Construction Fee	5.5% of construction costs (must be paid prior to commencement of any construction activity)

1.2.2 Conditional Use Permit

Conditional Use Permit	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting

1.2.3 Temporary Use Permit

Temporary Use Permit	Application Fee: $825

1.2.4 General Plan Amendment

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

1.2.5 Zone Change Application

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

1.2.6 Annexations

Pre-Application	Application Fee: $3,300 Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: $8,250 Escrow Fee: $20,000 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: $5,500 Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Fiscal Impact Analysis plus actual cost of Town-approved consultant fee if greater than initial fee	Fee: $3,850
Modification to Annexation Agreement	Application Fee: $2,200 Escrow Fee: $10,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

1.2.7 Sign Review Fees

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

1.2.8 Special Meetings

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

1.2.9 General Land Use, Variance and Appeal Fees

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

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

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

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

1.3 Subdivision Construction Review and Inspection Fees

Subdivision construction permit	$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate
Reinspection fee	$407
Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.	

1.4 Public Infrastructure District

PID Application Fee	$550.00

Section 2
Business License, Beer and Liquor License

ıse Application Fee	$83.00
e Occupation Business Administrative Fee	$83.00

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

Section 3
Rental of Town Facilities

3.1 Town Hall Building

Hideout resident usage per day or any fractional part thereof	$110.00
Non-resident usage	$550.00
Note: renter will be charged actual cost for cleaning after usage.	

3.2 Fee Reduction or Waiver

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

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

4.1 Copies Made at Town Facility

8-1/2 x 11 copies	$.33 per page (double-sided charged as two pages)
8-1/2 x 14 copies	$.50 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

4.2 Copies in Excess of 50 Pages

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

4.3 Compiling Documents

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	$55.00 per request or $23.00 per employee hour required to compile the record, whichever is greater.

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

5.1 Penalty Fees: Code Violations

Daily Fee for Each Cited Violation (Catch all)	$500.00
Non-Moving Vehicle Violations	$110.00
Parking Violations	$500.00
Unauthorized Dumping or Littering	$550.00

Building/Construction Without a Permit	$550.00
Occupancy without a Certificate of Occupancy	$550.00
Non-Conforming Landscaping	$110.00
Unauthorized Connection to Town Water System	$1,100.00
Fees will continue to accrue after a Notice of Violation is issued as a separate and distinct violation for every twenty-four (24) hours until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

Section 6
Water Fees

6.1 Developer Reservations

Stand-by Fee	$262.00 per lot annually

6.2 Water Connection Fees

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

a. Monthly Water Metered Service

i. Residential

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

ii. Multifamily

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

iii. Parks/Irrigation

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

b. Hideout Irrigation

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

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	$44.00

7.3 Monthly Sewer Fees

Per residential or commercial unit	$31.46

7.4 Extension of Sewer Services Policy

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

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

Section 8
Account Late Fees

Overdue Accounts	1.5% monthly interest charge

Section 9
Storm Drain Fee

9.1 Monthly Storm Drain Fee

Per Billable Meter	$6.60

Section 10
Town Impact Fees

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	$1,445	$5,215	$0	$1,330	$7,990
Apartments at Deer Mountain	$0	$5,215	$0	$0	$5,215
Deer Springs	$0	$5,215	$0	$0	$5,215
Deer Waters	$0	$5,215	$0	$0	$5,215
Forevermore	$1,445	$5,215	$6,665	$1,330	$14,655
Glistening Ridge	$1,445	$5,215	$6,665	$1,330	$14,655
Golden Eagle	$0	$5,215	$0	$1,330	$6,545
KLAIM	$0	$5,215	$0	$0	$5,215
Lakeview (aka Van Den Akker)	$0	$5,215	$0	$0	$5215
New Town Center	$1,445	$5,215	$4,315	$1,330	$12,305
Overlook Village	$1,445	$5,215	$4,315	$1,330	$12,305
Perch (The Settlement)	$1,445	$5,215	$4,315	$1,330	$12,305
Plumb/Sundown Ridge	$1,445	$5,215	$4,315	$1,330	$12,305
Reflection Lane	$0	$5,215	$4,315	$1,330	$10,860
Reflection Ridge	$0	$5,215	$4,315	$1,330	$10,860
Ross Creek Entrance	$0	$5,215	$0	$0	$5,215
Rustler	$1,445	$5,215	$6,665	$1,330	$14,655
Salzman	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase I	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase II	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Remaining (tentative)	$1,445	$5,215	$0	$1,330	$7,990
Silver Sky	$1,445	$5,215	$4,315	$1,355	$12,330
Soaring Hawk	$0	$5,215	$0	$1,355	$6,570
Sunrise	$1,445	$5,215	$0	$1,330	$7,990
Venturi	$1,445	$5,215	$4,315	$1,330	$12,305
Woolf	$0	$5,215	$0	$1,355	$6,570

TOWN OF HIDEOUT FEE & RATE RESOLUTION #2025-R-03

(Repealing and Replacing Resolution #2024-R-01 dated January 15, 2024)

A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE TO REORGANIZE, ADD LAND DISTURBANCE PERMITS AND BOND AMOUNTS FOR WORK IN THE RIGHT OF WAY, AND REMOVE WEED ABATEMENT FEES AND ROADWAY CONSTRUCTION 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 amend the Fee and Rate Schedule to increase fines for general ordinance violations and parking violations because the existing fees have not resulted in compliance with Hideout ordinances.

WHEREAS, the Council wishes to increase the fees to promote compliance with ordinances, specifically parking ordinances.

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.

Effective Date: Effective upon passage.

Passed and adopted by the Town Council of Hideout, Utah this 10th day of April .

HIDEOUT

Chris Baier, Mayor Pro Tempore

ATTEST:

Alicia Fairbourne, Recorder for Hideout

TOWN OF HIDEOUT CORPORATE Seal WASATCH COUNTY, UTAH

Section 1.1
Building Permit Application Fees

Residential

Building Permit Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
~~Fire Sprinkler Review/Inspection Fee (where applicable)~~	~~$407.00~~
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Grubbing and Grading Fee	$275.00
~~Excavation Fee~~	~~$550.00~~ ~~- $1 for each additional square foot of excavation~~ ~~$500 minimum fee per excavation w/asphalt cut (up to 25 square feet)~~ ~~$3.50 for each additional square foot of asphalt cut~~ ~~- Noxious Weeds on Active Construction Site~~ ~~$137.50 minimum fee up to ½ acre plus $137.50 for each additional ½ acre~~
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~~	~~$550~~
Town Impact Fee (by subdivision)	See Section 10
Water Connection Fee	See Section 6.2

Commercial

Building Permit Fees	.83 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
~~Fire Sprinkler Review/Inspection Fee (where applicable)~~	~~$407.00~~
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Grubbing and Grading Fee	$275.00
~~Excavation~~	~~$440.00~~
Water Re-Connection Fee (plus cost of meter)	$165.00
Utility Property Owner Change Fee (plus cost of meter)	$22.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
~~Roadway Construction Fee~~	~~$500~~
Water Connection Fee	See Section 6.2

Remodel Building Permit Fees

Application Fee	$220.00
Building Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Review Fee	65% of Building Permit Fee

Reinspection Fee	$407.00
State Surcharge	1% of Town Engineer estimated fees for plan review and Inspections

Electrical and Mechanical Permit Fees

Application Fee	$50.00
See Fee Table below	
Reinspection Fee	$407.00
State Surcharge	1% of Valuation Fee

Total Valuation Fee

$1.00 to $1,300.00 **$50.00**

$1,301.00 to $2000.00 **$50.00 for the first $1,300.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00**

$2,001.00 to $25,000.00 **$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00**

$25,001.00 to $50,000.00 **$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00**

$50,001.0 to $100,000.00 **$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00**

$100,001.00 to $500,000.00 **$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00**

$500,001.00 to$1,000,000.00 **$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including**

$1,000,000.00 $1,000,001.00 and up **$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00,**

Excavation Permit Fees

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

A **bond** will be assessed to guarantee the repair of public improvements.. ~~Please enter **# of crossings/Length in ROW** in the table below to help figure the required bond.~~

Bond for Work in the Right of Way

Enter **# of crossings/Length in ROW** in the table below to help figure the required bond.

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

Section 1.2
Planning Fees

1.2.1 Development Fees

Concept Review	Application Fee: $1,100 Escrow Fee: $5,000 (with a minimum required balance of $2,500Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: $4125 + $110/acre **Preliminary Review not required if Applicant wishes to proceed directly to Final Review* Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
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Plat Amendment and Lot Combination	Application Fee: $1,375 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
Revised Development Plans	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting
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1.2.2 Conditional Use Permit

Conditional Use Permit	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting

1.2.3 Temporary Use Permit

Temporary Use Permit	Application Fee: $825

1.2.4 General Plan Amendment

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

1.2.5 Zone Change Application

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

1.2.7 Sign Review Fees

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

1.2.8 Special Meetings

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

1.2.9 General Land Use, Variance and Appeal Fees

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

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

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

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

1.3 Subdivision Construction Review and Inspection Fees

Subdivision construction permit	$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate
Reinspection fee	$407
Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.	

1.4 Public Infrastructure District

PID Application Fee	$550.00

Section 2
Business License, Beer and Liquor License

ıse Application Fee	$83.00
e Occupation Business Administrative Fee	$83.00

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

Section 3
Rental of Town Facilities

3.1 Town Hall Building

Hideout resident usage per day or any fractional part thereof	$110.00
Non-resident usage	$550.00
Note: renter will be charged actual cost for cleaning after usage.	

3.2 Fee Reduction or Waiver

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

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

4.1 Copies Made at Town Facility

8-1/2 x 11 copies	$.33 per page (double-sided charged as two pages)
8-1/2 x 14 copies	$.50 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

4.2 Copies in Excess of 50 Pages

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

4.3 Compiling Documents

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	$55.00 per request or $23.00 per employee hour required to compile the record, whichever is greater.

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

5.1 Penalty Fees: Code Violations

Daily Fee for Each Cited Violation (Catch all)	$500.00
Non-Moving Vehicle Violations	$110.00
Parking Violations	$500.00
Unauthorized Dumping or Littering	$550.00

Building/Construction Without a Permit	$550.00
Occupancy without a Certificate of Occupancy	$550.00
Non-Conforming Landscaping	$110.00
Unauthorized Connection to Town Water System	$1,100.00
Fees will continue to accrue after a Notice of Violation is issued as a separate and distinct violation for every twenty-four (24) hours until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

Section 6
Water Fees

6.1 Developer Reservations

Stand-by Fee	$262.00 per lot annually

6.2 Water Connection Fees

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

a. Monthly Water Metered Service

i. Residential

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

ii. Multifamily

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

iii. Parks/Irrigation

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

b. Hideout Irrigation

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

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	$44.00

7.3 Monthly Sewer Fees

Per residential or commercial unit	$31.46

7.4 Extension of Sewer Services Policy

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

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

Section 8
Account Late Fees

Overdue Accounts	1.5% monthly interest charge

Section 9
Storm Drain Fee

9.1 Monthly Storm Drain Fee

Per Billable Meter	$6.60

Section 10
Town Impact Fees

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	$1,445	$5,215	$0	$1,330	$7,990
Apartments at Deer Mountain	$0	$5,215	$0	$0	$5,215
Deer Springs	$0	$5,215	$0	$0	$5,215
Deer Waters	$0	$5,215	$0	$0	$5,215
Forevermore	$1,445	$5,215	$6,665	$1,330	$14,655
Glistening Ridge	$1,445	$5,215	$6,665	$1,330	$14,655
Golden Eagle	$0	$5,215	$0	$1,330	$6,545
KLAIM	$0	$5,215	$0	$0	$5,215
Lakeview (aka Van Den Akker)	$0	$5,215	$0	$0	$5215
New Town Center	$1,445	$5,215	$4,315	$1,330	$12,305
Overlook Village	$1,445	$5,215	$4,315	$1,330	$12,305
Perch (The Settlement)	$1,445	$5,215	$4,315	$1,330	$12,305
Plumb/Sundown Ridge	$1,445	$5,215	$4,315	$1,330	$12,305
Reflection Lane	$0	$5,215	$4,315	$1,330	$10,860
Reflection Ridge	$0	$5,215	$4,315	$1,330	$10,860
Ross Creek Entrance	$0	$5,215	$0	$0	$5,215
Rustler	$1,445	$5,215	$6,665	$1,330	$14,655
Salzman	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase I	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase II	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Remaining (tentative)	$1,445	$5,215	$0	$1,330	$7,990
Silver Sky	$1,445	$5,215	$4,315	$1,355	$12,330
Soaring Hawk	$0	$5,215	$0	$1,355	$6,570
Sunrise	$1,445	$5,215	$0	$1,330	$7,990
Venturi	$1,445	$5,215	$4,315	$1,330	$12,305
Woolf	$0	$5,215	$0	$1,355	$6,570

File Attachments for Item:

9. Consideration and possible approval of Ordinance 2025-O-XX amending the Hideout Town Code to formalize the process by which Town Council Members may receive briefings from Town Administration

TOWN OF HIDEOUT

ORDINANCE #2025-O-__

AN ORDINANCE ESTABLISHING PROCEDURES FOR TOWN COUNCIL MEMBER BRIEFINGS

WHEREAS, the Town Council of Hideout finds and declares that it is in the best interests of the Town and its residents for Council Members to be kept fully informed on an ongoing basis of significant issues facing the Town through informal briefings;

WHEREAS, a well-informed Council contributes valuable perspectives and expertise that support sound decision-making and outcomes in service of the public interest;

WHEREAS, it is important that Council Members have the ability to request and receive briefings from the Town Administration on matters that may significantly impact the Town, including potential litigation and financial risks;

WHEREAS, the Town Council desires to establish a formal process for such briefings that respects the confidentiality and legal requirements of municipal governance while promoting transparency and effective leadership;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Title XX – Council Member Briefings

XX.XX.XX(a) Findings.
The Council finds and declares that it is in the best interests of the Town and its residents to have Members of the Council fully informed on an ongoing basis of significant issues facing the Town through informal briefings. A Council that is fully informed on matters of significance brings valuable and additional perspectives and expertise and therefore better outcomes for the Town and its residents.

XX.XX.XX(b) Subjects of Briefings.
Any sitting member of the Council may request, and the Town Administration shall provide, one or more briefing(s) on any matter(s) of official Town business, including but not limited to matters that:
(i) might or could potentially cause or lead to an unbudgeted expense to the Town of $40,000 or more;
(ii) might or could potentially result in litigation by or against the Town; and/or
(iii) include updates on ongoing issues, including but not limited to litigation involving the Town.

The Administration shall share all known information during such briefings, including but not limited to external communications, legal theories, anticipated next steps, risks, and insurance coverage, which shall remain confidential according to applicable law.

XX.XX.XX(c) Form and Timing of Briefings.
Council Member briefings shall be conducted in an informal but confidential manner and shall comply with all applicable laws, including but not limited to the Open Meetings Act. Such briefings shall be conducted so as to maintain confidentiality and as may be recommended by the Town Attorney, so long as the methodology chosen does not impair the free and full exchange of information as described in Subsection (b). Such briefings shall be conducted within seven (7) calendar days of a request by a sitting Town Council member. Such briefings are not intended to replace lawful executive sessions.

SECTION II: Effective Date
This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this __ day of _____, 2025.

TOWN OF HIDEOUT

_____
Phil Rubin, Mayor

ATTEST:

_____
Alicia Fairbourne, Recorder for the Town of Hideout

TOWN OF HIDEOUT

ORDINANCE #2025-O-03

AN ORDINANCE ESTABLISHING PROCEDURES FOR TOWN COUNCIL MEMBER BRIEFINGS

WHEREAS, the Town Council of Hideout finds and declares that it is in the best interests of the Town and its residents for Council Members to be kept fully informed on an ongoing basis of significant issues facing the Town through informal briefings;

WHEREAS, a well-informed Council contributes valuable perspectives and expertise that support sound decision-making and outcomes in service of the public interest;

WHEREAS, it is important that Council Members have the ability to request and receive briefings from the Town Administration on matters that may significantly impact the Town, including potential litigation and financial risks;

WHEREAS, the Town Council desires to establish a formal process for such briefings that respects the confidentiality and legal requirements of municipal governance while promoting transparency and effective leadership;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Title 1.10.060 – Council Member Briefings

1. Findings.
The Council finds and declares that it is in the best interests of the Town and its residents to have Members of the Council fully informed on an ongoing basis of significant issues facing the Town through informal briefings. A Council that is fully informed on matters of significance brings valuable and additional perspectives and expertise and therefore better outcomes for the Town and its residents.

2. Subjects of Briefings.
Any sitting member of the Council may request, and the Town Administration shall provide, one or more briefing(s) on any matter(s) of official Town business, including but not limited to matters that:
(i) might or could potentially cause or lead to an unbudgeted expense to the Town of $40,000 or more;
(ii) might or could potentially result in litigation by or against the Town; and/or
(iii) include updates on ongoing issues, including but not limited to litigation involving the Town.

The Administration shall share all known information during such briefings, including but not limited to external communications, legal theories, anticipated next steps, risks, and insurance coverage, which shall remain confidential according to applicable law.

3. Form and Timing of Briefings.
Council Member briefings shall be conducted in an informal but confidential manner and shall comply with all applicable laws, including but not limited to the Open Meetings Act. Such briefings shall be conducted so as to maintain confidentiality and as may be recommended by the Town Attorney, so long as the methodology chosen does not impair the free and full exchange of information as described in Subsection (b). Such briefings shall be conducted within seven (7) calendar days of a request by a sitting Town Council member. Such briefings are not intended to replace lawful executive sessions.

SECTION II: Effective Date
This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 10th day of April, 2025.

TOWN OF HIDEOUT

Chris Baier, Mayor Pro Tempore

ATTEST:

Alicia Fairbourne, Recorder for the Town of Hideout

