# HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARINGS
## August 14, 2025
## Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearings 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, August 14, 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/

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Regular Meeting and Public Hearings
5:00 PM

I. Call to Order

II. Roll Call

**III. 5:00 - 6:00 p.m.** 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

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

V. Agenda Items

1. Discussion of updating advisory committees to the Mayor, and include working groups – *Presented by Mayor Severini*

2. Discussion and consideration of a possible appointment regarding the Planning Commission Chair vacancy and consideration of moving Alternate Planning Commissioner Chase Winder to a Regular position - *Presented by Mayor Severini*

3. Presentation of the FY24 Annual Audit - *Presented by Ben Probst: Spencer Hintzie, Gilbert & Stewart*

4. Discussion and presentation of the annual Fraud Risk report - *Spencer Hintzie, Gilbert & Stewart*

**5.** **PUBLIC HEARING:** Discussion and possible approval of an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP) – *Presented by Thomas Eddington, Town Planner*
***Please note: This item will be a discussion only. No vote will be taken during this meeting.***

**6.** **PUBLIC HEARING:** Discussion and possible approval of a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals, and variations to requirements for slopes, cut and fill, retaining wall height, and road grade – *Presented by Thomas Eddington, Town Planner*

***Please note: This item will be a discussion only. No vote will be taken during this meeting.***

7. Discussion and possible approval of specific base material allowed for public utility easement walkways to be included in the Hideout Engineering Design Specifications Manual - *Presented by Thomas Eddington, Town Planner and Gordon Miner, Town Engineer*
8. Discussion and possible adoption of Resolution 2025-R-XX, a Resolution Adopting Stage 2 Fire Restrictions Within Hideout – *Presented by Polly McLean, Town Attorney*
9. Discussion of code enforcement and collections for construction violations – *Presented by Polly McLean, Town Attorney*
10. Discussion regarding installation of signage to reinforce dog leash requirements - *Presented by Mayor Severini*
11. Discussion regarding creation of a new informative webpage on the Town of Hideout website for fire planning - *Presented by Mayor Severini*

VI. Committee Updates

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

VII. Approval of Council Minutes

1. May 12, 2025 Town Council Closed Meeting Minutes DRAFT
2. May 12, 2025 Town Council Special Meeting Minutes DRAFT
3. June 12, 2025 Hideout Town Council Meeting Minutes DRAFT

VIII. Follow up of Items from Approved Minutes

IX. 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

X. Meeting Adjournment

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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 08/13/2025

**File Attachments for Item:**

1. Discussion of updating advisory committees to the Mayor, and include working groups – *Presented by Mayor Severini*

DRAFT

**Advisory Committees to the Mayor, including Working Groups**
**August 14, 2025**

## I. Planning Related Working Groups

a) General Plan Working Group
   i) Shall review and make a recommendation to the Planning Commission for the annual review of the General Plan and public works projects and any updates to the General Plan.
   ii) Shall abide by Chapter 1.30 of the Hideout Code regarding General Plan Administration
b) Design Review

## II. Water and Sewer/Public Utilities Advisory Committee (as described in 1.28.30 of town code) (recommended to expand and rename committee to the Public Utilities and Works Advisory Committee** at the September Council Meeting**)**

Shall consist office of (5) appointed voting members. The mayor, the Town Engineer and the Town attorney shall be ex officio, nonvoting members. Requirements listed in Town Code shall supersede any conflicting requirements herein.

1) Working Groups (new)
   a) Water Audit Working Group
   b) Water Conservation Working Group
   c) Roads Working Group
   d) Internet Working Group

## III. Economic Development Committee

This committee works to encourage and incentivize economic growth for Hideout which includes areas that will generate sales tax and other non-residential taxes. It will provide information to the mayor and council on financials related to potential projects, as well as advisory to the Community Reinvestment Authority (CRA).

1) Working Groups (new)
   a) Ross Creek Working Group
   b) Silver Meadows (Richardson Flat) Working Group

## IV. POST (Parks Open Space and Trails) Committee

## V. Transportation Committee

## VI. Communications and Public Safety Committee (new)

1) Working Groups
   a) Events Working Group
   b) Resident Communications Working Group
   c) Wildfire Risk Mitigation Working Group (existing)
   d) Evacuation Working Group

## VII. Budget or Finance Committee (on hold)

## VIII. Ad-hoc Advisory Working Groups (new)

1) Compliance and Collection Working Group
2) Community Center Working Group

## Requirements for Each Committee and Working Group

1) Shall have a chairperson and at least two other members, to be appointed by the mayor and Committee or Working Group Chair. The mayor shall be an ex officio member of every committee and working group. However, if a Committee or Working Group has three or more members of the legislative body participating in the committee or group, then requirements of the Open and Public Meetings Ac must be complied with. If a committee or working group has less than 3 members for 3 months or more, then at the discretion of the mayor, may no longer be considered a committee or working group. The mayor may still request a member for that former committee or working group to produce a report for the town, but not as a representative of an official committee or working group.

    i) Shall have a charter and mission statement aligned to its purpose and goals. This information should be captured in a brief document outlining the committee's purpose and goals.

    ii) Committees are designed to serve the long-term core needs of the town. Working Groups may be formed at the discretion of the mayor and council. Working Groups have the same requirements as committees as described herein, but may have a shorter or fixed lifespan depending on their charter.

2) Appointees should represent the community as a whole. Appointees may be asked to be removed if they miss 2 consecutive meetings or more.

3) Shall avoid having two of the same councilpersons as co-members of more than 2 committees. Committee chairpersons are automatically considered one member of their Working Groups.

4) All appointments shall be for one year or the remainder of the calendar year in which the appointment is made.

5) Meetings.
    a) Committees and working group shall meet at the call of the chairperson. The date, time and place of each meeting shall be announced at a preceding regular or special council meeting. All committees and working group are encouraged to meet at least once each quarter.

6) Duties and responsibilities.
    a) The committees and working groups shall consider, review and make recommendations to the council concerning matters referred to them by the mayor and council. The mayor, committee and working groups chairpersons and boards and commissions are encouraged to suggest items to the council which should be considered by a committee and working group. Whenever any item is

referred to a committee and working group, the council should establish a date by which the committee and working group should report back to the council. Committees and working groups shall not have authority review and make recommendations on items unless expressly authorized to do so by an affirmative vote of a majority of all council members

7) The city officers, department heads, and board and commission chairpersons shall cooperate with and assist the committees and working groups in carrying out their duties and responsibilities as directed by the Mayor and Council and in furnishing necessary information, except where prohibited by law; provided, that in the event any city officer, department head or board or commission chairperson deems to release or question information not in the best interest of the city, authority for that release shall be vested in the mayor. Release of records shall comply with the Government Records Access and Management Act (GRAMA).

8) Reports.
   a) In the appropriate place on the council agenda, reports from committees shall be made by the committee chairperson or an alternate designated by the chairperson. Committee and working group reports are due monthly one week before the Town Council Meeting and shall be placed in a public place such as Hideout's website. Committee chairs and the mayor will maintain a monthly call schedule to coincide with the written report so that committee information is shared with the mayor at least one week before the monthly council meeting. The format of the report follows below.

   b) All reports are public, unless deemed private/ protected pursuant to GRAMA requirements. ..

9) Staffing.
   a) All requests for annual staffing, professional services and other capital investments exceeding the Town Administrator's authority (currently $15,000) shall be requested to mayor and council who consider the request.

   b) All requests for annual staffing, professional services and other capital investments less than the Town Administrator's authority (currently $15,000) shall be requested to and considered by the Town Administrator.

   c) All expenditures shall be included in the budget.

**Committee or Working Group Report**

Committee or Working Group Name:
Date:
Date of Last Meeting:
Chair:
Members:
Non-members attending or presenting:

General minutes including meeting purpose and description of discussions:

Budget and Resources required of Hideout to accomplish the committee or working groups' mission:

- Hideout staff and consultants including legal, planning, and engineering – describe the expectations and estimate time usage of these resources – update quarterly in a table or spreadsheet that indicates
  - i) Resources description
  - ii) Purpose – why is it needed
  - iii) Estimated time needed in a 12 month period – preferably aligned timewise with Hideout's budgeting cycle (July 1 – June 30).
  - iv) Budget and Resources should be updated twice a year minimally preferably Oct 1 and April 1.

Attachments

**File Attachments for Item:**

3. Presentation of the FY24 Annual Audit - *Presented by Ben Probst: Spencer Hintzie, Gilbert & Stewart*

# Hideout Town

# ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2024

Hideout Town

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June 30, 2024


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INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of Town Council
Hideout Town, Utah

**Opinions**

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of Hideout Town, Utah (the Town), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Hideout Town, as of June 30, 2024 and the respective changes in financial position and cash flows, where applicable, and the respective budgetary comparison for the General Fund, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Hideout Town, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Hideout Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor's Responsibilities for the Audit of the Financial Statements**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our objectives to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based



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on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Hideout Town's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Hideout Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and budgetary comparison information, and Utah Retirement systems tables, on pages as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 10, 2025, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*Gilbert & Stewart*

GILBERT & STEWART, CPA, PC
Provo, Utah
June 10, 2025

# MANAGEMENT'S DISCUSSION AND ANALYSIS

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As management of Hideout Town (the Town) we offer readers of the Town's financial statements this narrative overview and analysis of financial activities of the Town for the fiscal year ended June 30, 2024.

## FINANCIAL HIGHLIGHTS

*Total net position for the Town as a whole increased by $657,162

*Total unrestricted net position for the Town as a whole decreased by $358,215

*Total net position for governmental activities increased by $568,900

*Total net position for business-type activities increased by $88,262

## BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the basic financial statements of Hideout Town. The basic financial statements comprise three components: (1) government wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town's assets, deferred outflows, liabilities, and deferred inflows, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town's net position changed during the fiscal year reported. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The statement of activities is presented on two pages. The first page reports the extent to which each function or program is self-supporting through fees and intergovernmental aid. The second page identifies the general revenues of the Town available to cover any remaining costs of the functions or programs.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town also uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. These funds are used to account for the same functions reported as governmental activities in the government-wide financial statements. Governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for government funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the government fund balance sheet and the government fund statement of the revenues, expenditures, and changes in fund balances provide reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains one major governmental fund, the general fund.

The Town adopts an annual appropriated budget for all its funds. A budgetary comparison schedule has been provided to demonstrate legal compliance with the adopted budget for the general fund.

The basic governmental fund financial statements can be found later in this report; see Table of Contents.

Proprietary funds. The Town's proprietary funds are all of the enterprise type. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses one enterprise funds to account for the operations of the water, waste water, and storm water utilities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise funds are considered major funds of the Town.

The proprietary fund financial statements can be found later in this report; see Table of Contents.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements are reported later in this report; see Table of Contents.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Town.

## FINANCIAL ANALYSIS

### Hideout Town's Net Position

| | Governmental Activities | | Business-type Activities | | | |
|---|---|---|---|---|---|---|
| | Current Year | Previous Year | Current Year | Previous Year | Total Current Year | Total Previous Year |
| Current and other assets | $ 3,947,338 | 4,150,194 | 1,672,841 | 2,048,930 | 5,620,178 | 6,199,124 |
| Net capital assets | 10,062,158 | 9,660,028 | 5,180,833 | 4,923,793 | 15,242,991 | 14,583,821 |
| Deferred outflows of resources | 81,147 | 66,340 | 112,059 | 91,612 | 193,206 | 157,952 |
| **Total assets and deferred outflows** | **14,090,643** | **13,876,562** | **6,965,733** | **7,064,335** | **21,056,376** | **20,940,897** |
| Long-term debt outstanding | 374,000 | 406,668 | - | 10,893 | 374,000 | 417,561 |
| Other liabilities | 2,449,461 | 2,881,273 | 274,863 | 450,701 | 2,724,325 | 3,331,974 |
| Deferred inflows of resources | 388,457 | 278,796 | 362 | 496 | 388,819 | 279,292 |
| **Total liabilities and deferred inflows** | **3,211,918** | **3,566,738** | **275,225** | **462,090** | **3,487,144** | **4,028,827** |
| Net position: | | | | | | |
| Net investment in capital assets | 9,688,158 | 9,253,359 | 5,180,833 | 4,912,901 | 14,868,991 | 14,166,259 |
| Restricted | 762,825 | 450,180 | - | - | 762,825 | 450,179 |
| Unrestricted | 427,741 | 606,285 | 1,509,674 | 1,689,345 | 1,937,415 | 2,295,630 |
| **Total net position** | **$ 10,878,724** | **10,309,825** | **6,690,508** | **6,602,246** | **17,569,232** | **16,912,070** |

As noted earlier, net position may serve over time as a useful indicator of financial position. Total assets and deferred outflows of resources exceeded total liabilities and deferred inflow of resources at the close of the year by $17,569,232, an increase of $657,162 from the previous year.

Total unrestricted net position at the end of the year are $1,937,415 which represents an increase of -$358,215 from the previous year. Unrestricted net position are those resources available to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements.

The amount of current and other assets represent the amounts of cash and receivables on hand at the end of each year. Other liabilities are the amounts of current and other liabilities due, at year end, for goods and services acquired.

Changes in capital assets are the result of the difference, in the current year, of the cost of acquisition of capital assets and any depreciation charges on capital assets. Change in long-term debt is the difference in the amount of debt issued and that which has been paid during the year.

**FINANCIAL ANALYSIS (continued)**

**Hideout Town's Change in Net Position**

| | Governmental Activities | | Business-type Activities | | | |
|---|---|---|---|---|---|---|
| | Current Year | Previous Year | Current Year | Previous Year | Total Current Year | Total Previous Year |
| **Program revenues:** | | | | | | |
| Charges for services | $ 656,762 | 748,150 | 1,650,485 | 1,547,996 | 2,307,247 | 2,296,146 |
| Operating grants & contributions | 160,359 | 62,860 | - | - | 160,359 | 62,860 |
| Capital grants & contributions | - | - | - | - | - | - |
| **General revenues:** | | | | | | |
| Property taxes | 623,777 | 360,188 | - | - | 623,777 | 360,188 |
| Sales tax | 359,346 | 316,514 | - | - | 359,346 | 316,514 |
| Impact fees | 335,413 | 397,393 | 100,245 | 139,015 | 435,658 | 536,408 |
| Other revenues | 129,873 | 22,846 | 31,673 | - | 161,546 | 22,846 |
| **Total revenues** | **2,265,530** | **1,907,950** | **1,782,403** | **1,687,011** | **4,047,933** | **3,594,962** |
| **Expenses:** | | | | | | |
| General government | 1,214,572 | 1,326,835 | - | - | 1,214,572 | 1,326,835 |
| Public safety | 90,579 | 89,498 | - | - | 90,579 | 89,498 |
| Highways & public improvements | 370,833 | 250,713 | - | - | 370,833 | 250,713 |
| Parks and recreation | 9,956 | 10,794 | - | - | 9,956 | 10,794 |
| Interest expense | 10,689 | 10,458 | - | - | 10,689 | 10,458 |
| Water utility | - | - | 1,694,141 | 1,470,965 | 1,694,141 | 1,470,965 |
| **Total expenses** | **1,696,629** | **1,688,300** | **1,694,141** | **1,470,965** | **3,390,770** | **3,159,264** |
| **Change in net position** | **$ 568,900** | **219,651** | **88,262** | **216,046** | **657,162** | **435,697** |

For the Town as a whole, total revenues increased by $452,971 compared to the previous year, while total expenses increased by $231,506. The total net change of $657,162 is, in private sector terms, the net income for the year which was $221,465 more than the previous year's net change (net income).

Governmental activities revenues of $2,265,530 is an increase of $357,580 from the previous year. This increase is primarily due to increases in tax revenues. Governmental activities expenses of $1,696,629 is an increase of $8,329 from the previous year. While the general government and parks and recreation decreased, public safety and highways and public improvements increased.

Business-type activities revenue of $1,782,403 is an increase of $95,392 from the previous year. Service revenues increased by $102,489 and capital grants and contributions decreased by $. Business-type activities expenses of $1,694,141 is an increase of $223,176 from the previous year.

## BALANCES AND TRANSACTIONS OF INDIVIDUAL FUNDS

Some of the more significant changes in fund balances and fund net position, and any restrictions on those amounts, is described below:

*General Fund*

The fund balance of $1,144,578 reflects an increase of $122,880 from the previous year. Total revenues increased by $379,696. Tax revenues, including property taxes and sales taxes, increased by $252,465. Licenses and permits revenues decreased by $89,804. Intergovernmental revenue increased by $97,499. Revenues from interest increased by $97,139. All other revenues increased by $22,397.

Total expenditures, exclusive of transfers out (if any), increased by $161,807. General government expenditures decreased by $114,643, public safety expenditures increased by $1,081, streets and highways expenditures increased by $262,861, and parks and recreation expenditures decreased by $838. Debt service expenditures increased by $13,347.

The nonspendable and restricted general fund balance is $708,807 and $762,825, respectively, leaving a deficit unassigned fund balance of $327,054.

*Capital Projects Fund*

The fund balance increased from $0 to $8,250 during the year, which resulted from interest revenues of $8,250.

*Water Fund*

The change in net position (net income) for the year was $88,262 compared to the previous year net income of $216,046. Unrestricted net position amounts to $1,509,674.

## GENERAL FUND BUDGETARY HIGHLIGHTS

Revenues for the current year, exclusive of fund balance appropriations, were originally budgeted in the amount of $2,162,293. This amount was amended in the final budget to $1,953,931. Actual revenues, excluding transfers, amounted to $1,943,611.

Expenditures for the current year, excluding budgeted increases in fund balance, were originally budgeted in the amount of $2,368,934. This amount was amended in the final budget to $1,831,948. Actual expenditures amounted to $1,838,029.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Hideout Town's Capital Assets (net of depreciation)

| | Governmental Activities | | Business-type Activities | | | |
|---|---|---|---|---|---|---|
| | Current Year | Previous Year | Current Year | Previous Year | Total Current Year | Total Previous Year |
| **Net Capital Assets:** | | | | | | |
| Land | $ 374,480 | 374,480 | 757,120 | 757,120 | 1,131,600 | 1,131,600 |
| Buildings | 636,669 | 636,669 | 358,580 | 358,580 | 995,249 | 995,249 |
| Improvements other than buildings | 14,134,476 | 13,274,736 | - | - | 14,134,476 | 13,274,736 |
| Machinery and equipment | 299,342 | 273,276 | 177,183 | 124,399 | 476,525 | 397,675 |
| Utilitiy systems | - | - | 6,507,555 | 6,070,990 | 6,507,555 | 6,070,990 |
| Work in progress | - | - | - | - | - | - |
| Total Capital Assets | 15,444,967 | 14,559,161 | 7,800,439 | 7,311,090 | 23,245,406 | 21,870,251 |
| Less accumulated depreciation | (5,382,809) | (4,899,134) | (2,619,605) | (2,387,297) | (8,002,414) | (7,286,431) |
| **Totals** | **$ 10,062,158** | **9,660,027** | **5,180,833** | **4,923,793** | **15,242,991** | **14,583,820** |

The total amount of capital assets, net of depreciation, of $15,242,991 is an increase of $659,171 from the previous year.

Governmental activities capital assets, net of depreciation, of $10,062,158 is an increase of $402,131 from the previous year.

Business-type activities capital assets, net of depreciation, of $5,180,833 is an increase of $257,040 from the previous year.

The amount of increases in capital asset balances, net of depreciation, represent the amount that investments in new capital assets exceeded depreciation charged on capital assets during the year.

Additional information regarding capital assets may be found in the notes to financial statements.

**Hideout Town's Outstanding Debt**

| | Current Year | Previous Year |
|---|---|---|
| **Governemtntal activities** | | |
| 2011 Lease Revenue Bond | $ 374,000 | 402,000 |
| Skid Steer Lease | - | 4,668 |
| Total governmental | 374,000 | 406,668 |
| | | |
| **Business-type activities:** | | |
| 1996 DWR Water Revenue | - | 10,893 |
| Total business-type | - | 824,229 |
| | | |
| **Total outstanding debt** | **$ 374,000** | **824,229** |

Additional information regarding the long-term liabilities may be found in the notes to financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

No significant economic changes that would affect the Town are expected for the next year. Budgets have been set on essentially the same factors as the current year being reported.

## REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Hideout Town's finances for all those with an interest in the Town's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to Hideout Town 10860 N. Hideout Trail, Hideout, Utah 84036.

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**BASIC FINANCIAL STATEMENTS**

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Hideout Town

# STATEMENT OF NET POSITION

June 30, 2024

| | Governmental Activities | Business-type Activities | Total |
|---|---|---|---|
| **ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:** | | | |
| Assets: | | | |
| Current assets: | | | |
| Cash and cash equivalents | $ - | 1,157,765 | 1,157,765 |
| Accounts receivable, net | 633,703 | 410,811 | 1,044,514 |
| Prepaid expense | 708,807 | 62,842 | 771,649 |
| Total current assets | 1,342,510 | 1,631,418 | 2,973,928 |
| Non-current assets: | | | |
| Restricted cash and cash equivalents | 2,604,827 | 41,423 | 2,646,251 |
| Capital assets: | | | |
| Not being depreciated | 374,480 | 757,120 | 1,131,600 |
| Net of accumulated depreciation | 9,687,678 | 4,423,713 | 14,111,391 |
| Total non-current assets | 12,666,985 | 5,222,256 | 17,889,242 |
| Total assets | 14,009,496 | 6,853,674 | 20,863,170 |
| Deferred outflows of resources - pensions | 81,147 | 112,059 | 193,206 |
| **Total assets and deferred outflows of resources** | **$ 14,090,643** | **6,965,733** | **21,056,376** |
| **LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:** | | | |
| Liabilities: | | | |
| Current liabilities: | | | |
| Accounts payable | $ 78,173 | 65,977 | 144,149 |
| Accrued liabilities | 476,458 | 107,198 | 583,656 |
| Customer deposits | 1,837,041 | 17,700 | 1,854,741 |
| Long-term debt due within one year | 17,000 | - | 17,000 |
| Total current liabilities | 2,408,673 | 190,875 | 2,599,547 |
| Non-current liabilities: | | | |
| Compensated absences | 14,642 | 24,406 | 39,048 |
| Net pension liability | 43,147 | 59,583 | 102,730 |
| Long-term debt due after one year | 357,000 | - | 357,000 |
| Total non-current liabilities | 414,789 | 83,989 | 498,778 |
| Total liabilities | 2,823,461 | 274,863 | 3,098,325 |
| Deferred inflows of resources - property taxes | 388,195 | - | 388,195 |
| Deferred inflows of resources - pensions | 262 | 362 | 624 |
| **Total liabilities and deferred inflows of resources** | **3,211,918** | **275,225** | **3,487,144** |
| **NET POSITION:** | | | |
| Net investment in capital assets | 9,688,158 | 5,180,833 | 14,868,991 |
| Restricted for: | | | |
| Class C roads | 178,587 | - | 178,587 |
| Debt service | 26,250 | - | 26,250 |
| MIDA funds | 557,988 | - | 557,988 |
| Unrestricted | 427,741 | 1,509,674 | 1,937,415 |
| **Total net position** | **10,878,724** | **6,690,508** | **17,569,232** |
| **Total liabilities, deferred inflows of resources and net position** | **$ 14,090,643** | **6,965,733** | **21,056,376** |

The notes to the financial statements are an integral part of this statement.

Hideout Town
**STATEMENT OF ACTIVITIES**
For the Year Ended June 30, 2024

| **FUNCTIONS/PROGRAMS:** | Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Net (Expense) Revenue (To Next Page) |
|---|---|---|---|---|---|
| **Primary government:** | | | | | |
| Governmental activities: | | | | | |
| General government | $ 1,214,572 | 623,350 | - | - | (591,222) |
| Public safety | 90,579 | 262 | - | - | (90,317) |
| Streets and highways | 370,833 | 33,150 | 160,359 | - | (177,324) |
| Parks and recreation | 9,956 | - | - | - | (9,956) |
| Interest on long-term debt | 10,689 | - | - | - | (10,689) |
| **Total governmental activities** | **1,696,629** | **656,762** | **160,359** | **-** | **(879,509)** |
| Business-type activities: | | | | | |
| Water | 1,694,141 | 1,650,485 | - | - | (43,656) |
| **Total business-type activities** | **1,694,141** | **1,650,485** | **-** | **-** | **(43,656)** |
| **Total primary government** | **$ 3,390,770** | **2,307,247** | **160,359** | **-** | **(923,164)** |

(continued on next page)

The notes to the financial statements are an integral part of this statement.

Hideout Town
**STATEMENT OF ACTIVITIES (continued)**
For the Year Ended June 30, 2024

| | Governmental Activities | Business-type Activities | Total |
|---|---|---|---|
| **CHANGES IN NET POSITION:** | | | |
| **Net (expense) revenue (from previous page)** | **$ (879,509)** | **(43,656)** | **(923,164)** |
| **General revenues:** | | | |
| Property taxes | 623,777 | - | 623,777 |
| Sales tax | 254,135 | - | 254,135 |
| Other taxes | 105,211 | - | 105,211 |
| Unrestricted investment earnings | 127,826 | 41,753 | 169,579 |
| Impact fees | 335,413 | 100,245 | 435,658 |
| Gain (loss) on disposal of capital assets | (21,745) | (10,080) | (31,825) |
| Miscellaneous | 23,792 | - | 23,792 |
| Total general revenues | 1,448,409 | 131,918 | 1,580,327 |
| **Change in net position** | **568,900** | **88,262** | **657,162** |
| Net position - beginning | 10,309,824 | 6,602,246 | 16,912,070 |
| **Net position - ending** | **$ 10,878,724** | **6,690,508** | **17,569,232** |

The notes to the financial statements are an integral part of this statement.

Hideout Town

# BALANCE SHEET - GOVERNMENTAL FUNDS

June 30, 2024

| | General Fund | Capital Projects Fund | Total Governmental Funds |
|---|---|---|---|
| **ASSETS** | | | |
| Cash and cash equivalents | $ - | - | - |
| Receivables, net | 618,058 | 15,645 | 633,703 |
| Prepaid expenses | 708,807 | - | 708,807 |
| Restricted cash and cash equivalents | 2,286,881 | 317,946 | 2,604,827 |
| **TOTAL ASSETS** | **$ 3,613,747** | **333,591** | **3,947,338** |
| **LIABILITIES AND DEFERRED INFLOWS OF RESOURCES** | | | |
| Liabilities: | | | |
| Accounts payable | $ 78,173 | - | 78,173 |
| Accrued liabilities | 151,118 | 325,341 | 476,458 |
| Compensated absences | 14,642 | - | 14,642 |
| Customer deposits | 1,837,041 | - | 1,837,041 |
| Total liabilities | 2,080,973 | 325,341 | 2,406,314 |
| Deferred inflows of resources - property taxes | 388,195 | - | 388,195 |
| **TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES** | **2,469,168** | **325,341** | **2,794,509** |
| **FUND BALANCES:** | | | |
| Nonspendable for: | | | |
| Prepaids | 708,807 | - | 708,807 |
| Restricted for: | | | |
| Class C roads | 178,587 | - | 178,587 |
| Debt service | 26,250 | - | 26,250 |
| MIDA funds | 557,988 | - | 557,988 |
| Assigned | - | 8,250 | 8,250 |
| Unassigned | (327,054) | - | (327,054) |
| **TOTAL FUND BALANCES** | **1,144,578** | **8,250** | **1,152,828** |
| **TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES** | **$ 3,613,747** | **333,591** | **3,947,338** |

The notes to the financial statements are an integral part of this statement.

Hideout Town

# STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the Year Ended June 30, 2024

| | General Fund | Capital Projects Fund | Total Governmental Funds |
|---|---|---|---|
| **REVENUES:** | | | |
| Taxes: | | | |
| Property | $ 623,777 | - | 623,777 |
| Sales | 254,135 | - | 254,135 |
| Other taxes | 105,211 | - | 105,211 |
| Licenses and permits | 655,900 | - | 655,900 |
| Intergovernmental revenues | 160,359 | - | 160,359 |
| Charges for services | 600 | - | 600 |
| Fines and forfeitures | 262 | - | 262 |
| Interest | 119,576 | 8,250 | 127,826 |
| Miscellaneous revenue | 23,792 | - | 23,792 |
| **Total revenues** | **1,943,611** | **8,250** | **1,951,861** |
| **EXPENDITURES:** | | | |
| General government | 1,207,994 | - | 1,207,994 |
| Public safety | 90,579 | - | 90,579 |
| Highways and public improvements | 486,143 | 318,115 | 804,258 |
| Parks, recreation and public property | 9,956 | - | 9,956 |
| Debt service: | | | |
| Principal | 32,668 | - | 32,668 |
| Interest | 10,689 | - | 10,689 |
| **Total expenditures** | **1,838,029** | **318,115** | **2,156,144** |
| **Excess (Deficiency) of Revenues over (Under) Expenditures** | **105,582** | **(309,865)** | **(204,283)** |
| **Other Financing Sources and (Uses):** | | | |
| Impact fees | 17,298 | 318,115 | 335,413 |
| **Total other financing sources and (uses)** | **17,298** | **318,115** | **335,413** |
| **Net Change in Fund Balances** | **122,880** | **8,250** | **131,130** |
| Fund balances - beginning of year | 1,021,698 | - | 1,021,698 |
| **Fund balance - end of year** | **$ 1,144,578** | **8,250** | **1,152,828** |

The notes to the financial statements are an integral part of this statement.

Hideout Town

# RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

June 30, 2024

| | |
|---|---|
| **Total Fund Balance for Governmental Funds** | **$ 1,152,828** |
| Total net assets reported for governmental activities in the statement is different because: | |
| Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds: | |
| Capital assets, at cost | 15,444,967 |
| Less accumulated depreciation | (5,382,809) |
| Net capital assets | 10,062,158 |
| Deferred outflows of resources - pensions, a consumption of net position that applies to future periods, is not shown in the funds statements. | 81,147 |
| Long-term liabilities, for funds other than enterprise funds, are recorded in the government-wide statements but not in the fund statements. | |
| General long-term debt | (374,000) |
| Net pension liability | (43,147) |
| Certain revenue is deferred in governmental funds but not in the statement of net position because it qualifies for recognition under the economic resources measurement focus. | |
| Deferred inflows of resources - pensions | (262) |
| **Total Net Position of Governmental Activities** | **$ 10,878,724** |

The notes to the financial statements are an integral part of this statement.

Hideout Town

# RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2024

| | | |
|---|---|---|
| **Net Change in Fund Balances - Total Governmental Funds** | **$** | **131,130** |
| Amounts reported for governmental activities in the Statement of Activities are different because: | | |
| Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, assets with a material cost are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expenses. | | |
| Capital outlays | | 944,260 |
| Depreciation expense | | (520,384) |
| Net | | 423,876 |
| Book cost of capital assets retired | | (21,745) |
| The Statement of Activities shows pension benefits and pension expenses from the adoption of GASB 68 that are not shown in the fund statements. | | 2,971 |
| Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. | | |
| Long-term debt principal repayments | | 32,668 |
| **Change in Net Position of Governmental Activities** | **$** | **568,900** |

The notes to the financial statements are an integral part of this statement.

Hideout Town

# STATEMENT OF NET POSITION - PROPRIETARY FUND

June 30, 2024

| | Water Fund |
|---|---|
| **ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:** | |
| Assets: | |
| Current assets: | |
| Cash and cash equivalents | $ 1,157,765 |
| Accounts receivable, net | 410,811 |
| Prepaid expense | 62,842 |
| Total current assets | 1,631,418 |
| Non-current assets: | |
| Restricted cash and cash equivalents | 41,423 |
| Capital assets: | |
| Not being depreciated | 757,120 |
| Net of accumulated depreciation | 4,423,713 |
| Total non-current assets | 5,222,256 |
| Total assets | 6,853,674 |
| Deferred outflows of resources - pensions | 112,059 |
| **Total assets and deferred outlfows of resources** | **$ 6,965,733** |
| **LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:** | |
| Liabilities: | |
| Current liabilities: | |
| Accounts payable | $ 65,977 |
| Accrued liabilities | 107,198 |
| Customer security deposits | 17,700 |
| Accrued interest | - |
| Total current liabilities | 190,875 |
| Non-current liabilities: | |
| Compensated absences | 24,406 |
| Net pension liability | 59,583 |
| Total non-current liabilities | 83,989 |
| Total liabilities | 274,863 |
| Deferred inflows of resources - pensions | 362 |
| **Total liabilities and deferred inflows of resources** | **275,225** |
| **NET POSITION:** | |
| Net investment in capital assets | 5,180,833 |
| Restricted impact fees | - |
| Unrestricted | 1,509,674 |
| **Total net position** | **6,690,508** |
| **Total liabilities, deferred inflows of resources and net position** | **$ 6,965,733** |

The notes to the financial statements are an integral part of this statement.

Hideout Town

# STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUND

For the Year Ended June 30, 2024

| | Water Fund |
|---|---|
| **Operating income:** | |
| Charges for sales and service | $ 1,530,214 |
| Connection fees | 97,253 |
| Other operating income | 23,018 |
| **Total operating income** | **1,650,485** |
| | |
| **Operating expenses:** | |
| Personnel services | 667,996 |
| Utilities | 17,591 |
| Meters | 72,466 |
| Repair and maintenance | 47,158 |
| Professional and technical | 140,149 |
| Water expense | 291,876 |
| Sewer expense | 92,315 |
| Storm water expense | 41,570 |
| Water reservation fees | 58,037 |
| Other supplies and expenses | 35,072 |
| Bad debt expense | (2,492) |
| Depreciation expense | 232,309 |
| **Total operating expense** | **1,694,048** |
| | |
| **Net operating income (loss)** | **(43,563)** |
| | |
| **Non-operating income (expense):** | |
| Impact fees | 100,245 |
| Interest income | 41,753 |
| Gain (loss) on disposal of capital assets | (10,080) |
| Interest on long-term debt | (93) |
| **Total non-operating income (expense)** | **131,825** |
| | |
| **Change in net position** | **88,262** |
| | |
| Net position - beginning | 6,602,246 |
| | |
| **Net position - ending** | **$ 6,690,508** |

The notes to the financial statements are an integral part of this statement.

Hideout Town
**STATEMENT OF CASH FLOWS**
For the Year Ended June 30, 2024

| | Water Fund |
|---|---|
| **Cash flows from operating activities:** | |
| Cash received from customers - service | $ 1,602,427 |
| Cash paid to suppliers | (1,055,790) |
| Cash paid to employees | (656,898) |
| **Net cash provided (used) in operating activities** | **(110,261)** |
| **Cash flows from noncapital financing activities:** | |
| Customer deposits | 6,400 |
| **Net cash provided (used) in noncapital financing activities** | **6,400** |
| **Cash flows from capital and related financing activities:** | |
| Cash from impact fees | 111,810 |
| Cash from disposal of capital assets | 28,420 |
| Cash payments for capital assets | (527,849) |
| Cash payments for long-term debt principal | (10,893) |
| Cash payments for long-term debt interest | (278) |
| **Net cash provided (used) in capital and related financing activities** | **(398,790)** |
| **Cash flows from investing activities:** | |
| Cash received from interest earned | 41,753 |
| **Net cash provided (used) in investing activities** | **41,753** |
| **Net increase (decrease) in cash** | **(460,898)** |
| Cash balance - beginning | 1,660,086 |
| **Cash balance - ending** | **$ 1,199,188** |
| **Cash reported on the statement of net position:** | |
| Cash and cash equivalents | $ 1,157,765 |
| Non-current restricted cash | 41,423 |
| **Total cash and cash equivalents** | **$ 1,199,188** |

The notes to the financial statements are an integral part of this statement.

Hideout Town
**STATEMENT OF CASH FLOWS (continued)**
For the Year Ended June 30, 2024

| **Reconciliation of Operating Income to Net Cash Provided (Used) in Operating Activities:** | Water Fund |
|---|---|
| **Net operating income (expense)** | **$ (43,563)** |
| Adjustments to reconcile operating income or (loss) to net cash provided (used) in operating activities: | |
| Depreciation and amortization | 232,309 |
| Changes in assets and liabilities: | |
| (Increase) decrease in receivables | (50,550) |
| (Increase) decrease in prepaid expense | (34,258) |
| (Increase) decrease in deferred outflows | (20,447) |
| Increase (decrease) in payables | (225,297) |
| Increase (decrease) in payroll payables | 3,195 |
| Increase (decrease) in compensated abences | 12,004 |
| Increase (decrease) in net pension liability | 16,480 |
| Increase (decrease) in deferred inflows | (134) |
| **Net cash provided (used) in operating activities** | **$ (110,261)** |

The notes to the financial statements are an integral part of this statement.

## NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 1-A. Reporting entity

Hideout Town (the Town), a municipal corporation located in Wasatch County, Utah, operates under a Mayor-Council form of government. The accompanying financial statements present the Town and its component units, or entities for which the Town is considered to be financially accountable.

The Town has no component units and is not a component unit of another entity.

### 1-B. Government-wide and fund financial statements

*Government-wide Financial Statements*

The government-wide financial statements, consisting of the statement of net position and the statement of activities report information on all the non-fiduciary activities of the primary government and its component units. For the most part, the effect of inter-fund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A *function* is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Indirect expenses* are not allocated. All expenses are included in the applicable function. *Program revenues* include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privilege provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

*Fund Financial Statements*

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, if any, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statement.

**1-C. Measurement focus, basis of accounting and financial statement presentation**

The financial statements of the Town are prepared in accordance with generally accepted accounting principles (GAAP).

The government-wide statements are reported using the economic resources measurement focus and the accrual basis of accounting, generally including the reclassification of internal activity (between or within funds). However, internal eliminations do not include utility services provided to Town departments or payments to the general fund by other funds for providing administrative and billing services for such funds. Reimbursements are reported as reductions to expenses. Proprietary and any fiduciary fund financial statements are also reported using this same focus and basis of accounting although internal activity is not eliminated in these statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property tax revenues are recognized in the year for which they are levied while grants are recognized when the grantor eligibility requirements are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, intergovernmental revenues, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments, if any, receivable within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating income and expense reported in proprietary fund financial statements include those revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales or services. Principal operating expenses are the costs of providing goods or services, including administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

*Policy regarding use of restricted resources*

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed. Restricted assets and liabilities payable from restricted assets current in nature are reported with current assets and current liabilities. *Restricted assets, non-current* reports assets restricted for acquisition or construction of non-current assets, or are restricted for liquidation of long-term debt.

**1-D. Fund types and major funds**

*Governmental funds*

**The Town reports the following major governmental funds:**

The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *capital projects fund* is used to account for the acquisition or construction of major capital facilities of the Town (other than those financed by proprietary funds).

*Proprietary funds*

**The Town reports the following major proprietary funds:**

The *water utility fund* is used to account for the activities regarding culinary water distribution.

**1-E. Assets, Liabilities, and Net Assets or Equity**

**1-E-*1. Deposit and Investments***

Investments are reported at fair value. Deposits are reported at cost, which approximates fair value. Investments of the Town are accounts at the Utah Public Treasurers Investments Fund. Additional information is contained in Note 2.

**1-E-*2. Cash and Cash Equivalents***

The Town's cash and cash equivalents are generally considered to be short-term, highly liquid investments with original maturities of three months or less from the date of acquisition.

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application.* Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

**1-E-*3. Receivables and Payables***

Accounts receivable other than property taxes and intergovernmental receivables are from customers primarily for utility services. Property tax and intergovernmental receivables are considered collectible. Customer accounts are reported net of any allowance for uncollectible accounts. The allowance amount is estimated using accounts receivable past due more than 90 days.

During the course of operations, there may be transactions occur between funds that are representative of lending/borrowing arrangements outstanding at year-end. These are reported as either *due to* or *due from* other funds.

**1-E. Assets, Liabilities, and Net Assets or Equity (continued)**

**1-E-*3. Receivables and Payables* (continued)**

Property taxes are assessed and collected for the Town by Wasatch County and remitted to the Town shortly after collection. Property taxes become a lien on January 1 and are levied on the first Monday in August. Taxes are due and payable on November 1, and are delinquent after November 30. All dates are in the year of levy.

**1-E-*4. Restricted Assets***

In accordance with certain revenue bond covenants, resources may be required to be set aside for the repayment of such bonds, and, on occasion, for the repair and maintenance of the assets acquired with the bond proceeds. These resources are classified as restricted assets on the balance sheet because of their limited use. Most capital grant agreements mandate that grant proceeds be spent only on capital assets. Unspent resources of this nature are also classified as restricted. The limited use resources described above involve a reported restriction of both cash and net assets.

Unspent proceeds of bonds issued to finance capital assets are also reported as restricted cash.

**1-E-*5. Inventories and Prepaid items***

Inventories in governmental funds consist of immaterial amounts of expendable supplies for consumption and are not reported. Such supplies are acquired as needed. Proprietary fund inventories, where material, are stated at the lower of cost or market, using the first-in, first-out basis.

Prepaid items record payments to vendors that benefit future reporting and are reported on the consumption basis. Both inventories and prepayments are similarly reported in government-wide and fund financial statements.

**1-E-*6. Capital Assets***

Capital assets includes property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost or at estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. Infrastructure is depreciated.

The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend the assets' life is not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of capital assets is computed using the straight-line method over their estimated useful lives.

**1-E. Assets, Liabilities, and Net Assets or Equity (continued)**

**1-E-*6. Capital Assets* (continued)**

Property, plant, and equipment of the primary government, as well as the component units if any, is depreciated using the straight-line method over the following estimated useful lives:

| Assets | Years |
|---|---|
| Buildings and improvements | 60 |
| Utility systems | 30 |
| Infrastructure | 30 |
| Vehicles and equipment | 7-10 |

**1-E-*7. Long-term Obligations***

In the government-wide and proprietary fund financial statements, long-term debt and obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond discounts or premiums, and the difference between the reacquisition price and the net carrying value of refunded debt, are deferred and amortized over the terms of the respective bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Significant or material bond issuance costs are reported as deferred charges.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Issuance costs, if any, are reported as expenditures.

**1-E-*8. Estimates***

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and the accompanying notes. Actual results may differ from those estimates.

**1-E-9. *Deferred Outflows/Inflows of Resources***

In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town reports deferred outflows of resources related to pensions as required by GASB 68.

In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until then. Property taxes to be collected in November were unavailable in the current fiscal year. Accordingly, these property taxes are deferred and will be recognized as an inflow of resources in the period that the amounts become available. The Town also reports deferred inflows of resources related to pensions as required by GASB 68.

**1-E. Assets, Liabilities, and Net Position or Equity (continued)**

**1-E-*10. Net position flow assumption***

Sometimes the Town will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted - net position to have been depleted before unrestricted – net position is applied.

**1-E-*11. Fund balance flow assumptions***

Sometimes the Town will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to reports as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using and of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

**1-E-*12. Fund balance policies***

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance). The committed fund balance classification includes amounts that can be used only for the specific purposes determined by formal action of the Town's highest level of decision-making authority. The Town Council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

**1-E-*13. Pensions***

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) and additions to/deductions from URS's fiduciary net position have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

## NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

### 2-A. Budgetary data

Annual budgets are prepared and adopted by ordinance by total for each department, in accordance with State law, by the Mayor and Town Council on or before June 22 for the following fiscal year beginning July 1. Estimated revenues and appropriations may be increased or decreased by resolution of the Town Council at any time during the year. A public hearing must be held prior to any proposed increase in a fund's appropriations. Budgets include activities in the General Fund. The level of the Town's budgetary control (the level at which the Town's expenditures cannot legally exceed appropriations) is established at the department level. Each department head is responsible for operating within the budget for their department. All annual budgets lapse at fiscal year end.

Utah State law prohibits the Town from creating a deficit fund balance by making expenditures in excess of amounts budgeted. Any deficit so created must be made up in the following fiscal year. Deficits arising from emergencies, however, may be retired over five years.

Once adopted, the budget may be amended by the Town Council without hearing provided the budgeted expenditures do not exceed budgeted revenues and appropriated fund balance. A public hearing must be held if the budgeted expenditures will exceed budgeted revenues and any fund balance which is available for budgeting. With the consent of the Mayor, department heads may reallocate unexpended appropriated balances from one expenditure account to another within that department during the budget year. Budgets for the General Fund are prepared on the modified accrual basis of accounting. Encumbrances are not used.

### 2-B. Deficit fund net position

None of the Town's funds have deficit fund balances; however, the general fund has a deficit *unassigned* fund balance of $327,054.

## NOTE 3 - DETAILED NOTES

### 3-A. Deposits and investments

Cash and investments as of June 30, 2024, consist of the following:

| | Fair Value |
|---|---|
| Cash on hand | $ 100 |
| Demand deposits | 976,948 |
| Investments - PTIF | 2,826,969 |
| **Total cash** | **$ 3,804,017** |

Cash and investments listed above are classified in the accompanying government-wide statement of net position as follows:

| | |
|---|---|
| Cash and cash equivalents (current) | $ 1,157,765 |
| Restricted cash and cash equivalents (non-current) | 2,646,251 |
| **Total cash and cash equivalents** | **$ 3,804,017** |

**3-A. Deposits and investments (continued)**

**Deposits**

*Custodial credit risk*

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Town's deposits may not be returned to it. The Town does not have a formal deposit policy for custodial credit risk. As of June 30, 2024, $743,267 of the Town's bank balances of $993,267 was uninsured and uncollateralized.

**Investments**

The State of Utah Money Management Council has the responsibility to advise the State Treasurer about investment policies, promote measures and rules that will assist in strengthening the banking and credit structure of the state, and review the rules adopted under the authority of the State of Utah Money Management Act that relate to the deposit and investment of public funds. The Town follows the requirements of the Utah Money Management Act (*Utah Code,* Title 51, Chapter 7) in handling its depository and investment transactions. The Act requires the depositing of Town funds in a qualified depository. The Act defines a qualified depository as any financial institution whose deposits are insured by an agency of the Federal Government and which has been certified by the State Commissioner of Financial Institutions as meeting the requirements of the Act and adhering to the rules of the Utah Money Management Council.

The Money Management Act defines the types of securities authorized as appropriate investments for the Town's funds and the conditions for making investment transactions. Investment transactions may be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Statutes authorize the Town to invest in the Utah State Public Treasurers' Investment Fund. The Utah State Treasurer’s Office operates the Public Treasurers’ Investment Fund (PTIF). The PTIF is available for investment of funds administered by any Utah public treasurer and is not registered with the SEC as an investment company. The PTIF is authorized and regulated by the Money Management Act (*Utah Code,* Title 51, Chapter 7). The Act established the Money Management Council which oversees the activities of the State Treasurer and the PTIF and details the types of authorized investments. Deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah, and participants share proportionally in any realized gains or losses on investments.

The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses of the PTIF, net of administration fees, are allocated based upon the participant’s average daily balance. The fair value of the PTIF investment pool is approximately equal to the value of the pool shares.

*Fair Value of Investments*
The Town measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows: Level 1--Quoted prices for identical investments in active markets; Level 2—Observable inputs other than quoted market prices; and, Level 3--Unobservable inputs. At June 30, 2024, the Town had $2,826,969 invested in the PTIF, which uses a Level 2 fair value measurement.

*Interest rate risk*
Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. As of June 30, 2024, the Town's investments of $2,826,969 in PTIF had an investment maturity of less than one year and are available immediately.

**3-A. Deposits and investments (continued)**

*Credit risk*
Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Town's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed. At June 30, 2024, the Town's investments in the PTIF had an Unrated quality rating.

*Concentration of credit risk*
Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The Town's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio. At June 30, 2024, all of the Town's investments were invested in the PTIF.

*Custodial Credit Risk*
For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. This risk is addressed through the policy of investing excess monies only in PTIF.

**3-B. Receivables**

The allowance policy is described in Note 1-E-3. Receivables as of year-end for the Town's funds are shown below:

| | General Fund | Capital Projects Fund | Water Fund | Total |
|---|---|---|---|---|
| Due from other governments | $ 435,795 | 15,645 | 20,072 | 471,512 |
| Customers | 182,876 | - | 397,035 | 579,911 |
| **Total receivables** | **618,671** | **15,645** | **417,107** | **1,051,423** |
| Less: Allowance for uncollectible | (613) | - | (6,296) | (6,909) |
| **Net receivales** | **$ 618,058** | **15,645** | **410,811** | **1,044,514** |

### 3-C. Capital assets

Capital asset activity for governmental activities was as follows:

| **Governmental activities** | Beginning Balance | Additions | Retirements | Ending Balance |
|---|---|---|---|---|
| Capital assets, not being depreciated: | | | | |
| Land rights | $ 374,480 | - | - | 374,480 |
| Construction in progress | - | - | - | - |
| **Total capital assets, not being depreciated** | **374,480** | **-** | **-** | **374,480** |
| | | | | |
| Capital assets, being depreciated: | | | | |
| Buildings | 636,669 | - | - | 636,669 |
| Infrastructure | 13,274,736 | 859,740 | - | 14,134,476 |
| Machinery and equipment | 273,276 | 84,520 | 58,454 | 299,342 |
| **Total capital assets, being depreciated** | **14,184,681** | **944,260** | **58,454** | 15,070,487 |
| | | | | |
| Less accumulated depreciation for: | | | | |
| Buildings | 70,768 | 10,611 | - | 81,379 |
| Infrastructure | 4,605,582 | 492,701 | - | 5,098,283 |
| Machinery and equipment | 222,785 | 17,072 | 36,709 | 203,147 |
| **Total accumulated depreciation** | **4,899,134** | **520,384** | **36,709** | 5,382,809 |
| | | | | |
| **Total capital assets being depreciated, net** | **9,285,547** | **423,876** | **21,745** | **9,687,678** |
| | | | | |
| **Governmental activities capital assets, net** | **$9,660,027** | **423,876** | **21,745** | **10,062,158** |

Depreciation expense was charged to functions/programs of the primary government governmental activities as follows:

| | |
|---|---|
| **Governmental activities:** | |
| General government | $ 8,063 |
| Highways and public improvements | 512,321 |
| **Total** | **$ 520,384** |

### 3-C. Capital assets (continued)

Capital asset activity for the business-type activities was as follows:

| **Business-type activities** | Beginning Balance | Additions | Retirements | Ending Balance |
|---|---|---|---|---|
| Capital assets, not being depreciated: | | | | |
| Land | $ 757,120 | - | - | 757,120 |
| **Total capital assets, not being depreciated** | **757,120** | **-** | **-** | **757,120** |
| | | | | |
| Capital assets, being depreciated: | | | | |
| Water system | 2,468,801 | - | - | 2,468,801 |
| Sewer system | 2,027,630 | 436,565 | - | 2,464,195 |
| Storm drain system | 1,574,560 | - | - | 1,574,560 |
| Buildings | 358,580 | - | - | 358,580 |
| Machinery and equipment | 124,399 | 91,284 | 38,500 | 177,183 |
| **Total capital assets, being depreciated** | **6,553,970** | **527,849** | **38,500** | **7,043,319** |
| | | | | |
| Less accumulated depreciation for: | | | | |
| Water system | 901,760 | 82,293 | - | 984,054 |
| Sewer system | 762,807 | 70,013 | - | 832,820 |
| Storm drain system | 687,617 | 52,485 | - | 740,102 |
| Buildings | 13,198 | 5,976 | - | 19,174 |
| Machinery and equipment | 21,915 | 21,541 | - | 43,456 |
| **Total accumulated depreciation** | **2,387,297** | **232,309** | **-** | **2,619,605** |
| | | | | |
| **Total capital assets being depreciated, net** | **4,166,673** | **295,540** | **38,500** | **4,423,713** |
| | | | | |
| **Business-type activities capital assets, net** | **$ 4,923,793** | **295,540** | **38,500** | **5,180,833** |

Depreciation expense was charged to functions/programs of the primary government business-type activities as follows:

| | |
|---|---|
| **Business-type activities:** | |
| Water | $ 109,811 |
| Sewer | 70,013 |
| Storm drain | 52,485 |
| **Total** | **$ 232,309** |

### 3-D. Long-term debt

Long-term debt activity for the governmental activities was as follows:

| | Original Principal | % Rate | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|---|---|
| 2011 Lease Revenue Bond | | | | | | | |
| Matures 10/1/2042 | $ 540,000 | 2.50 | $ 402,000 | - | 28,000 | 374,000 | 17,000 |
| Skid Steer Lease | | | | | | | |
| Matures 10/29/2023 | 13,660 | 2.55 | 4,668 | - | 4,668 | - | - |
| **Total governmental activity long-term liabilities** | | | **$ 406,668** | **-** | **32,668** | **374,000** | **17,000** |

The 2011 Lease Revenue Bond is secured by the lease revenues of the Town Hall.

Revenue bond debt service requirements to maturity for governmental activities are as follows:

| | Principal | Interest | Total |
|---|---|---|---|
| 2025 | $ 16,000 | 9,650 | 25,650 |
| 2026 | 17,000 | 9,250 | 26,250 |
| 2027 | 17,000 | 8,825 | 25,825 |
| 2028 | 17,000 | 8,400 | 25,400 |
| 2029 | 18,000 | 7,975 | 25,975 |
| 2030 - 2034 | 96,000 | 32,950 | 128,950 |
| 2035 - 2039 | 109,000 | 20,300 | 129,300 |
| 2040 - 2043 | 84,000 | 6,050 | 90,050 |
| **Total** | **$ 374,000** | **103,400** | **477,400** |

Long-term debt activity for the business-type activities was as follows:

| | Original Principal | % Rate | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|---|---|
| Skid Steer Lease | | | | | | | |
| Matures 10/29/2023 | $ 31,873 | 2.55 | $ 10,893 | - | 10,893 | | - |
| **Total governmental activity long-term liabilities** | | | **$ 10,893** | **-** | **10,893** | | **-** |

**Other long-term liabilities:**
The accumulated unpaid vacation time which would be paid if employees terminated employment as of June 30, 2024, was $14,462 for governmental activities and $24,406 for business-type activities..

## NOTE 4 - OTHER INFORMATION

### 4-A. Risk management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The Town participates in the Utah Local Government Trust, a public agency insurance mutual, which provides coverage for property damage and general liability. The Town is subject to a minimal deductible for claims. There have been no significant reductions in insurance coverage from coverage in the prior year. Amounts of settlements have not exceeded insurance coverage in any of the past three fiscal years.

### 4-B. Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the Town expects such amounts, if any, to be immaterial.

### 4-C. Commitments & Contingencies

The Town is a defendant in certain legal actions and pending actions, or in process for miscellaneous claims. The ultimate liability that might result from the final resolution of the above matters is not presently determinable. The Town management is of the opinion that the final outcome of the cases will not have an adverse material effect on the Town's financial statements.

### 4-D. Subsequent Events

The Town has evaluated subsequent events through June 10, 2025, the date the financial statements were available to be issued.

**4-E. Pension Plans**

**General Information about the Pension Plan**

**Plan description:**

Eligible plan participants are provided with pensions through the Utah Retirement Systems. The Utah Retirement Systems are comprised of the following Pension Trust Funds:

**Defined Benefit Plans**

Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple employer, cost sharing, public employee retirement system;

Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple employer cost sharing public employee retirement system;

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E. 200 S, Salt Lake Town, Utah 84102 or visiting the website: www.urs.org/general/publications.

Benefits provided: URS provides retirement, disability, and death benefits. Retirement benefits are as follows:

| System | Final Average Salary | Years of service required and/or age eligible for benefit | Benefit percentage per year of service | COLA ** |
|---|---|---|---|---|
| Noncontributory System | Highest 3 Years | 30 years any age<br>25 years any age*<br>20 years an 60*<br>10 years age 62*<br>4 years age 65 | 2.0% per year all years | Up to 4% |
| Tier 2 Pulic Employees System | Highest 5 Years | 35 years any age<br>20 years an 60*<br>10 years age 62*<br>4 years age 65 | 1.50% per year all years | Up to 2.5% |

* with actuarial reductions
** All past-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

**4-E. Pension Plans (continued)**

**Contributions:**
As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah Statement Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

Contribution rates are as follows:

| Utah Retirement Systems | Employee Paid | Employer Contribution Rate | Employer Rate for 401(k) Plan |
|---|---|---|---|
| Contributory System | | | |
| 111 Local Government Div - Tier 2 | - | 16.01 | 0.18 |
| Noncontributory | | | |
| 15 Local Governement Div - Tier1 | - | 17.97 | - |
| Tier 2 DC Only | | | |
| 211 Local Government | - | 6.19 | 10.00 |

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2024, the employer and employee contributions to the Systems were as follows:

| System | Employer Contributions | Employee Contributions |
|---|---|---|
| Nonctributory System | $ 58,648 | - |
| Tier 2 Public Employees System | 45,775 | - |
| Tier 2 DC Public Employees | 4,735 | - |
| **Total Contributions** | **$ 109,158** | **-** |

Contributions reported are the URS Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

*Combined Pension Assets, Liabilities, Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions*

At June 30, 2024, we reported a net pension asset of $0 and a net pension liability of $102,730.

| | (Measurement Date): December 31, 2023 | | | | |
|---|---|---|---|---|---|
| | Net Pension Asset | Net Pension Liability | Proportionate Share | Proportionate Share 12/31/2022 | Change (Decrease) |
| Noncontributory System | $ - | 86,577 | 0.0373245% | 0.0375224% | -0.0001979% |
| Tier 2 Public Employees System | - | 16,153 | 0.0082992% | 0.0092293% | -0.0009301% |
| **Total** | **$ -** | **102,730** | | | |

**4-E. Pension Plans (continued)**

The net pension asset and liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2023 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2024, we recognize pension expense of $102,030.

At June 30, 2024, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Difference between expected and actual experience | $ 65,796 | $ 265 |
| Changes in assumptions | 35,226 | 13 |
| Net difference between projected and actual earnings on pension plan investments | 29,978 | - |
| Changes in proportion and differences between contributions and proportionate share of contributions | 10,467 | 347 |
| Contributions subsequent to the measurement date | 51,740 | - |
| **Total** | **$ 193,206** | **$ 624** |

$51,740 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Net Deferred Outflows (Inflows) of Resources |
|---|---|
| 2024 | $ 47,586 |
| 2025 | 37,812 |
| 2026 | 56,617 |
| 2027 | (10,628) |
| 2028 | 1,664 |
| Thereafter | 7,791 |

***Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources***

For the year ended June 30, 2024, we recognize pension expense of $80,974.

**4-E. Pension Plans (continued)**

At June 30, 2024, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Difference between expected and actual experience | $ 60,622 | $ - |
| Changes in assumptions | 25,980 | - |
| Net difference between projected and actual earnings on pension plan investments | 28,154 | - |
| Changes in proportion and differences between contributions and proportionate share of contributions | 8,329 | 189 |
| Contributions subsequent to the measurement date | 25,796 | - |
| **Total** | **$ 148,880** | **$ 189** |

$25,796 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Net Deferred Outflows (Inflows) of Resources |
|---|---|
| 2024 | $ 46,103 |
| 2025 | 35,686 |
| 2026 | 52,931 |
| 2027 | (11,825) |
| 2028 | - |
| Thereafter | - |

***Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources***

For the year ended June 30, 2024, we recognize pension expense of $21,056.

**4-E. Pension Plans (continued)**

At June 30, 2024, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

| | Deferred Outflows of Resources | Deferred Inflows of Resources |
|---|---|---|
| Difference between expected and actual experience | $ 5,174 | $ 265 |
| Changes in assumptions | 9,246 | 13 |
| Net difference between projected and actual earnings on pension plan investments | 1,824 | - |
| Changes in proportion and differences between contributions and proportionate share of contributions | 2,138 | 158 |
| Contributions subsequent to the measurement date | 25,944 | - |
| **Total** | **$ 44,326** | **$ 436** |

$25,944 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2023. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

| Year Ended December 31, | Net Deferred Outflows (Inflows) of Resources |
|---|---|
| 2024 | $ 1,483 |
| 2025 | 2,126 |
| 2026 | 3,686 |
| 2027 | 1,197 |
| 2028 | 1,664 |
| Thereafter | 7,791 |

**Actuarial assumptions:**

The total pension liability in the December 31, 2023, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

| | |
|---|---|
| Inflation | 2.50 Percent |
| Salary increases | 3.5 - 9.5 percent, average, including inflation |
| Investment rate of return | 6.85 percent, net of pension plan investment expense, including inflation |

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

**4-E. Pension Plans (continued)**

The actuarial assumptions used in the January 1, 2023, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best- estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

| | Expected Return Arithmetic Basis | | |
|---|---|---|---|
| **Assets class** | Target Asset Allocation | Real Return Arithmetic Basis | Long Term expected portfolio real rate of return |
| Equity securities | 35% | 6.87% | 2.40% |
| Debt securities | 20% | 1.54% | 0.31% |
| Real assets | 18% | 5.43% | 0.98% |
| Private equity | 12% | 9.80% | 1.18% |
| Absolute return | 15% | 3.86% | 0.58% |
| Cash and cash equivalents | 0% | 0.24% | 0.00% |
| **Totals** | **100.00%** | | **5.45%** |
| Inflation | | | 2.50% |
| Expected arithmetic nominal return | | | 7.95% |

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, a real return of 4.35% that is net of investment expense.

**Discount rate:**
The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

**4-E. Pension Plans (continued)**

**Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate:**

The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.85 percent) or 1-percentage-point higher (7.85 percent) than the current rate:

| System | 1% Decrease (5.85%) | Discount Rate (6.85%) | 1% Increase (7.85%) |
|---|---|---|---|
| Noncontributory System | $ 449,328 | 86,577 | (217,203) |
| Tier 2 Public Employees System | 55,501 | 16,153 | (14,360) |
| **Total** | **$ 504,828** | **102,730** | **(231,563)** |

**Pension plan fiduciary net position:**

Detailed information about the pension plan's fiduciary net position is available in the separately issued URS financial report.

**Defined Contribution Savings Plan:**

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report. The Town participates in the following Defined Contribution Savings Plans with the Utah Retirement Systems:

- 401(k) Plan

Employee and employer contributions to the Utah Retirement Contribution Savings Plans for fiscal year ended June 30, were as follows:

| | 2024 | 2023 | 2022 |
|---|---|---|---|
| 401(k) Plan | | | |
| Employer Contributions | $ 8,151 | $ 6,038 | $ 1,250 |
| Employee Contributions | 26,021 | 3,983 | 1,754 |

**REQUIRED SUPPLEMENTARY INFORMATION**
**(Unaudited)**

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Hideout Town
**Notes to Required Supplementary Information**
June 30, 2024

**Budgetary Comparison Schedules**

The Budgetary Comparison Schedule presented in this section of the report is for the Town's General Fund.

**Budgeting and Budgetary Control**

The budget for the General Fund is legally required and is prepared and adopted on the modified accrual basis of accounting.

Original budgets represent the revenue estimates and spending authority authorized by the Town Council prior to the beginning of the year. Final budgets represent the original budget amounts plus any amendments made to the budget during the year by the Council through formal resolution. Final budgets do not include unexpended balances from the prior year because such balances automatically lapse to unreserved fund balance at the end of each year.

**Current Year Excess of Expenditures over Appropriations**

For the year ended June 30, 2024, total expenditures exceeded budgeted expenditures by $6,081.

**Changes in Assumptions Related to Pensions**

Changes include updates to the mortality improvement assumption, salary increase assumption, disability incidence assumption, assumed retirement rates, and assumed termination rates, as recommended with the January 1, 2023 actuarial experience study.

Hideout Town

# SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended June 30, 2024

| | Budgeted Original | Budgeted Final | Actual | Variance with Final Budget |
|---|---|---|---|---|
| **Revenues** | | | | |
| Taxes | $ 993,701 | 1,009,318 | 983,123 | (26,195) |
| Licenses and permits | 1,036,866 | 671,726 | 655,900 | (15,826) |
| Intergovernmental revenues | 69,146 | 160,800 | 160,359 | (441) |
| Charges for services | 2,580 | 500 | 600 | 100 |
| Fines and forfeitures | - | 250 | 262 | 12 |
| Interest | 60,000 | 111,881 | 119,576 | 7,695 |
| Miscellaneous revenue | - | (544) | 23,792 | 24,336 |
| **Total revenues** | **2,162,293** | **1,953,931** | **1,943,611** | **(10,320)** |
| **Expenditures** | | | | |
| General government | 1,712,281 | 1,200,157 | 1,251,351 | (51,194) |
| Public safety | 102,111 | 100,431 | 90,579 | 9,852 |
| Highways and public improvements | 511,542 | 504,003 | 486,143 | 17,860 |
| Parks, recreation and public property | 43,000 | 27,357 | 9,956 | 17,401 |
| **Total expenditures** | **2,368,934** | **1,831,948** | **1,838,029** | **(6,081)** |
| **Excess (Deficiency) of Revenues Over (Under) Expenditures** | **(206,641)** | **121,983** | **105,582** | **(16,401)** |
| **Other financing sources and (uses)** | | | | |
| Impact fees | 32,252 | 16,740 | 17,298 | 558 |
| Transfers in | - | - | - | - |
| Transfers out | - | - | - | - |
| **Total other financing sources and (uses)** | **32,252** | **16,740** | **17,298** | **558** |
| **Net change in fund balances** | **(174,389)** | **138,723** | **122,880** | **(15,843)** |
| Fund balances - beginning of year | 1,021,698 | 1,021,698 | 1,021,698 | - |
| **Fund balances - end of year** | **$ 847,309** | **1,160,421** | **1,144,578** | **(15,843)** |

Hideout Town

# SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

June 30, 2024

Last 10 Fiscal Years*

| | As of December 31, | | |
|---|---|---|---|
| | 2023 | 2022 | 2021 |
| **Noncontributory Retirement System** | | | |
| Proportion of the net pension liability (asset) | 0.0373245% | 0.0375224% | 0.0113414% |
| Proportionate share of the net pension liability (asset) | $ 86,577 | $ 64,266 | $ (64,953) |
| Covered employee payroll | $ 332,562 | $ 323,482 | $ 82,797 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll | 26.03% | 19.87% | -78.45% |
| Plan fiduciary net position as a percentage of the total pension liability | 96.90% | 97.50% | 108.70% |
| **Tier 2 Public Employees Retirement System** | | | |
| Proportion of the net pension liability (asset) | 0.0082992% | 0.0092293% | 0.0049955% |
| Proportionate share of the net pension liability (asset) | $ 16,153 | $ 10,050 | $ (2,114) |
| Covered employee payroll | $ 214,562 | $ 201,976 | $ 91,470 |
| Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll | 7.53% | 4.98% | -2.31% |
| Plan fiduciary net position as a percentage of the total pension liability | 98.58% | 92.30% | 103.80% |

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The Town began contributing in the 2022 fiscal year.

Hideout Town

**SCHEDULE OF CONTRIBUTIONS**

June 30, 2024

Last 10 Fiscal Years*

| | As of fiscal year ended June 30, | Actuarial Determined Contributions | Contributions in relation to the contractually required contribution | Contribution deficiency (excess) | Covered employee payroll | Contributions as a percentage of covered employee payroll |
|---|---|---|---|---|---|---|
| **Noncontributory Retirement** | 2022 | 42,806 | 42,806 | - | 231,758 | 18.47% |
| **System** | 2023 | 58,271 | 58,271 | - | 324,267 | 17.97% |
| | 2024 | 58,648 | 58,648 | - | 326,367 | 17.97% |
| **Tier 2 Public Employees** | 2022 | 32,352 | 32,352 | - | 201,317 | 16.07% |
| **System**** | 2023 | 28,652 | 28,652 | - | 178,961 | 16.01% |
| | 2024 | 45,775 | 45,775 | - | 285,914 | 16.01% |
| **Tier 2 DC Public Employees** | 2022 | - | - | - | - | 0.00% |
| **System**** | 2023 | 3,538 | 3,538 | - | 57,157 | 6.19% |
| | 20224 | 4,735 | 4,735 | - | 76,502 | 6.19% |

* Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. The Town began contributing in the 2022 fiscal year.

** Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created effective July 1, 2011.

Contributions as a percentage of covered-payroll may be different than the board certified rate due to rounding and other administrative practices.

**OTHER REPORTS**

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BEN H PROBST, CPA
RONALD J. STEWART, CPA

SIDNEY S. GILBERT, CPA
JAMES E. STEWART, CPA

# INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and Members of the Town Council
Hideout Town
Hideout, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Hideout Town (the Town), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, and have issued our report thereon dated June 10, 2025.

## Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Hideout Town's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency* in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control which might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free of material misstatements, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instance of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*



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**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report in an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Gilbert & Stewart*

GILBERT & STEWART, CPA PC
Provo, Utah
June 10, 2025

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JAMES E. STEWART, CPA

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE***

To the Mayor and Council and Chief Executive Officer of
Hideout Town

**Report On Compliance**

We have audited Hideout Town's compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the State Auditor, for the year ended June 30, 2024.

State compliance requirements were tested for the year ended June 30, 2024 in the following areas:

Budgetary Compliance
Fund Balance
Restricted Taxes and Related Revenues
Fraud Risk Assessment
Government Fees
Cash Management

***Opinion on Compliance***

In our opinion, Hideout Town complied, in all material respects, with the state compliance requirements referred to above for the year ended June 30, 2024.

***Basis for Opinion***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States (Government Auditing Standards); and the *State Compliance Audit Guide (*Guide*)*. Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Hideout Town and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of Hideout Town's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Hideout Town's government programs.



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***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Hideout Town's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Hideout Town's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Hideout Town's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Hideout Town's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of Hideout Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

***Other Matters***

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Guide and which are described in our letter to management dated June 10, 2025 as item 2024-1. Our opinion on compliance is not modified with respect to these matters.

*Government Auditing Standards* require the auditor to perform limited procedures on the Town's response to the noncompliance findings identified in our audit described in the accompanying schedule of findings and recommendations. The Town's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

**Report On Internal Control over Compliance**

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as

defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the Guide . Accordingly, this report is not suitable for any other purpose.

*Gilbert & Stewart*

GILBERT & STEWART, CPA, PC
Provo, Utah
June 10, 2025

**File Attachments for Item:**

4. Discussion and presentation of the annual Fraud Risk report - *Spencer Hintzie, Gilbert & Stewart*

# Fraud Risk Assessment

Continued

*Total Points Earned: 335 /395 *Risk Level: > 355 Low 316-355 Moderate 276-315 200-275 < 200

| | Yes | Pts |
|---|---|---|
| 1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire? | X | 200 |
| 2. Does the entity have governing body adopted written policies in the following areas: | | |
| a. Conflict of interest? | X | 5 |
| b. Procurement? | X | 5 |
| c. Ethical behavior? | X | 5 |
| d. Reporting fraud and abuse? | X | 5 |
| e. Travel? | X | 5 |
| f. Credit/Purchasing cards (where applicable)? | X | 5 |
| g. Personal use of entity assets? | X | 5 |
| h. IT and computer security? | X | 5 |
| i. Cash receipting and deposits? | X | 5 |
| 3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team? | | 20 |
| a. Do any members of the management team have at least a bachelor's degree in accounting? | X | 10 |
| 4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior? | X | 20 |
| 5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date? | X | 20 |
| 6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year? | X | 20 |
| 7. Does the entity have or promote a fraud hotline? | X | 20 |
| 8. Does the entity have a formal internal audit function? | | 20 |
| 9. Does the entity have a formal audit committee? | | 20 |

*Entity Name: Town of Hideout

*Completed for Fiscal Year Ending: 6/30/25 *Completion Date: 1/16/2025

*CAO Name: Jan McCosh *CFO Name: Keri Wilson

*CAO Signature: [signature] *CFO Signature: [signature]

*Required

**File Attachments for Item:**

**5. PUBLIC HEARING:** Discussion and possible approval of an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP) – *Presented by Thomas Eddington, Town Planner****Please note: This item will be a discussion only. No vote will be taken during this meeting.***

INTEGRATED planning & design

# Staff Report for Rezoning Request and Plan Review – Elk Horn Springs

To: Mayor Ralph Severini
Town of Hideout Council

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

Re: Elk Horn Springs Re-Zone Request for the Salzman Property

Date: Prepared for the August 14, 2025 Town Council Meeting

---

*Submittals:* *Rezone Application with associated documents including the updated Concept Plan, a Re-zone Plan and associated planning documents*

---

## Introduction and Background

The Planning Commission approved a Concept Plan for the Elk Horn Springs development and forwarded a positive recommendation for the proposed re-zoning of the 115 acres and the associated Master Development Agreement.

The proposed rezone generally requests the following:

- The site is proposed to be a mix of zoning districts (all from the New Town Code):
  - Neighborhood Mixed Use (NMU) – for the commercial area and townhomes at the lower part of the mountain/the entrance to the development
  - Residential 20 (R20) – for the proposed townhomes
  - Residential 6 (R6) – for the proposed small single-family lots
  - Residential 3 (R3) – for the proposed +/- quarter acre lots
  - Natural Preservation (NP) – for the open space and parkland

## Existing Site Characteristics

Total Acres of Site: +/-115 Acres

Current Zoning: Mountain (M) (per the Former Town Code)

Allowed Density: One (1) unit per acre, or approximately 75 -90 units after road infrastructure is built and steep slopes preserved (estimate)



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**Site Location** (proposed site in red outline)




**Input from the July 17, 2025 Planning Commission Meeting**

**Community Impact Mitigation**

1. The first payment is $1.5 million, and the second payment is $1.5 million
    a. Money from the community impact mitigation fees goes toward projects like a community center, relocating public works, and/or supporting commercial development elsewhere in town.
2. The Transfer Fee was agreed to at 0.40 of 1% of the initial sales price to be dedicated to the Town (+/-$5,700 per unit sold = +/1.3 million over 20 years).
3. The developer will build an indoor pickle-ball facility (2 playing courts) and include the newest technology for access (for a fee) and camera observation. This will be dedicated to the Town for ownership/maintenance.
4. Commercial site pad: the +/-14,000SF site must be developed as commercial development (exact uses permitted to be included in the MDA). If the developer does not develop within the 5-year period, the property reverts (is dedicated to) the Town's ownership.
5. The developer will pay the Town $950,000+ for the survey and design work for the Spine Trail along SR248.
6. The developer will pay for the fabrication and installation of an entry sign on the south end of Town (this will match the one that the developer is locating on the north end of Town) at +/-$125,000.
7. Additional water rights were discussed but the Planning Commission deferred this issue to the Town Council.

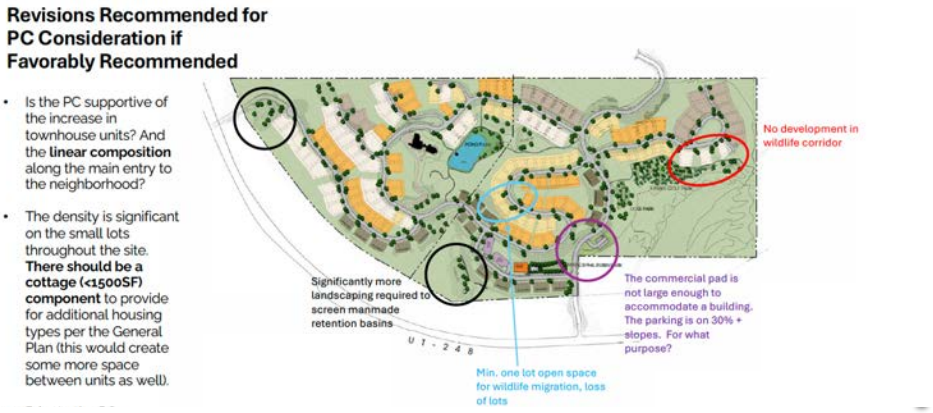

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**Site Plan / Community Amenities Provided (per Zoning Code)**

8. A park and plaza area, with furniture and amenities to be approved by the Town, will be constructed next to the pickleball facility.
9. The developer will install all proposed trails, associated stairways, etc. to the Town's Standards. There will be park amenities at the pond.
10. The developer will build a frisbee golf course as well as a dog park.

**Conditions of Approval**

1. Nightly rentals are allowed only in NMU and R20.
2. The PC recommended the project with private roads except for the primary road that goes up to Golden Eagle. The developer, and Town Staff, must ensure the TC understands this, and the fact that new residents in the Elkhorn Springs HOA will be responsible for their maintenance.
3. A detailed Landscape Plan will be approved in phases (rather than a single plan covering all 115 acres). This must be worked out with the Town Planner. In particular, the PC noted that stormwater basins must be heavily screened, particularly those near SR248.
4. The site plan must address trails along the private roads; make space. Town Planner to confirm that all setbacks are met.
5. Cut and fill on site or removed? Must be removed if not usable on site or negatively impacts existing vegetation.
6. Street lighting shall be coordinated with the Town and approved by the Town Planner.
7. Developer to confirm that a minimum of 6.25 acres of land will be dedicated as undeveloped park and open space. Calculate the total area for the pickle-ball court, park/plaza, frisbee golf course, and dog park. Trails are not included in this calculation.
8. Developer to confirm all trail types (surface) and widths.
9. The PC and TC will need updated architectural designs that significantly diversify the housing proposed within Elkhorn Springs.
10. Minor site plan revisions are needed per the following
    a. Open the interior wildlife corridor (in the blue circle)
    b. Confirm landscaping and retaining walls, if any, in the areas in the black circles
    c. Possible to shrink the lots in red to keep the major wildlife corridor open?





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**Presentation to Town Council**

The following slides will be presented at the Town Council meeting to ensure the Councilmembers understand the scope of the proposed project.

**Next Steps**

The Town Council should review the proposed rezone request and provide input to the Applicant. Before a final vote is determined, the Town Attorney, the Town Planner and the Applicant must finalize a Master Development Agreement (MDA) that clearly outlines the details of the proposed development, specifically the recommendations for community impact mitigation, the uses and/or area and bulk standards that will vary from the strict interpretation of the Town's zoning code requirements, the Design Guidelines, etc. This application should be continued to the next meeting.

Exhibit A includes the DRAFT Master Development Agreement (MDA).


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**Exhibit A**
**DRAFT Master Development Agreement**



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# Elk Horn Springs Development Request to Upzone 115 Acres & MDA w/ Waivers

Staff Report/Presentation

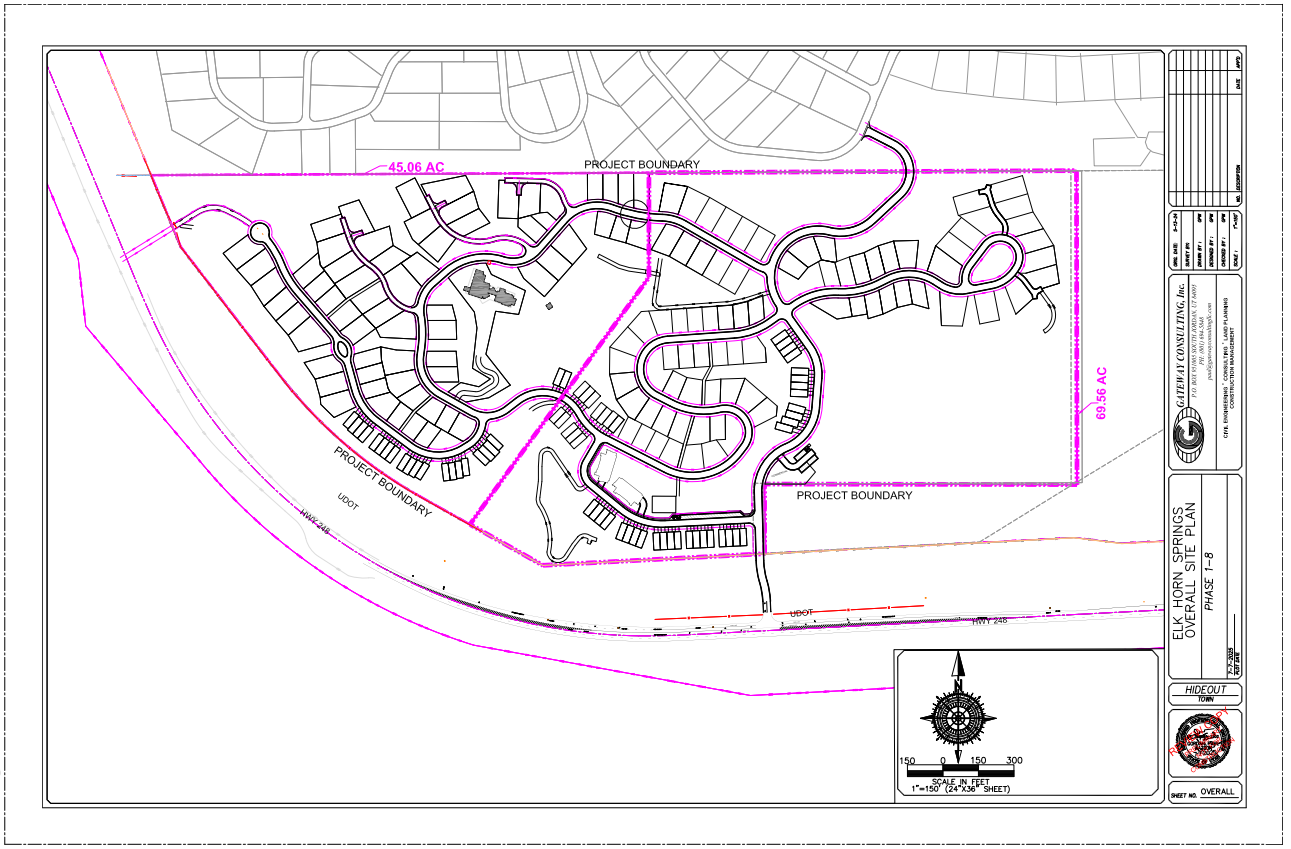
August 14, 2025

Town Council Meeting

# Revised Concept Plan (July 7, 2025)

## Lot Configuration and Road Network

| | | |
|---|---|---|
| Proposed Density: | | 229 lots (units) |
| | SF | 139 units |
| | TH | 66 units |
| | Stacked | 24 units |
| Development Area: | | 115 acres |
| Density | : | 1.99 Units Per Acre |
| 1 Commercial Pad | | 14,000 SF (footprint) |




**Based upon the 7/17 PC meeting and recommendations/conditions, there may be some minor changes to these numbers*

# Proposed Request for Up-Zoning (increase in density from +/-85 one-acre lots to 229 lots or an increase of 169% [2.5x])

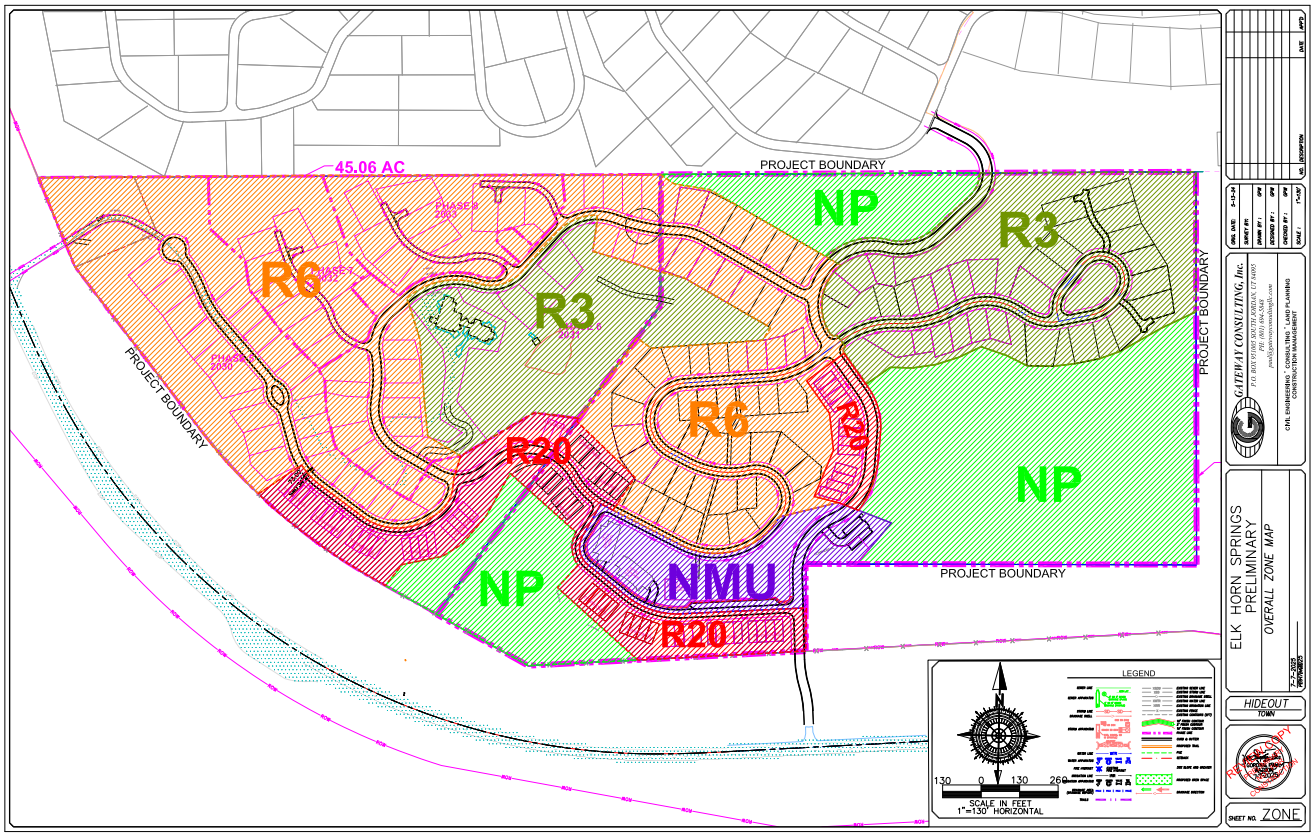
R3 – Up to 3 lots per acre

R6 – Up to 6 lots per acre

R20 – Up to 20 lots per acre

NMU – Up to 20 units per acre & Grocery, restaurant allowed (retail is a CUP; consider by-right allowance per MDA)

NP – Natural Preservation, no buildings permitted



# Exhibit B: General Concept Plan




Legend . Elkhorn. Hideout. Utah . Holmes Homes

| | | | |
|---|---|---|---|
| Estate Lots: Downhill | 37 Lots | | |
| Estate Lots: Uphill | 20 Lots | 57 Lots | |
| Small Estate: Downhill | 7 Lots | | |
| Small Estate: Uphill | 8 Lots | 15 Lots | |
| Single Family Lots: Downhill | 25 Lots | | |
| Single Family Lots: Uphill | 41 Lots | 66 Lots | |
| Town Homes: Downhill | 45 Units | | |
| Town Homes: Uphill | 21 Units | 66 Lots | |
| Stacked Flats | | 24 Units | |
| Existing Single Family Lot | | 1 Lot | |
| Commercial Lot | | 1 Lot | |
| Pickleball Building | | 1 Lot | |
| Totals: | | | 231 Units |
| Downhill Units: | 114 | | |
| Uphill Units: | 90 | | |
| Stacked Flats | 24 | | |

North

Print 22 x 34: 1" = 150 Feet

150 75 0 150 300

REVISED 8 JULY 2025
REVISED 18 JUNE 2025
REVISED 17 JUNE 2025
REVISED 21 APRIL 2025
REVISED 17 APRIL 2025
REVISED 11 APRIL 2025
REVISED 6 MARCH 2025
REVISED 7 FEBRUARY 2025
20 DECEMBER 2024

CONCEPT PLAN

ELKHORN

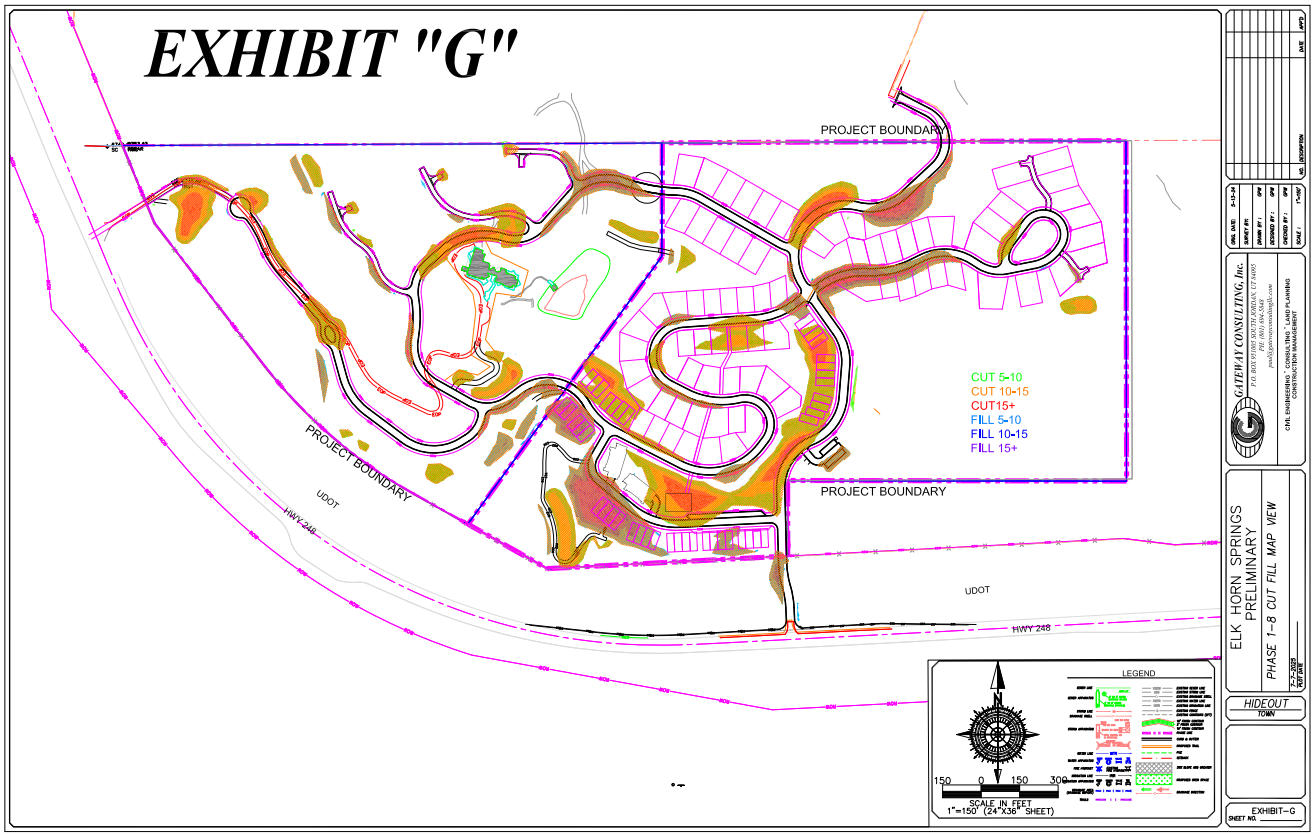
Hideout, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

R. Michael Kelly Consultants
Land Planning | Landscape Architecture
P.O. Box 469 Millville, Utah 84326 | (435)770-7312 | mikellyconsultants@comcast.net

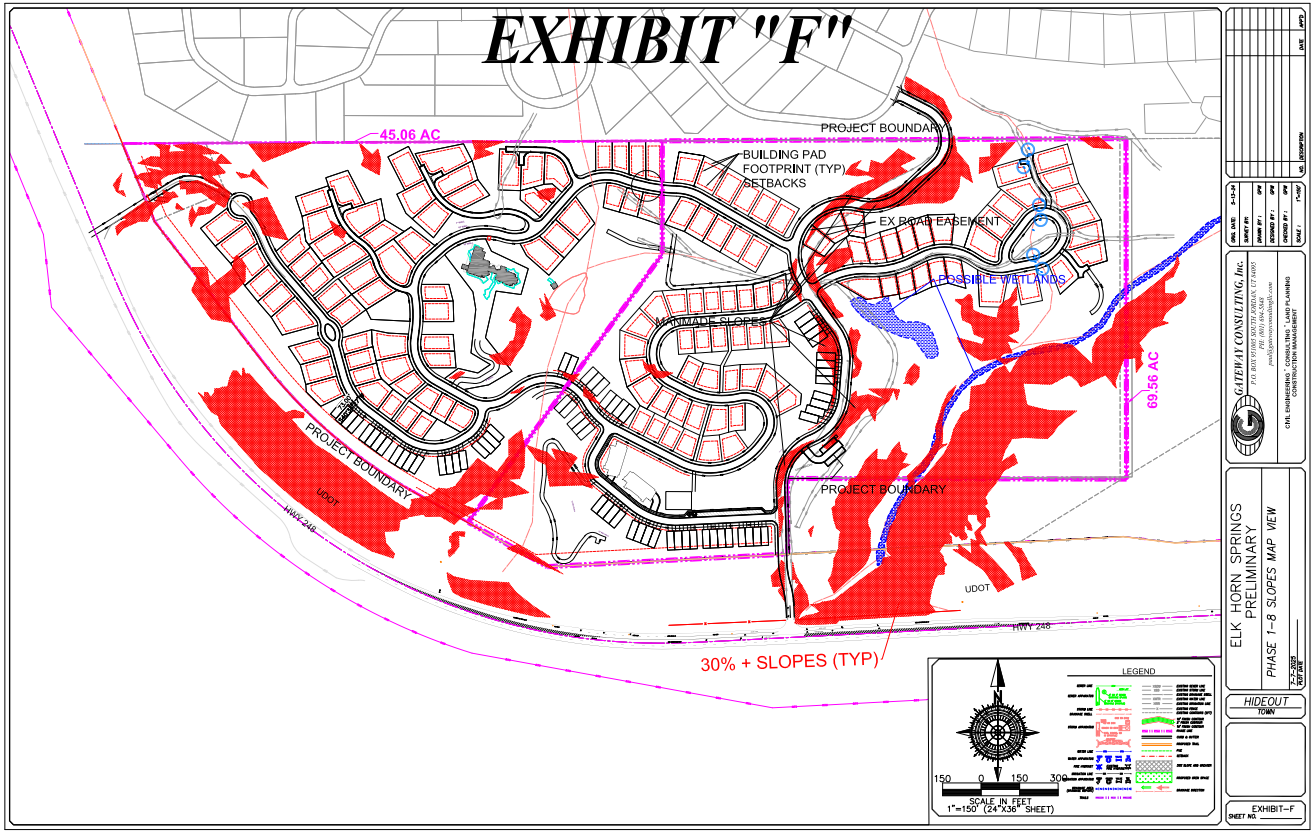
# Exhibit G:
# Cut and Fill

- A number of areas exceed 5'-0" of cut/fill
- <u>All</u> areas illustrated in color exceed code allowances



# Exhibit F:
# Steep Slopes

- Areas in red are greater than 30% slope
- Applicant to provide acres and percentage of each



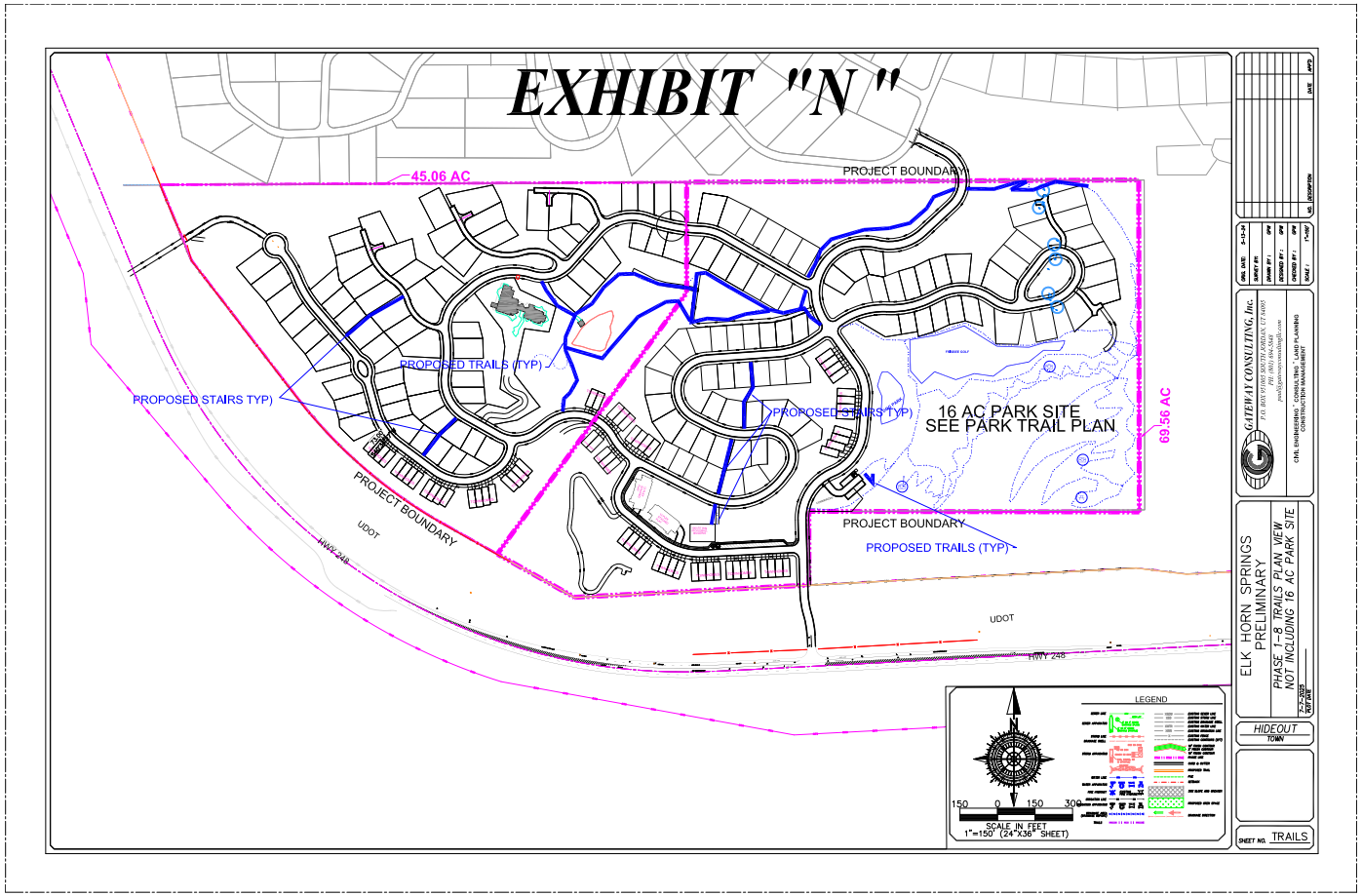
# Proposed Slope Disturbance

- A proposed landscaping plan is required for all stormwater basins (circled in red).
- The proposed basin along SR248 will require significant screening.
- Profiles of the basins shall be provided for review.
- The proposed landscape plan is insufficient.



# Exhibit N:
# Trail Network, Frisbee Golf, and Dog Park

- Recreational trails are located in the wildlife corridor
- Dark blue lines represent neighborhood connectivity and stairs to traverse steep slopes
- The Developer should provide some type of walkways along the roads – DG (decomposed granite) walking trails to keep pedestrians off the road



# Architectural Design & Community Character

The Planning Commission requested more architectural variety and housing typology; the Applicant agreed to provide updated images that provide greater variety in design

# Proposed Housing Typology – Design Standards












# Proposed Housing Typology – Stacked Flats







# Compliance with General Plan?

# 2019 General Plan

- When the Town Council considers a concept plan or rezoning request, any recommendation must be in compliance with the General Plan.
- The General Plan recommends preservation of viewsheds, the natural environment, and land development at intensities appropriate to the site and respectful of the natural environment. The Town Council and determine whether it complies with the General Plan.



## 2.1 Vision Statement

Hideout, Utah is a community
that treasures both its residents and its environment.
As such, Hideout's vision is to:

1 preserve outstanding views

2 cultivate an inviting neighborhood atmosphere

3 build a connected community

### 2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

### 2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

### 2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

16










### 4.5.1 Hideout's housing goals are to:

1. Create an inviting neighborhood atmosphere by implementing design standards to coordinate the aesthetic and cohesiveness of the built environment.

2. Encourage a balanced mix of housing types to provide desirable options for current and potential residents.

### 3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.

2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

### 8.4.1 Hideout's environment goals are to:

1. Prioritize the protection of Hideout's stunning viewsheds and existing natural environment by limiting the negative impacts of development and mitigating potential natural hazards such as fire and manmade hazards such as pollution.

2. Organize community recycling efforts.

3. Encourage interaction with the natural beauty of Hideout by installing community-minded open spaces including parks and trails.

4. Promote conservation and preservation practices among Hideout residents to better protect the local environment.

### 5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.

2. Coordinate with local developers to enhance public gathering spaces and community connectivity.

3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

### 6.4.1 Hideout's transportation goals are to:

1. Connect the community through public pedestrian, bicyclist, and motor vehicle facilities.

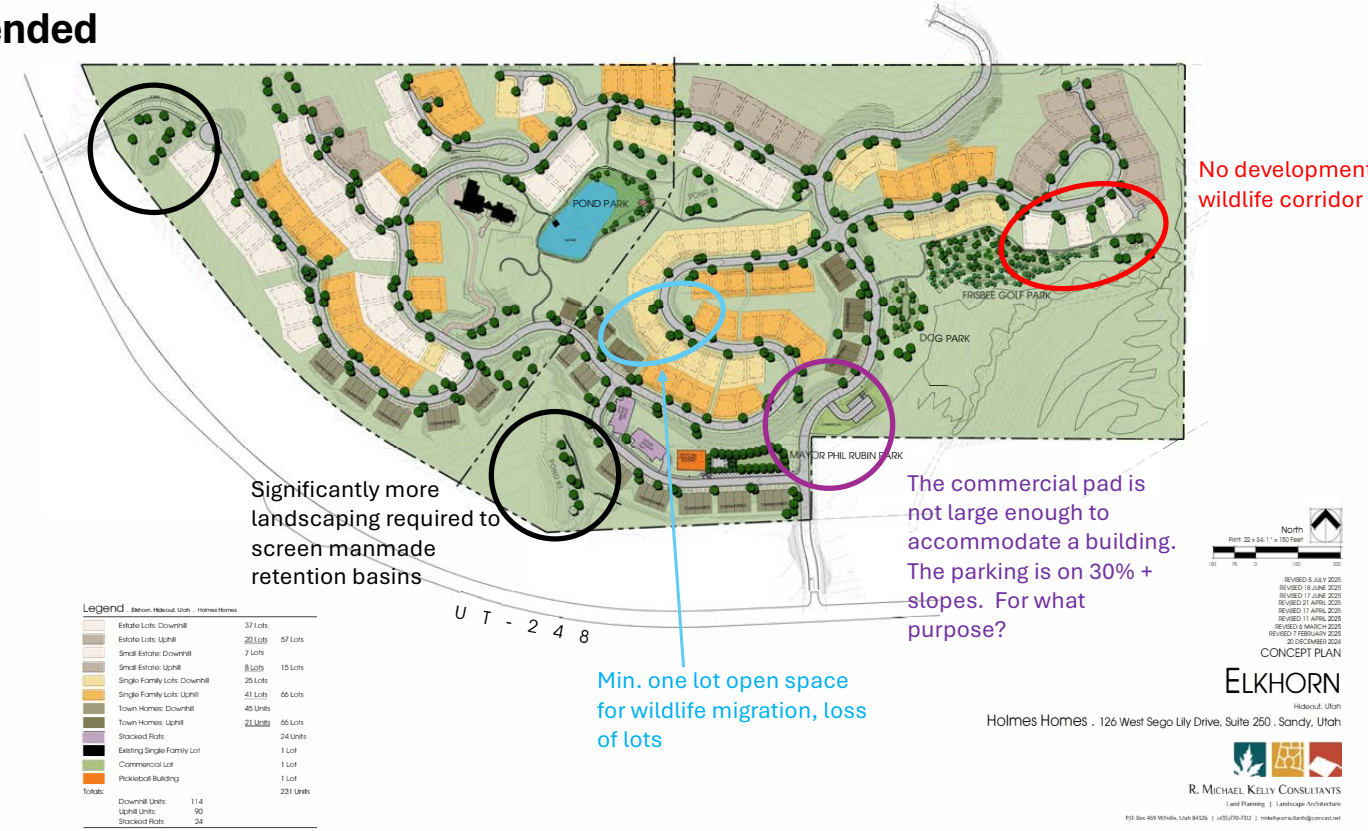
2. Improve the quantity and quality of trails in the area.

3. Increase the frequency of transit services to nearby cities.

4. Address user and wildlife safety concerns related to SR-248.

# Revisions Recommended for PC Consideration if Favorably Recommended

- Is the TC supportive of the increase in townhouse units? And the **linear composition** along the main entry to the neighborhood?
- The density is significant on the small lots throughout the site. **There should be a cottage (<1500SF) component** to provide for additional housing types per the General Plan (this would create some more space between units as well).



# Estimated Revenues and Expenses

# Economic Analysis – Revenues and Expenses Estimated (Assumes PRIVATE ROADS)

- Simplified Economic Analysis to Illustrate Annual Cost/Benefits at the Year of Build-Out (2046)

| | | |
|---|---|---|
| • Estimated Annual Revenues in 2046 (full buildout and operations): | | +$205,133 |
| • Property Taxes: | $176,866 | |
| • Sales Taxes (assume no comm building): | $0 | |
| • Transient Room Tax (TRT) (TC may allow): | $0 | |
| • Energy Taxes | $28,269 | |
| • Estimated Annual Expenditures in 2046: | | -$188,223 |
| • General Government: | $148,251 | |
| • Public Safety: | $17,543 | |
| • Public Works: | $22,429 | |
| • **Total Annual Revenues less Expenditures:** | | **+$16,911** |

**If the Town did not rezone the property and it remained Mountain Zoning (+/- 75 units), the estimated annual revenue for the Town is $34,000 in 2046*

** Based upon Rob Sant's Financial Analysis for the 7/17 PC Meeting*

# Economic Analysis – Revenues and Expenses Estimated (Assumes PUBLIC ROADS)

- Simplified Economic Analysis to Illustrate Annual Cost/Benefits at the Year of Build-Out (2046)

  - Estimated Annual Revenues in 2046 (full buildout and operations): +$205,133
    - Property Taxes: $176,866
    - Sales Taxes (assume no comm building): $0
    - Transient Room Tax (TRT) (TC may allow): $0
    - Energy Taxes $28,269

  - Estimated Annual Expenditures in 2046: -$206,723
    - General Government: $136,847
    - Public Safety: $17,543
    - Public Works: $52,333

  - **Total Annual Revenues less Expenditures: -$1,590** → **If the Town did not rezone the property and it remained Mountain Zoning (+/- 75 units), the estimated annual revenue for the Town is $34,000 in 2046*

** Based upon Rob Sant's Financial Analysis for the 7/17 PC Meeting*

# Community Impact Mitigation

- The first payment is $1.5 million, and the second payment is $1.5 million
    - Money from the community impact mitigation fees goes toward projects like a community center, relocating public works, and/or supporting commercial development elsewhere in town.
- The Transfer Fee was agreed to at 0.40 of 1% of the initial sales price to be dedicated to the Town (+/-$5,700 per unit sold = +/1.3 million over 20 years).
- The developer will build an indoor pickle-ball facility (2 playing courts) and include the newest technology for access (for a fee) and camera observation. This will be dedicated to the Town for ownership/maintenance.
- Commercial site pad: the +/-14,000SF site must be developed as commercial development (exact uses permitted to be included in the MDA). If the developer does not develop within the 5-year period, the property reverts (is dedicated to) the Town's ownership.
- The developer will pay the Town $950,000+ for the survey and design work for the Spine Trail along SR248.
- The developer will pay for the fabrication and installation of an entry sign on the south end of Town (this will match the one that the developer is locating on the north end of Town) at +/-$125,000.
- Additional water rights were discussed but the Planning Commission deferred this issue to the Town Council.

# DRAFT Master Development Agreement (MDA)

(See Attached Exhibit)

# Direction Requested

**File Attachments for Item:**

**6. PUBLIC HEARING:** Discussion and possible approval of a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals, and variations to requirements for slopes, cut and fill, retaining wall height, and road grade – *Presented by Thomas Eddington, Town Planner****Please note: This item will be a discussion only. No vote will be taken during this meeting.***

**DEVELOPMENT AGREEMENT**
**FOR THE ELKHORN DEVELOPMENT**
**LOCATED AT OR ABOUT 1220 E. STATE ROAD 248,**
**HIDEOUT, WASATCH COUNTY, UTAH**

This Development Agreement (this "**Agreement**") is entered into as of this _____ day of _____, 2025, by and between Holmes Elkhorn, LLC, a Utah limited liability company ("**Developer**"), and the Town of Hideout, a Town and political subdivision of the State of Utah ("**Hideout**"), by and through its Town Council. Hideout and Developer are hereinafter collectively referred to as "Parties."

**R E C I T A L S**

A. Developer will hereafter acquire, and be developing, four parcels of certain real property located at or about 1220 E. State Road 248, Hideout, Wasatch County, Utah, consisting of approximately 114.62 acres, and identified as Assessor's Parcel Number(s) 00-0020-8182, 00-0020-8184, 00-0020-8181 and 00-0020-8185, the legal descriptions of which are attached hereto as **Exhibit A** and incorporated herein by this reference, and which real property is depicted on the Concept Plan attached hereto as **Exhibit B** and incorporated herein by reference (the "**Property**").

B. Hideout, acting pursuant to (1) its authority under Utah Code Annotated Sections 10-9a-102(2) and 10-9a-532, and (2) the Hideout Municipal Code (the "**HMC**"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed development of the Property and, in exercise of its legislative discretion, has elected to enter into this Agreement; and

C. Hideout allows for Development Agreements under Hideout Municipal Code ("**HMC**") Section 11.08.04 and the Parties agree that this Agreement satisfies those requirements. Additionally, Utah Code Annotated Section 10-9a-532 regulates Development Agreements and the Parties agree that this Agreement satisfies the requirements of that section.

D. The Property is located in the Mountain Zone ("**M**") (residential) and the Developer is seeking a rezone of the property to a combination of: Neighborhood Mixed Use ("**NMU**"); Residential Twenty ("**R-20**"); Residential Six ("**R-6**"); ~~-~~Residential Three ("**R-3**~~");~~"). Small scale retail may be a permitted use rather than a conditional use in the NMU district. ~~; and/or Small Scale Retail ("_____").~~

E. The Developer and Hideout acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty useful to the Developer and to Hideout in ongoing and future dealings and relations among the Parties.

F. Developer and Hideout desire to enter voluntarily into this Agreement which sets forth the process and standards whereby Developer may develop the Project.

G. Hideout has determined that the proposed development contains features which advance the policies, goals and objectives of the Hideout General Plan, preserve and maintain the open and sustainable atmosphere desired by the citizens of Hideout, and will result in planning and economic benefits to Hideout and its citizens; and

H. The additional density requested as part of the development will cause impacts to the Town of Hideout that will require the mitigating measures set forth herein on the part of the Developer.

I. Developer has prepared a "**Concept Plan**" as shown by **Exhibit B** (the "**Concept Plan**")**.** This Concept Plan gives guidance to the Applicant to assist in meeting the requirements and constraints for Subdivision development within the Town of Hideout. Except as set forth herein, the Concept Plan, in and of itself, does not vest any particular layout or density. The Concept Plan has not been fully engineered for review by the Town Engineer and Town Planner. Issues related to but not limited to drainage, final location of public utility easements, road widths, etc. may reduce the allowable density on site.

J. Following a lawfully advertised public hearing, and a recommendation from the Planning Commission, Hideout, acting pursuant to its authority under Utah Code Annotated Sections 10-9a-101, *et seq*., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Agreement

K. THIS PARAGRAPH SHOULD BE MOVED TO THE CONDITIONS SECTION. Developer shall have the ~~vested~~ right to develop a maximum of 229 residential dwelling units and lots (229 ERUs~~),~~) subject to the restrictions noted in Section I above, on the Property in the mix and configuration demonstrated in **Exhibit B**, plus one (13,942 square foot) retail/commercial lot with a building thereon (the size of which retail/commercial building ~~is at the Developer's sole discretion, regardless of any depiction thereof in the Exhibits hereto~~ shall be coordinated with the Town Planner in compliance with the HMC and the Design Guidelines), OR CONSIDER BRINGING BACK TO THE PLANNING COMMISSION FOR REVIEW AND APPROVAL. THE LOT IS TOO SMALL FOR THE PROPOSED 13,942 SF BUILDINGwhich retail/commercial lot location is demonstrated in **Exhibit B** (and identified as Lot 1001 in other Exhibits hereto), and all of which residential and retail/commercial lots are set forth immediately below in Subsection "K.i.". The maximum density is based on the ability to comply with applicable standards, ordinances and regulations and is an entitled density allowance subject to applicable standards, ordinances and regulations. The Town's development standards, including those contained within the HMC, and the Engineering Standard Specifications and Drawing Manual must be met. These requirements address the health, safety, and welfare standards expected by the Town. Adherence to these standards may result in the loss of density. No additional density will be permitted in the Project, except to the extent granted under an amendment to this Agreement. All such development shall comply with the current HMC, unless expressly stated otherwise herein. Developer shall have the vested right to develop the following:

i. Maximum Density (residential): 229 lots/units. WILDLIFE CORRIDOR ISSUES WILL REDUCE THIS BY A FEW LOTS

| | |
|---|---|
| Single Family Units | 139 lots/units |
| Townhouse Units | 66 lots/units |

| | |
|---|---|
| Stacked Flats | 24 lots/units |
| Retail/Commercial Lot/Space | 1 lot (13,942 square foot lot), with a building, (the size of which building is at Developer's sole discretion)) THE LOT IS TOO SMALL FOR COMMERCIAL DEVELOPMENT. CONSIDER A LARGER LAND DEDICATION TO THE TOWN OR RIGHT SIZE THE LOT? |

L. Hideout has determined that, subject to the terms and conditions of this Agreement, the Project is compliant with all applicable provisions of the HMC relative to the Concept Plan as clarified or modified by this Agreement. Hideout has also found that the Project is consistent with the purpose and intent of all relevant provisions of the HMC and Utah Code.

M. This Agreement shall only be valid upon approval of such by the Hideout Council (the "Town Council"), pursuant to resolution R-_____, a copy of which is attached as **Exhibit C**;

N. The Developer acknowledges that the terms of this Agreement shall be enforceable and the rights of the Developer relative to the Property shall vest only if the Town Council, in its sole legislative discretion, approves a zone change for the Property (currently zoned as Mountain Residential), to a combination of: Neighborhood Mixed Use ("NMU"); Residential Six ("R-6"); Residential Three ("R-3"); and/or Small Scale Retail ("____").

O. Under Ordinance 2025-O- ___, as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval within the Ordinance recommended by the Planning Commission on _____, and adopted by the Town Council, a copy of which is attached hereto as **Exhibit D** and incorporated herein by this reference (collectively referred to herein as the "**Rezone Ordinance**").

**NOW, THEREFORE,** in consideration of the mutual covenants, conditions and considerations as more fully set forth below, Developer and Hideout hereby agree as follows:

## 1. Project Conditions:

**1.1. Incorporation of Recitals**. The foregoing Recitals are, by this reference, incorporated into the body of this Agreement as if the same had been set forth in the body of this Agreement in their entirety.

**1.2. Approval Documents**. The (i) Findings of Fact, Conclusions of Law and Conditions of Approval dated _____, 2025, attached hereto as **Exhibit D**, and (ii) Concept Plan , attached hereto as **Exhibit B**, together with related documents attached thereto, are hereby incorporated herein by reference (the "**Approval Documents**") and shall govern the development of the Project, subject to the provisions of the Development Agreement including the vested rights to construct the following:

| Property Type | Maximum Unit Count (S.F./Units) | ERU Count |
|---|---|---|
| Retail/Commercial | 1 lot (13,942 square feet lot), with a building, (the size of which building is at Developer's sole discretion)) THE LOT IS TOO SMALL FOR COMMERCIAL DEVELOPMENT. CONSIDER A LARGER LAND DEDICATION TO THE TOWN OR RIGHT SIZE THE LOT? | |
| Townhomes | 66 | |
| Single-Family Lots | 139 | |
| Stacked Flats | 24 | |

The density outlined above is a maximum density ~~and is an entitled density~~ allowance, subject to applicable standards, ordinances and regulations. The Town's development standards, including those contained in the HMC, and the Engineering Standard Specifications and Drawing Manual must be met. These requirements address the health, safety, and welfare standards expected by the Town and adherence to these standards may result in the loss of density.

Development Applications for an Administrative Conditional Use Permit (as necessary) and a Hideout Building Department building permit are required prior to the commencement of any construction in connection with the Project and shall be processed and granted as set forth in this Agreement and the HMC, as amended from time to time.

***1.1.*** **Governing Standards.** The Concept Plan, the Approval Documents and this Agreement establish the conceptual layout and design and development rights for the Project, and include the permitted uses, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with the Concept Plan, the Approval Documents, Hideout Town Ordinances, Standards -and this Agreement. All Developer submittals must comply generally with the Concept Plan, the Approval Documents and this Agreement. Non-material variations to the Concept Plan, as defined and approved by the Town Planner, such as exact building locations, exact locations of open space and parking may be varied by the Developer without official Town Council or Planning Commission approval. Such variations however shall in no way increase the maximum density, use and intensity of the development of the Project . Any change that increases the maximum density, use, and intensity of development ~~is not precluded, however, it~~ shall require prior approval of the Planning Commission and the Town Council.

**EXCEPTIONS, WAIVERS, VARIANCES**

Hideout acknowledges that in approving this development it is granting certain exceptions, waivers and/or variances to the HMC, including:

INCLUDE CURRENT CODE STANDARDS FOR COMPARISON

- Retaining Walls – there are two 12 foot vertical retaining walls, as illustrated in **Exhibit E**. There are seven retaining walls 10 feet or less, as illustrated in **Exhibit E**. Certain retaining walls taper down to lower heights, as illustrated in **Exhibit EJ.**

- Sensitive Lands – description and map of where slopes greater than 30% are disturbed and how much they exceed 30% are illustrated in **Exhibit F**.

- Sensitive Lands - description and map of where contours will be changed by more than 5'-0" and how much they exceed 5' are illustrated in **Exhibit G**.

- As to roads greater than 10% grade and how much they exceed 10%, there is a secondary access road with a 15% grade and a maintenance access road with an 18% grade, as illustrated in yellow in **Exhibit H**.

- No backyard setbacks on Lots 425 and 426, (which lot backyards are adjacent to open space and/or wetlands) as shown on Exhibits I-1 and I-2; and 5 foot ~~sideyard~~side yard setbacks on Lots 401 through 406 and Lots 421through 429 as shown on Exhibits I-1 and I-2. The Applicant shall ensure future homeowners fully understand and/or sign documentation to ensure there is no rear yard encroachment into these areas. AT TIME OF ENGINEERING REVIEW, THESE LOTS MAY BE ELIMINATED OR REDUCED IN SIZE.

***1.2.*** **Utilities**. Developer shall be responsible, at Developer's sole cost and expense, to obtain and/or install all connections and other utility infrastructure necessary for the Project. All utilities located under or adjacent to private roads are the responsibility of the homeowners or HOA. This includes installation, master metering, maintenance, etc.

***1.3.*** **Concept Plan**. The Concept Plan (**Exhibit B**) is hereby incorporated by reference.

***1.4.*** **Design and Architectural Guidelines**. All development in the Project will be consistent with the Architectural Guidelines included as **Exhibit J**, as permitted by Utah Code Annotated Section 10-9a-534(3)(d), and incorporated herein by reference. THE TOWN PLANNER HAS NOT REVIEWED THESE IN DETAIL. THE PLANNING COMMISSION DIRECTED A GREATER VARIETY OF ARCHITECTUR AND HOUSING TYPES. THESE HAVE NOT YET BEEN INCLUDED.

***1.5.*** **Public Trails**. As the phases of the project are completed, Developer shall construct a public trail system throughout the Project in substantial conformance with the trails depicted in each phase of the Concept Plan (and/or other Exhibits hereto) and which meet trail specifications in the Town Code, unless otherwise set forth herein. Developer shall ensure

perpetual maintenance of all such trails shall remain the sole and exclusive responsibility of one or more homeowners' associations to which the maintenance responsibility will be allocated under duly recorded CC&Rs. Easements for public use of the trails shall be provided at time of subdivision approval for the phase of the development being approved.

***1.6.*** **Subdivision Requirements**. Each of the following shall be entered into and approved by Hideout prior to the recordation of a Subdivision Plat: (a) a construction mitigation plan; (b) a utility plan; (c) a storm water plan; (d) a grading plan; (e) a landscape plan and all requirements pursuant to the Town Code. The construction mitigation plan shall identify any areas to be used as construction staging areas all of which must be approved by the Town Planner and Town Engineer. No construction staging area shall be located on land designated as Non Disturbed Land as illustrated in **Exhibit K**. In approved staging areas, the developer shall ~~minimize any~~not cause disruption to the natural vegetated state of the land in such construction staging areas and shall restore any disturbed land once use of the construction staging area is complete. Attached hereto as **Exhibit G** is an illustration of the "cut and fill" over 5 feet. AN EXIBIT ILLUSTRATING CUT AND FILL OVER 5' HAS BEEN PROVIDED. THE APPLICANT SHALL CONFIRM THAT EXHIBIT K IS INDICATIVE OF ALL UNTOUCHED/UNDISTURBED LAND. The Developer shall keep all "cut and fill" on site and outside of the land dedicated as Non Disturbed Land in **Exhibit K**. If excess soil results due to ongoing site work as determined by the Town Planner and Town Engineer, they shall make the final determination whether soil shall be removed from the development site entirely to ensure the negative impacts associated with too much stockpiling and grade change.

***1.7.*** **Preservation of Native Vegetation and Slopes**. Subject to (and consistent with) **Exhibit K**, Developer ensures that certain portions of the Project as defined on the Non Disturbed Map shall remain undisturbed, meaning there will be no change to the contours of the land, nor will any native vegetation be removed or disturbed within those defined areas or within lot lines as delineated. For individual structures, the Developer and/or each homeowner, will ensure the Limits of Disturbance (**"LOD"**) shall not extend beyond the setback lines for each lot. The Developer shall ensure that the LOD for rights-of-way shall not extend greater than 15'-0" beyond the edge of pavement. TOWN PLANNER TO CONFIRM SETBACKS WITH PROPOSED ZONING OVERLAY. PC SHOULD CONSIDER INCLUDING A PENALTY IN THE MDA IF THIS IS VIOLATED.

***1.8.*** **Limits of Disturbance**. The limitations of disturbance of land shall be defined by the area defined on the Non Disturbed Map (or "Native to Remain" as designated) that is depicted in **Exhibit K**. The developer will ensure that no disturbance to natural vegetation shall extend beyond any LOD.

***1.9.*** **Additional Specific Developer Obligations.** As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:

***1.9.1.*** ~~**Public Indoor Pickleball Facility and**~~ **Timeline and Phasing Plan.** ~~The Project will contain a public indoor pickleball court facility (the "**Facility**"). Developer shall construct the Facility on the lot of real property, (i.e. lot 1000), shown on **Exhibit I1,** and in the size (i.e., 100 feet by 70 feet) shown on **Exhibit N,** per the input of the~~

~~Town Planner and Town Engineer, and convey the Facility, (including the real property lot upon which the Facility is constructed), to the Town upon completion of the construction of the Facility. The Facilities will be open to, and for the use of, the public as determined by the Town. At the time of the recordation of a plat containing the Facility, Developer shall dedicate the platted land for the Facility to the Town.~~ TOWN PLANNER TO CONFIRM THIS IS NOT A RECREATIONAL AMENITY / REQUIREMENT RATHER THAN A MITIGATION MEASURE FOR THE REQUEST TO UP-ZONE.

**1.9.1.1.1.** The timeline for the completion of this project is set forth in Section 3.1.1.

**1.9.1.1.2.** Attached hereto as **Exhibit L** is the Phasing Plan and Table Summary.

~~*1.9.2.*~~**1.9.1.1.3.Public Indoor Pickleball Facility** The Project will contain a public indoor pickleball court facility (the "**Facility**"). Developer shall construct the Facility on the lot of real property, (i.e. lot 1000), shown on **Exhibit I1,** and in the size (i.e., 100 feet by 70 feet) shown on **Exhibit N,** per the input of the Town Planner and Town Engineer, and convey the Facility, (including the real property lot upon which the Facility is constructed), to the Town upon completion of the construction of the Facility. The Facilities will be open to, and for the use of, the public as determined by the Town. At the time of the recordation of a plat containing the Facility, Developer shall dedicate the platted land for the Facility to the Town**.**

~~*1.9.3.*~~***1.9.2.*** **Parks.** The Project will also contain a dog park, a frisbee golf park, a ~~gather park~~,plaza (Exhibit __), and a pocket park (near the Salzman pond) (collectively, the "Parks") as illustrated in the Concept Plan (and/or other Exhibits hereto). Developer shall construct the Parks in the locations generally shown on the Concept Plan but final locations (within the general locations) will be determined by the Town Planner and Town Engineer. The Parks will be open to, and for the use of, the public. The dog and frisbee golf parks are currently planned to be located as depicted in **Exhibit B,** but may be relocated to another area (that does not affect the location of the lots depicted in the Concept Plan and other Exhibits hereto) dependent upon input from UDOT, in conjunction with the Town Planner and Town Engineer, to adequately address the wildlife corridors required on the property. At the time of the recordation of a plat, Developer shall dedicate such platted land for the dog park and the frisbee golf park to the HOA, subject to the right of entry and use by the public. ANY TOWN RESIDENT, CORRECT? At the time of the recordation of a plat, Developer shall dedicate such platted land for the gathering park and the pocket park to the HOA, subject to the right of entry and use by the public. The HOA shall bear all costs and expenses associated with maintaining the Parks, consistent with the maintenance standard applicable under Town's Vested Code, but in any event in a commercially reasonable manner. The HOA will also maintain insurance for the Parks in the manner applicable under Utah law.

~~1.9.4.~~1.9.3. **Trails.** The Developer will construct all trails within the land depicted in **Exhibit M** and within the other parts of the Project as depicted in **Exhibit N** in coordination with the Town Planner's and Town Engineer's standards as outlined in the Town Code, except as otherwise set forth herein. IS THIS REPETITIVE WITH 1.5?

~~1.9.5.~~1.9.4. **Developer's Mitigation-of-Impact Contribution.** ~~In addition to the many other public contributions identified within this Agreement, and F~~for the purpose of mitigating any impacts of the Project on Hideout, Developer shall: (a) make a cash payment to the Town of Hideout totaling One~~Two~~ Million Dollars ($~~2~~1,000,000) within 90 days after both (1) this Agreement has been fully Approved (as defined below), signed and recorded (in the Wasatch County Recorder's Office) and (2) the final subdivision plat for Phase 1 (of the Property and Project) has been fully Approved, signed and recorded (in the Wasatch County Recorder's Office), with all public rights-of-way shown thereon properly and finally dedicated to, and accepted by, the Town of Hideout; (b) make a cash payment to the Town of Hideout totaling One Million Five Hundred Thousand Dollars ($1,500,000) within 90 days after the final subdivision plat for Phase 2 (of the Property and Project) has been fully Approved, signed and recorded (in the Wasatch County Recorder's Office), with all public rights-of-way shown thereon properly and finally dedicated to, and accepted by, the Town of Hideout; and (c) make a cash payment to the Town at the closing of the sale of each new residential home (on a lot) (within the Property and Project) equal to four tenths of one percent (0.4%) CONSIDER INCREASING TO 0.5%) of the gross sales price, (reflected on the settlement statement) minus (1) the amounts paid for realtor and other commissions, (2) the amounts paid for title insurance and fees, and (3) the value of any incentives given by the seller/builder to the Buyer of the particular new residential home (and lot) (each a "Hideout Home Closing Payment"), each of which Hideout Home Closing Payment (as to a particular closing of a new residential home (and lot) within the Property and Project) shall be paid to the Town of Hideout from the proceeds of the closing of the sale of the particular new residential home (and lot) (within the Property and Project). (To be clear, the Hideout Home Closing Payment is a one-time payment as to the closing of the sale of each new residential home (and lot) (within the Property and Project) with a buyer, and there is no Hideout Home Closing Payment due (and the Hideout Home Closing Payment does not apply) as to any further or additional closing(s) of sales of a particular home (and lot thereon), including to another subsequent buyer.) As an example (for the purposes of clarity) relating to a Hideout Home Closing Payment pertaining to the closing of the sale of a particular new home (and Lot) within the Property and Project, if the gross sales price reflected on the settlement statement was $1,000.000, the realtor commissions were $60,000, the seller/builder incentives were $30,000 and the title insurance costs and fees were $5,000, the amount of the Hideout Home Closing Payment would be $3,620, (i.e. $1,000,000 minus $60,000 minus $30,000 minus $5,000 equals $905,000; and $905,000 times .004 equals $3,620). As used above in this Section 1.9.4, "**Approved**" means that the Developer has obtained all required governmental or agency approvals and completed all

required governmental and agency processes and either (y) all periods for any applicable referenda, appeals and judicial challenges, including, without limitation, any of the foregoing related to, or arising from, the Easement recorded July 26, 1995 as Entry No. 180434 in Book 301 at Page 735 of the Official Records of the Wasatch County Recorder (collectively, "**Third-Party Actions**") have passed without a Third-Party Action being filed by any person, or (z) if one or more Third-Party Actions are filed by any person(s), such Third-Party Action(s) have been finally adjudicated or otherwise settled and resolved in a manner reasonably satisfactory to the Developer. Notwithstanding anything to the contrary in this Agreement or the Exhibits to this Agreement;, the Developer may, at Developer's sole discretion, include the entire Golden Eagle access (spine) road (in the Property and Project), (which road shall be public), in Developer's Phase 1 for the Property and Project, including the part of Golden Eagle access (spine) road (in the Property and Project) currently depicted as Phase 2C of the Phasing Plan depicted in **Exhibit L** hereto; (and under such circumstances, the Developer may, at the Developers sole discretion, develop/construct the part of Golden Eagle access (spine) road (in the Property and Project) currently depicted as Phase 2C (of the Phasing Plan depicted in **Exhibit L** hereto) at a later date when developing/constructing a later Phase of the Property and Project). THIS MUST BE REVIEWED PURSUANT TO THE TOWN'S AGREEMENT WITH MUSTANG.

**1.12 Short-Term Rentals (also known as Nightly Rentals).).** WEREN'T THESE REMOVED FROM THE PROPOSED PROJECT? IF ALLOWED, THIS HAS TO BE LOCATED WITHIN THE VARIANCE-WAIVER-SPECIAL EXCEPTION SECTION. Notwithstanding anything to the contrary in the MDA, the Zoning Ordinance, the Town of Hideout's Code, the Town's Vested Laws, and the Town's Future Laws, the Short-Term Rental land use type, (also known as Nightly Rentals), is, and will be, permitted in all portions of the Project on the Property, including in all phases of the Project on the Property. Short-term rentals are required to follow all ordinances and regulations of the Town of Hideout pertaining to short-term (nightly) rentals, including Ordinance #2022-0-5, (and any other applicable governmental ordinances, regulations and/or laws as amended from time to time). All Residential Dwelling Unit owners will be required to use one of two short-term rental (nightly rental) management companies selected by Developer and agreed to by the Town. The following criteria must be met for any and all short-term rentals (nightly rentals):

**1.12.1** All requirements of Section 4.07 of the Hideout Municipal Code must be met.

**1.12.2** No Accessory Dwelling Units ("ADUs") may be used for a nightly rental.

**1.12.3** All nightly rentals must be for a minimum period of two consecutive days; and this must be included on all advertising materials.

**1.12.4** No more than six (6) unrelated persons may stay overnight in a single Residential Dwelling Unit at any one time; and this must be included on

all advertising materials.

**1.12.5** No more than two (2) automobiles are allowed to park on the property pertaining to the Residential Dwelling Unit at any time; and this must be included on all advertising materials.

**1.12.6** All nightly rental contracts must include a copy of Hideout's trash, parking and noise ordinances and a "Good Neighbor Brochure" that summarizes these requirements and what is expected of the renter; and these documents must be clearly posted in the rental unit at all times.

**1.12.7** The owner of the nightly rental Residential Dwelling Unit agrees to allow the Wasatch County Health Department or designee and the Wasatch Fire Department's designee to conduct an annual walk-through inspection of each rental Residential Dwelling Unit to ensure compliance with all Town health, safety and welfare requirements; and this review will also include an assessment of local government and/or local service district responses to the property. If three (3) substantiated code violation complaints (by police, fire, or similar emergency management service) relative to a particular Residential Dwelling Unit within a 24-month period are confirmed, the nightly rental may be revoked for a period of up to one (1) year.

**1.13** **Timeliness**. Development applications shall be approved by Hideout within a reasonable time if they comply with the Development Agreement, all applicable provisions of the HMC, Hideout's vested rights laws as well as all Federal and State laws and requirements.

**1.14** **Design Review Committee (DRC).** Made up of a Planning Commissioner, a Town Council member, the Town Planner, and ~~three~~ two representatives of Developer. The DRC shall be responsible for the review of all residential and commercial development on site, including final landscape plans. DRC approval is required prior to submittal for a building permit.

**1.15** **Town's Denial of a Development Application**. If Hideout denies any Development Application, Hideout shall provide a written determination advising the Applicant of the reasons for denial, including the specific reasons why Hideout believes that the Development application is not consistent with this Agreement, applicable law, the HMC, or Hideout's vested rights laws.

**1.16** **Meet and Confer Regarding Development Application Denials**. Hideout and Applicant shall meet within fifteen (15) business days of any denial to resolve the issues specified in the denial of a Development Application.

**1.17** **Denials Based on Denials from Non-Town Agencies**. If Hideout's denial of a Development Application is based on the denial of the Development Application by a non-Hideout agency, Developer shall appeal any such denial through the appropriate procedures for such a decision and not through the processes specified below.

**1.18 Mediation of Development Application Denials.**

**1.18.1 Issues Subject to Mediation**. Issues resulting from Hideout's denial of a Development Application shall be mediated by a third-party mediator in accordance with this Section.

**1.18.2 Mediation Process**. If Hideout and Applicant are unable to resolve a disagreement subject to mediation, the Parties shall attempt within ten (10) business days to appoint a mutually acceptable mediator, free of conflicts, with subject matter knowledge of the issue in dispute. If the Parties are unable to agree on a single acceptable mediator, they shall each, within ten (10) business days, appoint their own representative. These two representatives shall, between them, choose the single mediator. All such mediators shall be free of conflicts. Applicant shall pay the fees of the chosen mediator. The chosen mediator shall within fifteen (15) business days, review the positions of the Parties regarding the mediation issue and thereafter promptly attempt to mediate the issue between the Parties. If the Parties are unable to reach agreement, the mediator(s) shall notify the Parties in writing of the resolution that the mediator deems appropriate. The mediator's opinion shall not be binding on the Parties.

**1.18.3 No Monetary Damages**. If there is any litigation related to denials of applications or interpretation of this Agreement, no monetary damages shall be claimed against the Hideout, its staff or elected officials. All claims shall be limited to specific performance.

**1.19 Compliance with Other Laws**. Developer shall be responsible for compliance with all local, state, and federal regulations including but not limited to those regarding the soils and environmental conditions on the Property. Furthermore, Developer shall be responsible for receiving any required Army Corp of Engineer Permits related to any riparian zone if it is required by applicable federal law.

**2 Approval and Reserved Legislative Powers**.

**2.1 Development Approval**. Subject to the provisions of this Agreement, Developer is hereby granted the right to develop and construct the Project in accordance with the general uses, densities, massing, intensities, and general configuration of development approved in this Agreement, in accordance with, and subject to, the terms and conditions of the Approval Documents, and subject to compliance with the other applicable ordinances and regulations of Hideout. Hideout shall have the right to inspect all work during normal business hours and developer shall facilitate and fully cooperate with all such inspections, including but not limited to providing documents containing drawings, plans, surveys, and specifications.

**2.2 Roads, Road Dedication and UDOT Access and Deceleration Lane**. The Golden Eagle access (spine) road (in the Project) shall be public, and all other roads shall be private, as is illustrated in **Exhibit H**. Public Roads in the Project shall be constructed to Hideout standards, and dedicated to Hideout. The maintenance of these roads and any utilities located under or adjacent to them shall be the responsibility of the homeowner or the HOA. The agreement with UDOT as

to access and the deceleration lane is attached hereto as **Exhibit O**.

**2.3 Landscape Plans.** Overall landscaping plans, including for Phases 1-4, Phases 4-8, the gathering area park, the dog park, and the frisbee park, are attached hereto as **Exhibit P-1**, **Exhibit P-2**, **Exhibit P-3**, **Exhibit P-4**and **Exhibit P-5**.

**2.4 Land to be Dedicated to Town.** The public road to be dedicated to the Town is depicted in **Exhibit H**. The lot, (i.e. lot 1000), for the public indoor pickleball court facility to be dedicated to the Town is depicted in **Exhibit I1**. AND THE COMMERCIAL LAND?

**2.5 Reserved Legislative Powers**. Developer acknowledges that Hideout is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to Hideout all of its police power that cannot be so limited. Notwithstanding the power of Hideout to enact legislation under the police powers vested in Hideout, such exercise of power through legislation shall only be applied to modify land use and zoning regulations which are applicable to the Project in conflict with the terms of this Agreement based upon policies, facts, and circumstances meeting the important, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and terms and conditions of this Agreement under the above specific limitations and applicable to the Project shall be of general application to all development activity in Hideout; and, unless Hideout declares an emergency, Developer shall be entitled to the required notice and opportunity to be heard with respect to the proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine. Nothing in this section shall limit the future legislative amendment of more specific ordinances or codes for which the Developer does not yet have a vested right, and except as otherwise provided in this agreement, no such rights will vest until such time as a completed application is approved by Hideout in conformance with the then applicable code(s), including but not limited to building and energy, lighting, sign, and subdivision codes.

**2.6 No Undisclosed Rights**. Developer acknowledges that this Agreement does not restrict any rights that Developer holds under clearly established state law. This Agreement is expressly authorized by Utah Code Section 10-9a-532. The Parties have had the opportunity to obtain legal counsel and have them review this Agreement. Due to Developer incentives and requirements consistent with Utah Code Section 10-9a-535 (1 and 3) including the Town's approval of Ordinance _____, the Parties acknowledge that this Agreement may remove, replace, or modify certain rights and responsibilities under the Utah Municipal Land Use, Development, and Management Act (the "**Act**"), the Hideout Land Management Code and applicable common law. Notwithstanding any legal rights afforded to the Parties under the Act, the terms of this Agreement shall govern. Developer expressly agrees that the Town of Hideout has met any obligation it may owe under Utah Code Section 10-9a-532(2)(c).

**2.7 Application Under Town's Future Laws**. Without waiving any density rights and the other rights granted by this Agreement, (including but not limited to exceptions, waivers and variances), when the Developer submits a Development Application for some or all of the Project, such application shall be reviewed under the Town's Future Laws in effect at the time of the Development Application including but not limited to the following:

***2.7.1*** Monotony Clause in the Town Code must be followed;

Revegetation Plan for common areas (and around the stormwater basins), consistent with this Agreement, shall be submitted with such applications.

**3 General Terms and Conditions**.

**3.1 Term of Agreement**.

**3.1.1** Unless earlier terminated as provided for herein, the term of this Agreement shall expire on December 31, 2040. If Developer has not been declared to be currently in Default as of December 31, 2040 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2042.

**3.1.2** This Agreement shall also terminate automatically at Project Buildout which shall be defined as the date on which a final inspection is completed for the last Project improvement, residential home or other structure to be constructed pursuant to the Approvals, Subsequent Approvals and this Agreement.

**3.1.3** Failure of Developer to obtain a permit from the building department and commence work on the Project in connection with said permit within twenty-four (24) months after the date of recordation of this Agreement shall constitute a default as contemplated by this paragraph Notwithstanding the foregoing, however, the maintenance obligations of the Association shall survive termination of this Agreement and continue in perpetuity.

**3.2 Binding Effect; Agreement to Run with the Land**. This Agreement shall be recorded against the Property and shall be deemed to run with the land, provided it remains effective, and shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

**3.3 Vested Rights Granted by Approval of this Agreement**. To the maximum extent permissible under the laws of Utah and the United States and at equity, the Parties intend that this Agreement grants to Developer all rights to develop the Project as described in this Agreement, the Town's Laws, the zoning of the Property, and the Final Plan except as specifically provided herein. The Parties specifically intend that this Agreement grant to Developer the "vested rights" identified herein as that term is construed in Utah's common law and pursuant to Utah Code Ann. § 10-9a-509 (2018). The Town's laws at the time of approval (and as amended when so referenced herein) shall apply.

**3.4 Provision of Water, Sewer, Storm Drain and other Municipal Services** Except as otherwise provided in this Development Agreement, the Town of Hideout shall provide all Town services to the Project that it provides from time-to-time to other residents and properties

within the Town including but not limited to police and other emergency services. The services shall be provided to the Project at the same level of services, on the same terms, and at the same rates as provided to other residents and properties in the Town or applicable service district.

**3.5 Water**. At the time Developer submits an application for a subdivision plat for any phase of the development, the Developer shall provide satisfactory evidence confirming that it has sufficient dedicated or reserved water with Jordanelle Special Service District ("JSSD") to service the existing and proposed development phase as reflected on the plat to be recorded. As a condition of approval of the plat, Developer shall, at the time of the recordation of the plat, provide a will-serve letter from JSSD and execute all necessary documents to transfer any water reservation agreement to the Town.

**3.6 Public Infrastructure**. Developer, at Developer's cost and expense, shall have the obligation to construct or cause to be constructed and install all Public Infrastructure reasonably and lawfully required as a condition of approval of a Development Application pursuant to the Town's Laws. Public and private roadways, including utilities, and responsibility for, and maintenance of the same (including snow removal, road repair, etc.) shall be the responsibility of the private landowners and/or HOA. Such construction must meet all applicable standards and requirements and must be approved by the Town's engineer, or his designee. Developer shall provide proof of adequacy of utilities for each phase of the Project prior to the recording of a plat for that phase.

**3.7 Assignment**. The rights and responsibilities of Developer under this Agreement may be assigned in whole or in part by Developer with the consent of Hideout as provided herein.

a. Notice. Developer shall give Notice to Hideout of any proposed assignment and provide such information regarding the proposed assignee that Hideout may reasonably request in making the evaluation permitted under this Section. Such Notice shall include providing Hideout with all necessary contact information for the proposed assignee.

b. Partial Assignment. If any proposed assignment is for less than all of Developer's rights and responsibilities, then the assignee shall be responsible for the performance of each of the obligations contained in this Agreement to which the assignee succeeds. Upon any such approved partial assignment, Developer shall be released from any future obligations as to those obligations which are assigned but shall remain responsible for the performance of any obligations that were not assigned.

c. Grounds for Denying Assignment. Hideout may withhold its consent if Hideout is not reasonably satisfied of the assignee's reasonable financial ability to perform the obligations of Developer proposed to be assigned.

d. Assignee Bound by this Agreement. Any assignee shall consent in writing to be bound by the assigned terms and conditions of this Agreement as a condition precedent to the effectiveness of the assignment.

**3.8 No Joint Venture, Partnership or Third-Party Rights**. This Agreement does not create any joint venture, partnership, undertaking, or business arrangement between the Parties hereto. Nor does it create any rights or benefits to third parties. The Parties acknowledge that this Agreement refers to a private development and that Hideout has no interest in, responsibility for, or duty to any third parties concerning any improvements to the Property unless Hideout has accepted the dedication of such improvements

**3.9 Integration**. This Agreement and the Approval Documents collectively contain the entire agreement with respect to the subject matter hereof and integrates all prior conversations, discussions or understandings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the Parties hereto.

**3.10 Severability**. If any part or provision of this Agreement shall be determined to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, then such a decision shall not affect any other part or provision of this Agreement except that specific provision determined to be unconstitutional, invalid, or unenforceable. If any condition, covenant, or other provision of this Agreement shall be deemed invalid due its scope or breadth, such provision shall be deemed valid to the extent of the scope or breadth permitted by law.

**3.11 Minor Administrative Modification**. Minor administrative modifications by Developer to the concept plan shall be allowed by the Town's Planner or his/her designee. Any substantive modifications by the Developer to the concept plan such as changes in access, including but not limited to number of structures, building locations, building size, setback, or density shall be reviewed and recommended for action by the Planning Commission with final approval of the Town Council for consistency with the Concept Plan included in **Exhibit B**.

**3.12 Further Documentation**. This Agreement is entered into by the Parties with the recognition and anticipation that subsequent agreements, plans, profiles, engineering and other documentation implementing and carrying out the provisions of this Agreement are necessary. Except as set forth in this Agreement, compliance with the Town's Engineering Standards and Specifications is required and no exceptions are permitted without an amendment to this document. The Concept Plan does not vest the Developer except as specifically stated in this Agreement.

**3.13 No Waiver**. Failure to enforce any rights under this Agreement or applicable laws shall not be deemed to constitute a waiver of such right.

**3.14 Default**.

**3.14.1 Notice**. If Developer or the Town fails to perform their respective obligations hereunder or to comply with the terms hereof, the party believing that a Default has occurred shall provide Notice in writing to the other party. If the Town believes that the Default has been committed by a sub-developer, then the Town shall also provide a courtesy copy of the Notice to Developer.

**3.14.2 Contents of the Notice of Default**. The Notice of Default shall:

**3.14.2.1** **Specific Claim**. Specify the claimed event of Default;

**3.14.2.2** **Applicable Provisions**. Identify with particularity the provisions of any applicable law, rule, regulation, or provision of this Agreement (including Exhibits) under which the claimed Default has occurred;

**3.14.2.3** **Materiality**. Identify why the Default is claimed to be material; and

**3.14.2.4** **Cure**. If applicable, the Party shall propose a method and time for curing the Default which shall be of no less than sixty (60) days' duration.

**3.14.3** **Meet and Confer; Mediation**. Upon the issuance of a Notice of Default, the Parties shall engage in the "Meet and Confer" and "Mediation" processes specified in Section 1.15.

**3.14.4** **Remedies**. If the Parties are not able to resolve the Default by "Meet and Confer" or by Mediation, then the Parties may have the following remedies:

**3.14.4.1** **Law and Equity**. All rights and remedies available at law and in equity, including injunctive relief , specific performance, and termination, but not including damages or attorney's fees.

**3.14.4.2** **Security**. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular Default.

**3.14.4.3** **Future Approvals**. The right to withhold all further reviews, approvals, licenses, building permits, and/or other permits for development of the Project in the case of a default by the Developer, or, in the case of a default by a sub-developer, development of those Parcels owned by the sub-developer until the Default has been cured.

**3.14.4.4** The rights and remedies set forth herein shall be cumulative.

**3.15** **Applicable Law**. This Agreement is entered into in Wasatch County in the State of Utah and shall be construed in accordance with the laws of the State of Utah irrespective of Utah's choice of law rules.

**3.16** **Venue**. Any action to enforce this Agreement shall be brought only in the Third District Court for the State of Utah, Salt Lake City.

**3.17** **Non Liability of City Officials and Employees.** No officer, representative, consultant, contractor, attorney, agent or employee of Hideout shall be personally liable to the Developer, or any successor in interest or assignee of the Developer, for any default or breach by Hideout, or for any amount which may become due to the Developer, or its successors or assignees,

or for any obligation arising under the terms of this Agreement.

**3.18 Agreement**. This Agreement, and all Exhibits thereto, is the entire agreement between the Parties and may not be amended or modified except either as provided herein or by a subsequent written amendment signed by all Parties.

**3.19 Mutual Drafting**. Each Party has participated in negotiating and drafting this Agreement; therefore, no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.

**3.20 Authority**. The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of Hideout, the signature of the Mayor of Hideout is affixed to this Agreement lawfully binding Hideout pursuant to Resolution No. _____ (**Exhibit C**) adopted by Hideout on _____, 2025.

**3.21 Indemnification**.

**3.21.1** Agreement. Developer agrees to indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, planning fees, expenses, liabilities or other losses incurred by, or asserted against, or levied against Hideout which are related to, or arise from the entry into this Agreement and arise from the acts or omissions of Developer.

**3.22 Notices**. All notices required or permitted under this Agreement shall, in addition to any other means of transmission, be given in writing and delivered to the Mayor with a copy to the Town Attorney. In addition, a copy must be provided by certified mail and regular mail to the following address:

**To Developer:**
Holmes Elkhorn, LLC
Attn: Patrick Holmes
126 W. Sego Lily Dr., Suite 250
Sandy, UT 84070

**To the Town:**
The Town of Hideout
Attn: Town Clerk
10860 North Hideout Trail
Hideout, Utah 84036

## 4. Phasing; Access.

**4.1 Project Phasing**. The Project shall be constructed in phases in accordance with the Phasing Plan and in accordance with the HMC. Developer may proceed by constructing the Project all at one time or by phase within this approved project Phasing Plan. Any major modifications or elaborations to the approved Phasing Plan must be approved by the Town Council prior to the commencement of construction of the applicable phase. If such proposed major modifications or elaborations are substantial as determined by the Town's Building Department designee or the Town Planner, such modifications or elaborations will come before the Town Council for approval.

**4.2 Forms of Ownership Anticipated for Project**. All forms of ownership are anticipated.

**IN WITNESS WHEREOF,** this Agreement has been executed by the Developer by persons duly authorized to execute the same and by the Town of Hideout, acting by and through its Town Council as of the ___ day of _____, 2025.

**TOWN OF HIDEOUT**

By: _____
Philip Rubin, Mayor

ATTEST:

By: _____
Alicia Fairbourne, Town Recorder

APPROVED AS TO FORM:

_____
Polly McLean, Town Attorney

**DEVELOPER:**
Holmes Elkhorn, LLC.

a Utah limited liability company

By:_____

Name: _____

Title: _____

**STATE OF UTAH )**
**: ss**
**COUNTY OF _____ )**

On this ____ day of _____, 2025, personally appeared before me _____, whose identity is personally known to me/or proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that s/he is a member/manager of Holmes Elkhorn, LLC, a Utah limited liability company_____

Notary Public

**List of Exhibits.**

NEED TO ADD AN EXHIBIT WITH THE PROPOSED ZONING MAP

Exhibit A: Legal Descriptions *(and graphic illustration)*
Exhibit B: Concept Plan
Exhibit C: Hideout Town Council Approval Resolution
Exhibit D: Finding of Fact, Conclusions, and Conditions of Approval (to include the Conditions of Approval from the Concept Plan Approval – Planning and Engineering)
Exhibit E: Retaining Walls
Exhibit F: Slopes
Exhibit G: Cut and Fill Map View
Exhibit H: Roads
Exhibits I-1, I-2: Setbacks
Exhibit J: Design and Architectural Guidelines TO BE UPDATED; OUT OF DATE.
Exhibit K: Concept Plan w/ Areas to Remain Undisturbed
Exhibit L: Phasing Plan and Table Summary
Exhibit M: Trails within 16 acres
Exhibit N: Trails in Project (other than in 16 acres)
Exhibit O: UDOT Agreement

Exhibit P-1, P-2, P-3, P-4, P-5: Landscaping Plans __ADDITIONAL/SUPPLEMENTAL LANDSCAPING REQUIRED. INSUFFICIENT AS IS PROPOSED.

45.06 AC

PROJECT BOUNDARY

PHASE 8
2033

PHASE 7
2032

PHASE 6
2031

PHASE 5
2030

R6

R3

NP

R3

R6

R20

R20

NP

NP

NMU

R20

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

73.00'
S40°38'22"W

ROW

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
TRAILS

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

130 0 130 260
SCALE IN FEET
1"=130' HORIZONTAL

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=130'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

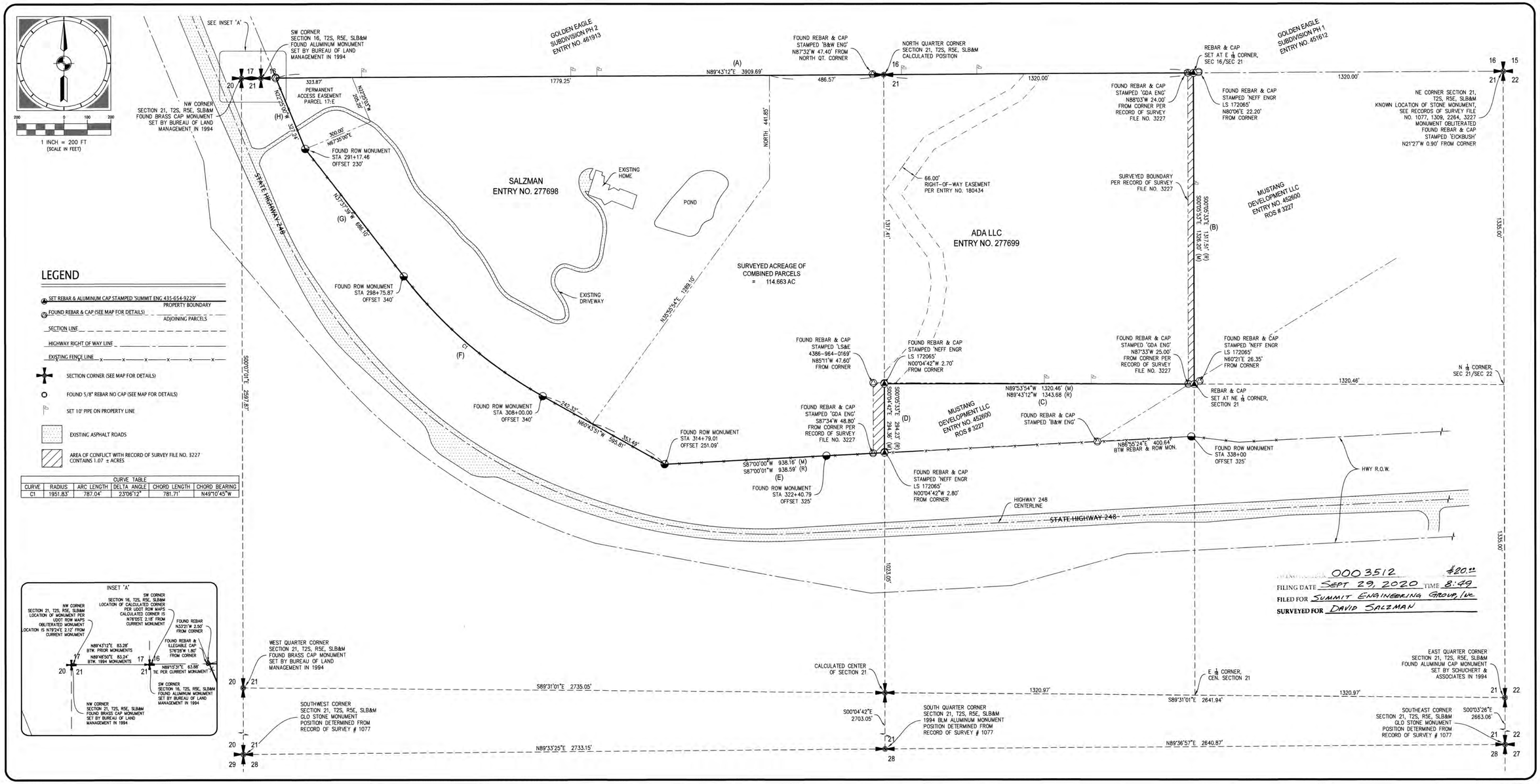
# ELK HORN SPRINGS
# PRELIMINARY
## OVERALL ZONE MAP

7-7-2025
Project#2025

HIDEOUT
TOWN

REVIEW COPY
PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NO. ZONE




1 INCH = 200 FT
(SCALE IN FEET)

## LEGEND

- SET REBAR & ALUMINUM CAP STAMPED 'SUMMIT ENG 435-654-9229' — PROPERTY BOUNDARY
- FOUND REBAR & CAP (SEE MAP FOR DETAILS) — ADJOINING PARCELS
- SECTION LINE
- HIGHWAY RIGHT OF WAY LINE
- EXISTING FENCE LINE
- SECTION CORNER (SEE MAP FOR DETAILS)
- FOUND 5/8" REBAR NO CAP (SEE MAP FOR DETAILS)
- SET 10' PIPE ON PROPERTY LINE
- EXISTING ASPHALT ROADS
- AREA OF CONFLICT WITH RECORD OF SURVEY FILE NO. 3227 CONTAINS 1.07 ± ACRES

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
| C1 | 1951.83' | 787.04' | 23°06'12" | 781.71' | N49°10'45"W |

## SURVEYOR'S CERTIFICATE

I, KEVIN M. BALLS, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH (REF. NO. 11207308) IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A BOUNDARY SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF DAVID SALZMAN.

2. THE LAND SURVEYED LIES WITHIN SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, WASATCH COUNTY, UTAH, AND THE SURVEY WAS COMPLETED DURING JULY 2020.

3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH TITLE 17, CHAPTER 23, PARAGRAPH 17, OF THE UTAH CODE.

4. THE MONUMENTS DEPICTED AS FOUND AND/OR SET ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.

Kevin M. Balls
KEVIN M. BALLS
PROFESSIONAL LAND SURVEYOR

08/07/2020
DATE

PROFESSIONAL LAND SURVEYOR — No. 11207308 — KEVIN M. BALLS — 08/07/2020 — STATE OF UTAH — SURVEYOR'S SEAL

## DEED DESCRIPTIONS

ENTRY NO. 277698

BEGINNING AT A POINT WHICH IS NORTH 89°43'12" EAST 145.04 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS THE FOLLOWING COURSE, SOUTH 22°25'00" EAST 327.24 FEET, THENCE SOUTH 37°37'39" EAST 686.10 FEET, THENCE AROUND A 1951.83 FOOT RADIUS CURVE TO THE LEFT, (DELTA=23°06'12") 787.035 FEET, THENCE SOUTH 60°43'51" EAST 242.32 FEET, THENCE NORTH 35°55'54" EAST 1289.100 FEET, THENCE NORTH 441.850 FEET TO THE NORTH SECTION LINE OF SAID SECTION 21, THENCE ALONG SAID SECTION LINE SOUTH 89°43'12" WEST 2103.120 FEET TO THE POINT OF BEGINNING.
SUBJECT TO:
A PERPETUAL ACCESS EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA UPON PART OF AN ENTIRE TRACT OF PROPERTY FOR THE PURPOSE OF CONSTRUCTING THEREON AN ACCESS ROAD AND APPURTENANT PARTS THEREOF INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PARCEL NO. NF-61, AS GRANTED IN WARRANTY DEED RECORDED JANUARY 19, 1988, AS ENTRY NO. 144716, IN BOOK 197, AT PAGE 163, WASATCH COUNTY RECORDER'S OFFICE.
LESS AND EXCEPTING THE REMAINDER OF PROPERTY KNOWN AS PARCEL NO. 2
BEGINNING AT A POINT NORTH 89°43'12" EAST 145.04 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 22°25' EAST 327.24 FEET, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 37°37'39" EAST 686.10 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE AROUND A CURVE TO THE LEFT (DELTA=23°06'12" RADIUS 1951.83 FEET) 787.035 FEET, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 60°43'51" EAST 595.813 FEET, THENCE NORTH 87°00'01" EAST 938.59 FEET, THENCE NORTH 00°05'33" WEST 294.229 FEET ALONG THE QUARTER SECTION LINE TO THE 40 ACRE LINE, THENCE ALONG THE 40 ACRE LINE NORTH 89°43'12" EAST 1343.685 FEET TO THE 40 ACRE LINE, THENCE ALONG THE 40 ACRE LINE NORTH 00°05'33" WEST 1317.51 FEET TO THE SECTION LINE, THENCE ALONG THE SECTION LINE SOUTH 89°43'12" WEST 1343.685 FEET TO THE NORTH QUARTER CORNER OF SECTION 21, THENCE ALONG THE SECTION LINE SOUTH 89°43'12" WEST 2589.70 FEET TO THE POINT OF BEGINNING.

ENTRY NO. 277699

BEGINNING AT A POINT NORTH 89°43'1211 EAST 145.04 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN. RUNNING THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 22'25' EAST 327.24 FEET, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 37'37'3911 EAST 686.10 FEET TO THE BEGINNING OF A CURVE, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE AROUND A CURVE TO THE LEFT (DEL TA= 23°06'12" RADIUS 1951.83 FEET) 787.035 FEET, THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS LINE SOUTH 60'43'51 11 EAST 595.813 FEET, THENCE NORTH 87'00'01" EAST 938.59 FEET, THENCE NORTH 00'05'3311 WEST 294.229 FEET ALONG THE QUARTER SECTION LINE TO THE 40 ACRE LINE, THENCE ALONG THE 40 ACRE LINE NORTH 89°43'12" EAT 1343.685 FEET TO THE 40 ACRE LINE, THENCE ALONG THE 40 ACRE LINE NORTH 00'05'3311 WEST 1317.51 FEET TO THE SECTION LINE, THENCE ALONG THE SECTION LINE SOUTH 89°43'12" WEST 1343.685 FEET TO THE NORTH QUARTER CORNER OF SECTION 21, THENCE ALONG THE SECTION LINE SOUTH 89°43'1211 WEST 2589.70 FEET TO THE POINT OF BEGINNING.
SUBJECT TO:
A PERPETUAL ACCESS EASEMENT IN FAVOR OF THE UNITED STATES OF AMERICA UPON PART OF AN ENTIRE TRACT OF PROPERTY FOR THE PURPOSE OF CONSTRUCTING THEREON AN ACCESS ROAD AND APPURTENANT PARTS THEREOF INCIDENT TO THE CONSTRUCTION OF AN EXPRESSWAY KNOWN AS PARCEL NO. NF-61, AS GRANTED IN WARRANTY DEED RECORDED JANUARY 19, 1988, AS ENTRY NO. 144716, IN BOOK 197, AT PAGE 163, WASATCH COUNTY RECORDER'S OFFICE.
LESS AND EXCEPTING THE FOLLOWING PORTION:
BEGINNING AT A POINT WHICH IS NORTH 89°43'12" EAST 145.04 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, RUNNING THENCE ALONG THE HIGHWAY RIGHT OF WAY AND LIMITED ACCESS THE FOLLOWING COURSE, SOUTH 22°25'00" EAST 327.24 FEET, THENCE SOUTH 37°37'39" EAST 686.10 FEET, THENCE AROUND A 1951.83 FOOT RADIUS CURVE TO THE LEFT, (DELTA=23°06'1211) 787.035 FEET, THENCE SOUTH 60°43'51" EAST 242.32 FEET, THENCE NORTH 35°55'54" EAST 1289.10 FEET, THENCE NORTH 441.850 FEET TO THE NORTH SECTION LINE OF SAID SECTION 21, THENCE ALONG SAID SECTION LINE SOUTH 89°43'12" WEST 2103.120 FEET TO THE POINT OF BEGINNING.

## SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO DETERMINE THE PHYSICAL LOCATION AND MONUMENT PROPERTY REFERENCED IN WARRANTY DEEDS ENTRY NO. 277698 & 277699. SEVERAL PRIOR SURVEYS APPEAR TO HAVE BEEN PERFORMED ON SUBJECT PROPERTY BASED ON FOUND MONUMENTS IN THE FORM OF REBARS & CAPS, HOWEVER, NO RECORDS OF SURVEY ARE ON FILE WITH THE WASATCH COUNTY SURVEYOR'S OFFICE. THE LOCATIONS OF SAID REBARS & CAPS ARE RECORDED ON THE FACE OF THIS PLAT. IT SHOULD BE NOTED THAT A SURVEY PERFORMED BY GARY G. CHRISTENSEN CIRCA 2019 (RECORD OF SURVEY FILE NO. 3227 IN THE WASATCH COUNTY SURVEYOR'S OFFICE) ON THE ADJACENT PROPERTY TO THE EAST CONFLICTS WITH THIS SURVEY. THE SUBJECT PROPERTY IS TIED TO THE NORTHWEST CORNER OF SECTION 21, BASED ON RESEARCH AND BOUNDARY ANALYSIS, IT IS THE OPINION OF THIS SURVEYOR THAT THE CURRENT 1994 BUREAU OF LAND MANAGEMENT MONUMENTS FOR THE NORTHWEST CORNER OF SECTION 21 AND THE SOUTHWEST CORNER OF SECTION 16 DIFFER FROM THE LOCATIONS AS DOCUMENTED ON THE UDOT RIGHT OF WAY MAPS FOR HIGHWAY 248, PROJECT NUMBER NF-61 (SEE INSET 'A' FOR PRIOR LOCATIONS). EVIDENCE SUGGESTS THAT TITLE FOR THE SUBJECT PROPERTY PREDATED THE CURRENT 1994 BUREAU OF LAND MANAGEMENT MONUMENT FOR THE NORTHWEST CORNER OF SECTION 21 AS TITLE BEARINGS AND DISTANCES MATCH THE HIGHWAY RIGHT OF WAY LINES AND THE CALLED FOR NORTH SECTION LINE MATCHES THE SECTION LINE SHOWN ON THE UDOT RIGHT OF WAY MAPS FOR HIGHWAY 248. FURTHERMORE, PLACING TITLE ON THE HIGHWAY RIGHT-OF-WAY LINES CONFORMS WITH THE KNOWN LOCATION FOR THE GLO STONE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 21.

THE CONTROLLING ELEMENTS OF EACH SURVEYED LINE ARE AS FOLLOWS:
(A) THE NORTH BOUNDARY FOLLOWS THE SECTION LINE AS DOCUMENTED ON UDOT RIGHT-OF-WAY PLANS FOR HIGHWAY 248 (PROJECT NUMBER NF-61).
(B) FOLLOWS THE EAST SIXTEENTH LINE AS DETERMINED BY PROTRACTION OF THE SECTION. SECTION 21 IS LOTTED ON THE WEST SIDE, THEREFORE, THE NORTH QUARTER CORNER WAS CALCULATED ALONG THE SECTION LINE 2640' FROM THE NORTHEAST CORNER AND EXCESS WAS PLACED IN THE WEST HALF OF SAID SECTION.
(C) FOLLOWS THE NORTH SIXTEENTH LINE AS DETERMINED BY PROTRACTION OF THE SECTION.
(D) FOLLOWS THE QUARTER SECTION LINE AS DETERMINED BY PROTRACTION OF THE SECTION TO SAID NORTHERLY HIGHWAY RIGHT OF WAY.
(E) – (H) FOLLOWS THE SAID NORTHERLY HIGHWAY RIGHT OF WAY.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED AS NORTH 87°42'57" EAST 5376.81 FEET BETWEEN THE 1994 BLM MONUMENT FOR THE NORTHWEST CORNER AND THE LOCATION OF THE GLO STONE MONUMENT FOR THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, IN CONFORMANCE WITH THE UTAH COORDINATE SYSTEM CENTRAL ZONE BEARINGS (NAD 83).

## GENERAL NOTES

1. THIS SURVEY DOES NOT GUARANTEE TITLE TO LINE, NOR IS IT PROOF OF OWNERSHIP, NOR IS IT A LEGAL INSTRUMENT OF CONVEYANCE. FURTHERMORE, ANY SURVEY MARKERS SET IN CONJUNCTION WITH THIS SURVEY ARE NOT INTENDED TO REPRESENT EVIDENCE OF OWNERSHIP OF THE SUBJECT PROPERTY OR ITS ADJOINERS.

2. IN THE EVENT THAT THIS SURVEY DETERMINES THAT THE CREATION OF A NEW/IMPROVED LEGAL DESCRIPTION IS ADVISABLE AND NECESSARY TO AID THE RESOLUTION OF KNOWN BOUNDARY CONFLICTS, IT SHOULD BE UNDERSTOOD THAT SUCH A LEGAL DESCRIPTION, AS MIGHT BE SHOWN AND PROVIDED HEREON, DOES NOT AUTOMATICALLY REPLACE OR EXTINGUISH RECORD TITLE LINES AND SHOULD NOT BE USED IN INSTRUMENTS OF CONVEYANCE BY WARRANTY OR FOR THE BOUNDARY LINES OF FUTURE DEVELOPMENTS UNLESS THE BOUNDARY LINES OF SUCH A LEGAL DESCRIPTION, AS MIGHT BE PROVIDED HEREON, HAVE BEEN ESTABLISHED AND AGREED UPON BY APPROPRIATE AND LEGAL MEANS BETWEEN RELEVANT PARTIES. TO HELP PREPARE SUCH AGREEMENTS, SOLICITATION OF COMPETENT LEGAL COUNSEL IS STRONGLY RECOMMENDED.

3. IN THE EVENT THAT THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF PARCELING PROPERTY ACCORDING TO DIRECTIONS FROM THE CLIENT, UNDER NO CIRCUMSTANCE SHOULD THE PARCELING OF PROPERTY AS MIGHT BE SHOWN HEREON AND DESCRIBED BY LEGAL DESCRIPTION ABOVE BE INTERPRETED AS REPRESENTING A LEGAL SUBDIVISION OF LOTS OF RECORD SANCTIONED OR APPROVED BY CITY OR COUNTY GOVERNMENT OFFICES. INDEED, THIS SURVEY AND ANY INFORMATION PROVIDED HEREON ARE INTENDED NEITHER TO CREATE NOR DESTROY LOT OF RECORD STATUS AND ASSOCIATIVE ENTITLEMENTS AND MAKES NO CLAIM AS TO LOT CONFORMANCE BY STATUTE. PROPERTY OWNERS AND PROSPECTIVE BUYERS ARE ADVISED TO CONTACT CITY AND COUNTY PLANNING OFFICES FOR INFORMATION AND DIRECTION PERTAINING TO ISSUES OF LOT CONFORMANCE AND REQUIREMENTS FOR DEVELOPMENT.

4. THIS SURVEY REPRESENTS OPINIONS BASED ON FACTS AND EVIDENCE. AS THE EVIDENCE CHANGES OR IF NEW EVIDENCE IS DISCOVERED OR RECOVERED, THEN THE SURVEYOR RESERVES THE RIGHT TO MODIFY OR ALTER HIS OPINIONS PERTAINING TO THIS SURVEY ACCORDING TO THIS NEW EVIDENCE.

5. THIS SURVEY DOES NOT PURPORT TO DETAIL THE LOCATIONS OF ANY OR ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD AND USE.

6. THIS PLAT MAP DOES NOT PURPORT TO SHOW, EITHER IN FACT OR BY CIRCUMSTANCE, ANY OR ALL UTILITY COMPANY PIPES, WIRES, ETC., EITHER IN SERVICE OR ABANDONED, THAT MAY EXIST ON OR NEAR THE SUBJECT PROPERTY. FURTHERMORE, ANY INDICATION AS TO THE LOCATION OF UNDERGROUND UTILITIES THAT MAY BE SHOWN ON THIS PLAT MAP IS BASED STRICTLY ON OBSERVABLE SURFACE EVIDENCE AND/OR VERBAL EXPLANATIONS. ALSO, FOR THIS SURVEY NO UTILITY MAPS OF RECORD WERE AVAILABLE TO THE SURVEYOR TO HELP DETERMINE THE PROPER LOCATION OF UNDERGROUND UTILITIES. INDEED, ONLY BY EXCAVATION CAN THE EXACT LOCATION OF UNDERGROUND UTILITIES BE DETERMINED. CONTRACTORS, BUILDERS, AND EXCAVATORS ARE ADVISED TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION BY CONTACTING CORRESPONDING UTILITY COMPANIES (FOR BLUE STAKES OF UTAH CALL 1-800-662-4111).

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SUMMIT ENGINEERING GROUP INC.
LEGAL NOTICE
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR, TO ALTER IN ANY WAY ANY DOCUMENT BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR WITHOUT HAVING THE SAME ENGINEER OR LAND SURVEYOR ADD TO THE DOCUMENT THE WORDS "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

Summit Engineering Group Inc.
STRUCTURAL • CIVIL • LAND SURVEYING
58 WEST 200 SOUTH, STE 176
HEBER CITY, UTAH 84032
Ph. 435-654-9229 • F. 435-654-9231

DRAWN BY: KMB
REVIEWED BY: BC
SCALE: 1" = 200'
ISSUE DATE 08/07/2020

LOCATED IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SLB&M
WASATCH COUNTY, UTAH

# RECORD OF SURVEY

PREPARED FOR DAVID SALZMAN
PROJECT BOUNDARY SURVEY

PROJECT L20-146
SHEET 1 OF 1

ENTRY NO. 000 3512 $20.00
FILING DATE SEPT 29, 2020 TIME 8:49
FILED FOR SUMMIT ENGINEERING GROUP, INC
SURVEYED FOR DAVID SALZMAN



3512

08/07/202007:44 AM




North
Print 22 x 34: 1" = 150 Feet
150 75 0 150 300

REVISED 8 JULY 2025
REVISED 18 JUNE 2025
REVISED 17 JUNE 2025
REVISED 21 APRIL 2025
REVISED 17 APRIL 2025
REVISED 11 APRIL 2025
REVISED 6 MARCH 2025
REVISED 7 FEBRUARY 2025
20 DECEMBER 2024

CONCEPT PLAN

# ELKHORN

Hideout, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

Legend . Elkhorn, Hideout, Utah . Holmes Homes

| | | | |
|---|---|---|---|
| | Estate Lots: Downhill | 37 Lots | |
| | Estate Lots: Uphill | 20 Lots | 57 Lots |
| | Small Estate: Downhill | 7 Lots | |
| | Small Estate: Uphill | 8 Lots | 15 Lots |
| | Single Family Lots: Downhill | 25 Lots | |
| | Single Family Lots: Uphill | 41 Lots | 66 Lots |
| | Town Homes: Downhill | 45 Units | |
| | Town Homes: Uphill | 21 Units | 66 Lots |
| | Stacked Flats | | 24 Units |
| | Existing Single Family Lot | | 1 Lot |
| | Commercial Lot | | 1 Lot |
| | Pickleball Building | | 1 Lot |
| Totals: | | | 231 Units |
| | Downhill Units: | 114 | |
| | Uphill Units: | 90 | |
| | Stacked Flats | 24 | |

R. MICHAEL KELLY CONSULTANTS
Land Planning | Landscape Architecture
P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

# EXHIBIT "E"

45.06 AC

PROJECT BOUNDARY

PROJECT BOUNDARY

WALL #1
10' VERTICAL WALLS
2-10' VERTICAL WALL TAPER

WALL #2
2-10' VERTICAL WALL TAPER

2-7' VERTICAL WALL TAPER

WALL #3
7' VERTICAL WALL

2-7' VERTICAL WALL TAPER

WALL #4
10' VERTICAL WALL

2-10' VERTICAL WALL TAPER

2-10' VERTICAL WALL TAPER

WALL #5
10' VERTICAL WALL

2-10' VERTICAL WALL TAPER

2-4' ROCK WALL TAPER

WALL #6
4' ROCK WALL

2-4' ROCK WALL TAPER

73.06'
S40°34'47"E

69.56 AC

PROJECT BOUNDARY

2-7' VERTICAL WALL TAPER

3' ROCK WALL
WALL #9

COMMERCIAL

WALL #7
12' VERTICAL WALL

2-12' VERTICAL WALL TAPER

12' VERTICAL WALL
WALL #8

PROJECT BOUNDARY

HWY 248

HWY 248

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
TRAILS

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

N

150 0 150 300

SCALE IN FEET
1"=150' (24"X36" SHEET)

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com

CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ELK HORN SPRINGS
PRELIMINARY

PHASE 1-8 RETAINING WALLS VIEW
EXHIBIT "J"

7-7-2025
PLOT DATE

HIDEOUT
TOWN

SHEET NO. EXHIBIT-E

# EXHIBIT "F"

45.06 AC

PROJECT BOUNDARY

BUILDING PAD
FOOTPRINT (TYP)
SETBACKS

EX ROAD EASEMENT

POSSIBLE WETLANDS

MANMADE SLOPES

69.56 AC

73.06'
540.34'

PROJECT BOUNDARY

UDOT

HWY 248

PROJECT BOUNDARY

UDOT

HWY 248

30% + SLOPES (TYP)

N

150 0 150 300

SCALE IN FEET
1"=150' (24"X36" SHEET)

LEGEND

| | |
|---|---|
| SEWER LINE | EXISTING SEWER LINE |
| SEWER APPARATUS | EXISTING STORM LINE |
| STORM LINE | EXISTING DRAINAGE SWELL |
| DRAINAGE SWELL | EXISTING WATER LINE |
| STORM APPARATUS | EXISTING IRRIGATION LINE |
| WATER LINE | EXISTING FENCE |
| WATER APPARATUS | EXISTING CONTOURS (2FT) |
| FIRE HYDRANT | 10' FINISH CONTOUR |
| IRRIGATION LINE | 2' FINISH CONTOUR |
| IRRIGATION APPARATUS | 10' PROPOSED CONTOUR |
| DRAINAGE AREA (DRAINAGE REPORT) | PHASE LINE |
| TRAILS | CURB & GUTTER |
| | PROPOSED TRAIL |
| | PUE |
| | SETBACK |
| | 30% SLOPE AND GREATER |
| | PROPOSED OPEN SPACE |
| | DRAINAGE DIRECTION |

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

GATEWAY CONSULTING, Inc.
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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

ELK HORN SPRINGS
PRELIMINARY
PHASE 1-8 SLOPES MAP VIEW

7-7-2025
PLOT DATE

HIDEOUT
TOWN

EXHIBIT-F
SHEET NO. _____

# EXHIBIT "G"

PROJECT BOUNDARY

CUT 5-10
CUT 10-15
CUT15+
FILL 5-10
FILL 10-15
FILL 15+

PROJECT BOUNDARY

PROJECT BOUNDARY

UDOT

HWY 248

UDOT

HWY 248

ROW

EOP

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
TRAILS

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

N

150 0 150 300

SCALE IN FEET
1"=150' (24"X36" SHEET)

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

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ELK HORN SPRINGS
PRELIMINARY

PHASE 1-8 CUT FILL MAP VIEW

7-7-2025
PLOT DATE

HIDEOUT
TOWN

EXHIBIT-G
SHEET NO.

# EXHIBIT "H"

15% SECONDARY ACCESS ROAD

45.06 AC

PROJECT BOUNDARY

PRIVATE ROAD

PRIVATE ROAD

PRIVATE ROAD

PRIVATE ROAD

PRIVATE ROAD

PRIVATE ROAD

PUBLIC ROAD

PRIVATE ROAD

PEDESTRIAN STAIRS

69.56 AC

PROJECT BOUNDARY

PRIVATE ROAD

PRIVATE ROAD

PROJECT BOUNDARY

UDOT

HWY 248

18% MAINTENANCE ACCESS ROAD

UDOT

HWY 248

NOTE:
1) PRIVATE ROADS DO NOT MEET CITY ROAD STANDARDS.
2) PUBLIC ROAD DOES MEET CITY STANDARDS.

N

150 0 150 300

SCALE IN FEET
1"=150' (24"X36" SHEET)

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

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ELK HORN SPRINGS
ROAD EXCEPTIONS
PHASE 1-8

7-7-2025
PLOT DATE

HIDEOUT
TOWN

SHEET NO. EXHIBIT-H

# EXHIBIT "I 1"

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

FUTURE PHASE 5-8

ROAD 1

ROAD 2

ROAD 3

STACKED FLATS

STACKED FLATS

PICKLEBALL

CLUBHOUSE

PARKING LOT

DRAINAGE CORRIDOR

50' UDOT SETBACK

BUILDING SETBACK LINE

20' SEPARATION

REAR YARD
20' SETBACK

SETBACK
INDEX

SIDE YARD
10' SETBACK

LOT #

ROAD

FRONT YARD SETBACK
VARIES 10' OR 15'

N

100 0 100 200

SCALE IN FEET
1"=100' HORIZONTAL

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWALE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
TRAILS

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
EXISTING IRRIGATION LINE
EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=100'

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CONSTRUCTION MANAGEMENT

ELK HORN SPRINGS PH 1-4

SETBACKS MAP

7-7-2025
PLOT DATE

HIDEOUT
TOWN

EXHIBIT-I1
SHEET NO.

# EXHIBIT "I-2"

EX GOLDEN EAGLE PHASE 2

PROJECT BOUNDARY

**45.06 AC**

PROPERTY LINE

EX HIGHWAY

PROJECT BOUNDARY

PROPOSED ELKHORN PH 1-4

EX HOUSE

OPEN SPACE

TRAIL

50' UDOT SETBACK

TOWNHOMES

REAR YARD
20' SETBACK

SETBACK
INDEX

SIDE YARD
5' SETBACK

FRONT YARD SETBACK

LOT #

ROAD

SCALE IN FEET
1"=80' HORIZONTAL

80 0 80 160

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWALE
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
TRAILS

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
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PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=80'

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ELK HORN SPRINGS PH 5-8
PRELIMINARY
SETBACKS MAP
6-17-2025
PLOT DATE

HIDEOUT
TOWN

EXHIBIT-I2
SHEET NO.

# Elkhorn

Hideout, Utah




## D E S I G N  G U I D E L I N E S

HOLMES HOMES
*A family tradition since 1890*

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7. Roof Appurtenances
8. Wall Materials
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10. Color Palette and Texture
11. Openings
12. Windows
13. Garage Doors
14. Balcony and Decks

## Landscape Design Guidelines

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2. Re-vegetation
3. Landscape Massing
4. Solar Orientation and Preservation of View Corridors
5. Wildlife Management
6. Irrigation
7. Grading
8. Drainage
9. Walls and Fences
10. Landscape Structures and Sculptures
11. Address Markers
12. Plant List

# EXHIBIT J

# Exterior Architectural Guidelines

## 1. Purpose and Intent

Elkhorn will offer a variety of housing product types ranging from single-family homes to attached housing which will combine architectural elements of Mountain Contemporary and Mountain Traditional. Through these styles, architectural and visual variety can be provided while creating a cohesive neighborhood and is complementarity to its surroundings.

Townhomes:



Single Family:



2. **Massing and Form**

Townhome wall lines must be offset a minimum of 4 feet, offsets less than this may be approved by the committee at its discretion. No building mass may exceed 40 feet tall.

3. **Roof Slopes**

Elkhorn roof slopes should be between 3/12 and 12/12. For mountain modern, flat roofs and roofs up to 3/12 are acceptable.

4. **Roof Forms**

Variation in roof forms and ridgelines will provide added visual interest and serve to break down massing. Varying versus repetitive reforms are encouraged. Major roof forms shall predominantly run parallel to the street so that the buildings' roof materials are visually pronounced. Gable end should be located on the side elevations where they are less visible. Variations in roofing materials and colors will be encouraged to provide added interest.

Roof types in Elkhorn are permitted as follows:

A. Partial hip roof
B. Gable roof
C. Full hip roof
D. Flat roof in the case of Mountain Modern

The following roof types are not permitted:

A. Curvilinear
B. Gambrel
C. Barrel Vault
D. Conic
E. Fake Mansard
F. Domed
G. Mansard

5. **Roof Overhangs**

Roofs should overhang walls a minimum of 12 inches minimum, roof overhangs less than these required minimums need committee approval. Roof overhangs must be contained entirely within the owner's property.

6. **Roof Surfacing Materials**

It is important that different roof materials blend.

Because of fire danger, wood surfaces may not be used on any building in Elkhorn. Finishes without metal coatings or other finishes can be used. Roof surfacing may include:

A. Natural rusted metal
B. Zinc
C. Copper that will oxidize and turn bronze
D. Tern
E. Aluminum
F. Steel




These different masonry tiles can be used as surfacing material with colors approved by committee.

A. Ceramic tiles
B. Slate
C. Concrete tiles

Architectural grade asphalt - composition shingles are allowed but must not be reflective.

All roof flashing colors must be harmonious with upper walls and roof. All types of barrel or S tiles, asphalt rolled roofing, or reflective metal surfaces is prohibited.

7. **Roof Appurtenances**

Roof appurtenances, such as dormers and other articulation of the roof, must create interest. Their location on the roof is critical in keeping the lines simple and the overall look refined.

A. Dormers can be shed, gable or hip, but should be complementary to the other roof forms.
B. Skylights must be placed flush against the roof and contained within the roof field. Bubble-shaped skylights are prohibited.
C. Chimneys made of stone, wood, and stucco are permitted. Chimney caps permitted in metal, copper, stone, brick, concrete.
D. Exposed flashing color and material should be consistent with the building colors so as not to stand out.

8. **Wall Materials**

The siding materials considered most typical of the mountain environment are cementitious Hardie siding (or other cementitious manufactures), glue lam materials, natural stones and stucco. These principal materials shall be incorporated into each building design consistent with the design objectives in the architectural design.

Walls can be surfaced with the following materials.

A. Stone - natural stone only
B. Stucco - warm, earth tone colors
C. Stained natural wood siding, painted wood siding, and cementitious siding
D. Brick

APACHE LEDGESTONE



PLATINUM SQUARES



CANYON CREEK SQUARES



APACHE MOSS LEDGESTONE



Walls cannot be surfaced with the following materials

A. Plastic or vinyl siding
B. Aluminum siding
C. Ceramic tile
D. Simulated stone or brick

9. **Number of Wall Materials.**

Changes in wall material can lend visual interest to a building, too many changes can make the wall visually discordant. The goal is to design walls that are architecturally pleasing, but not in competition with their surroundings. Walls can be surfaced with up to 3 different materials. No more than 3 materials are permitted, unless specifically approved by the committee through a variance. Committee will not approve plans with fewer than 2 materials.

10. **Color Palette and Texture**

A. The predominant tones shall be colors which are warm earthy tones or a muted natural color.
B. Light to dark shades of wood are appropriate.

C. The colors found in the mountain forest, the meadow grasses, and hillside vegetation are appropriate.

D. Mountain flower colors are appropriate accents. But accents should not be glaring and should not detract from the overall design.

E. Uniform color and texture for walls should not be discouraged, but should be used judiciously as an architectural element




11. **Openings**

Doors, porches and window openings are a necessary component of the building's appearance and form. Openings should conform and seem incidental.

Openings to the wall surface should be designed with singularity in mind.

Rectangular wall openings are preferred.



12. **Windows**

Windows may be constructed of vinyl, aluminum or fiberglass. Exterior metal covered wood windows are preferred with approved coated finish colors, black or bronze. Silver color is for aluminum clad windows only.




13. **Garage Doors**

Garage doors should be metal or wood overlay. White doors will not be permitted.




14. **Balcony and Decks**

Decks and balconies should be designed to accentuate and be simple in design. The use of long vertical or horizontal bands of balcony space are discouraged. Deck columns should have stone bases when supports run to the ground. Eco-friendly materials such as Trex may be used.

# Landscape Design Guidelines

## 1. Area Character

The natural landscape at Elkhorn is one of its attributes that set it apart from many other developments in the Jordanelle area. Landscaping at Elkhorn must not detract from the natural beauty of its surroundings. Landscaping should be of xeriscape-type and blend in with the natural settings and natural plants of the area. Native plants are to be used as much as possible. Irrigation should be minimal and temporary as much as possible. In all designs of landscape at Elkhorn fire-wise landscaping should be encouraged and planned out. Landscape plan should be in compliance with the Utah Division of Forestry, and State Lands standards and City ordinance.

## 2. Re-vegetation

It should be noted that the construction impact on the existing landscape should be avoided. Disruption is inevitable. Correcting any damage done in the development process will require revegetation. Revegetation should, to the greatest extent possible, re-create the earlier character of the Site, using indigenous plants and trees. All plantings should blend in with existing landscape, so that in a few years, all traces of the construction disruption will have disappeared. Approved landscaping should be installed in a timely manner as home construction is completed, do not exceed 6 months from final inspection.

## 3. Landscape Massing

New plant materials should be located in a way that respects existing planting patterns. Trees, shrubs, and groundcover are usually found in groups of similar species. New planting should follow the patterns characteristic to the site and should as much as possible harmonize with them.

Species native to Hideout Canyon are described in the plant appendix. Species used in the planting must come from the approved plant list. The use of ornamental plants is restricted to areas with limited public visibility (i.e., enclosed courtyards). The use of grass sod in specific small, contained areas with limited public visibility may be considered but requires approval from the committee. The use of quality artificial sod/synthetic grass may be considered in limited applications by the committee.

## 4. Solar Orientation and Preservation of View Corridors

It is critical that new plantings take the sun and the views of others into account, new plantings should not obscure existing patterns of sunlight and view corridors.

As a general rule, approved Evergreen variety should be placed on the north and east sides of the Sites, indigenous trees on the south and west, to preserve existing sunlight patterns. The impact of planting on adjoining sites should also be assessed. New planting that proves to unduly interfere with other people’s solar access or views may be subject to removal.

## 5. Wildfire Management

The Elkhorn area contains several fuel types - predominantly Gamble Oak, Sage, and Aspen. The highest fire potential occurs when these fuel types are combined with dense undercover. In order to lower the fire hazard around buildings, no woody shrubs should be planted in combination with these plant types next to buildings under roof overhangs.

## 6. Irrigation

Elkhorn should have the least possible impact on water resources. Water is a potentially scarce resource here and should not be used in a wasteful manner. Continuous irrigation in dry months is to be discouraged, and the choice of planting material should make it possible, once the planting is established, for such irrigation to be unnecessary. Drip irrigation should be the method of irrigation. Traditional spray type sprinklers are prohibited, except for temporary use while plants become established.

## 7. Grading

Grading should have a minimal impact on the site and its natural settings. Buildings and roads must be fitted carefully to their sites. Cuts and fills, when required, should conform to good engineering practice, with naturally rounded tops and toes of slopes. Only limited grading will be allowed. Rock retaining walls are the approved option for transitioning grades. Also, it is important to protect existing trees designated for preservation; these trees should be protected from all injury, including grade changes within the trees drip line.

## 8. Drainage

Each site has its particular natural drainage, the result of its topography and vegetation. Whenever possible, the surface drainage pattern should be preserved. The roads in Elkhorn are designed to carry the water from high-yielding storms, the design and construction process should take this into account. Negative drainage impacts on other sides must be prevented. Storm water shall not be collected for discharge, distributed discharge should be used.

## 9. Walls and Fences

Fences are strongly discouraged and will only be considered on a case-by-case basis by the committee, but the presumption is that little to no fencing will be allowed to be installed on an individual site. The committee may give consideration to owners who wish to enclose a small part of their rear of side yard

with fencing. Any fencing considered must appear as an architectural extension of the home. Perimeter and lot line fencing is prohibited. Solid, chain-link, and vinyl fencing is expressly prohibited.

Freestanding decorative walls are generally prohibited, but an owner may request the committee to consider a proposed freestanding decorative wall. If any walls are to be considered, they must be composed of natural materials, unobstructed and blend into the overall aesthetic.

## 10. **Landscape Structures and Sculptures**

Landscaping often includes outdoor structures such as decks, trellises, and gazebos. If not properly planned, these structures can detract from the overall appearance of the landscape. These structures should be designed to work as an extension of the building, rather than as separate elements. Freestanding elements should be avoided. Every effort must be made to give the site a common character, appropriate to the Elkhorn setting.

Decks and trellises should be built of wood or acceptable simulated wood products. Any staining and ceiling finishes should enhance the wood grain. All outdoor structures should avoid excessive ornamentation.

Decorative landscape sculptures or other yard art and ornaments are generally discouraged, particularly in front areas. Any proposed exterior sculptures, ornaments or other landscaping decorations must be located within the approved building pad and have committee approval prior to installation.

## 11. **Address Markers**

Address markers, monuments and house numbers require Committee approval prior to the installation.

12. **Plant List**

Evergreen Trees

| | |
|---|---|
| *Abies lasiocarpa | * Sub-Alpine Fir |

Deciduous Trees

| | |
|---|---|
| Acer grandidenta turn | Bigtooth Maple |
| Cercocarpus fedifolius | Curl Leaf Mt. Mahogany |
| Populus fremontii | Fremont Cottonwood |
| Populus tremuloides | Quaking Aspen |
| Quercus gambelii | Gambel/Scrub Oak |









Shrubs

| | |
|---|---|
| Amelanchier sp. | Serviceberry |
| Artemisia nova | Black Sage |
| Artemisia tridentate | Big Sage |
| Atriplex canescens | Fourwing Saitbrush |
| Cercocarpus intricatus | Little-Leaf Mtn. Mahogany |
| Cornus sericea | Red-Osier Dogwood |
| Chrysothamnus | Rubber Rabbitbrush |
| Potentilla nauseosus | Shrubby Cinquefoil |
| Prunus fruticosa | Chokecherry |
| Purshia virginiana | Antelope Bitterbrush |
| Rhus glabra triclutata | Dwarf Sumac |
| Ribes aureum | Golden Current |
| Symphoricarpos oreophilus | Mt Snowberry |








Perennials

| | |
|---|---|
| Aquilegia sp. | Columbine |
| Balsamorhiza | Arrowleaf Balsamroot |
| Campanula sagittata | Bluebells |
| Castilleja rotundifolia | Paintbrush |
| Delosperma sp. | Ice Plant |
| Heuchera sp. | Coral Bells |
| Lupinus argenteus | Lupine |
| Oenothera sp. | Primrose |
| Penstemon sp. | Penstemon |
| Zinnia grandiflora | Desert Zinnia |








Grasses / Vines / Groundcovers

| | |
|---|---|
| Achnatherum hymenoides | Indian Rice Grass |
| Agropyron smithii | Western Wheatgrass |
| Bromus sp. | Mountain Brome |
| Festuca idahoensis | Idaho Fescue |
| Lolium perenne | Perennial Ryegrass |
| Mahonia sp. | Creeping Oregon Grape |
| Opuntia sp. | Prickly Pear Cactus |
| Pachistima canbyi | Dwarf Mountain Lover |
| Sorghastrum nutans | Indian Grass |







Turf

Drought tolerant fescue mix. Sod grass that requires manicuring, cutting and irrigation is not allowed.

* Not found on the Site

# EXHIBIT "K"

NATIVE TO REMAIN (typ)

45.06 AC

PROJECT BOUNDARY

NATIVE

NATIVE

NATIVE

NATIVE

NATIVE

NATIVE

NATIVE

LOD LINE (TYP)

69.56 AC

PROJECT BOUNDARY

PROJECT BOUNDARY

NATIVE

73.00'
S40°35'47"W

UDOT

HWY 248

UDOT

HWY 248

COMMERCIAL

N

150 0 150 300

SCALE IN FEET
1"=150' (24"X36" SHEET)

LEGEND

SEWER LINE
SEWER APPARATUS
STORM LINE
DRAINAGE SWELL
STORM APPARATUS
WATER LINE
WATER APPARATUS
FIRE HYDRANT
IRRIGATION LINE
IRRIGATION APPARATUS
DRAINAGE AREA (DRAINAGE REPORT)
TRAILS

EXISTING SEWER LINE
EXISTING STORM LINE
EXISTING DRAINAGE SWELL
EXISTING WATER LINE
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EXISTING FENCE
EXISTING CONTOURS (2FT)
10' FINISH CONTOUR
2' FINISH CONTOUR
10' FINISH CONTOUR
PHASE LINE
CURB & GUTTER
PROPOSED TRAIL
PUE
SETBACK
30% SLOPE AND GREATER
PROPOSED OPEN SPACE
DRAINAGE DIRECTION

| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

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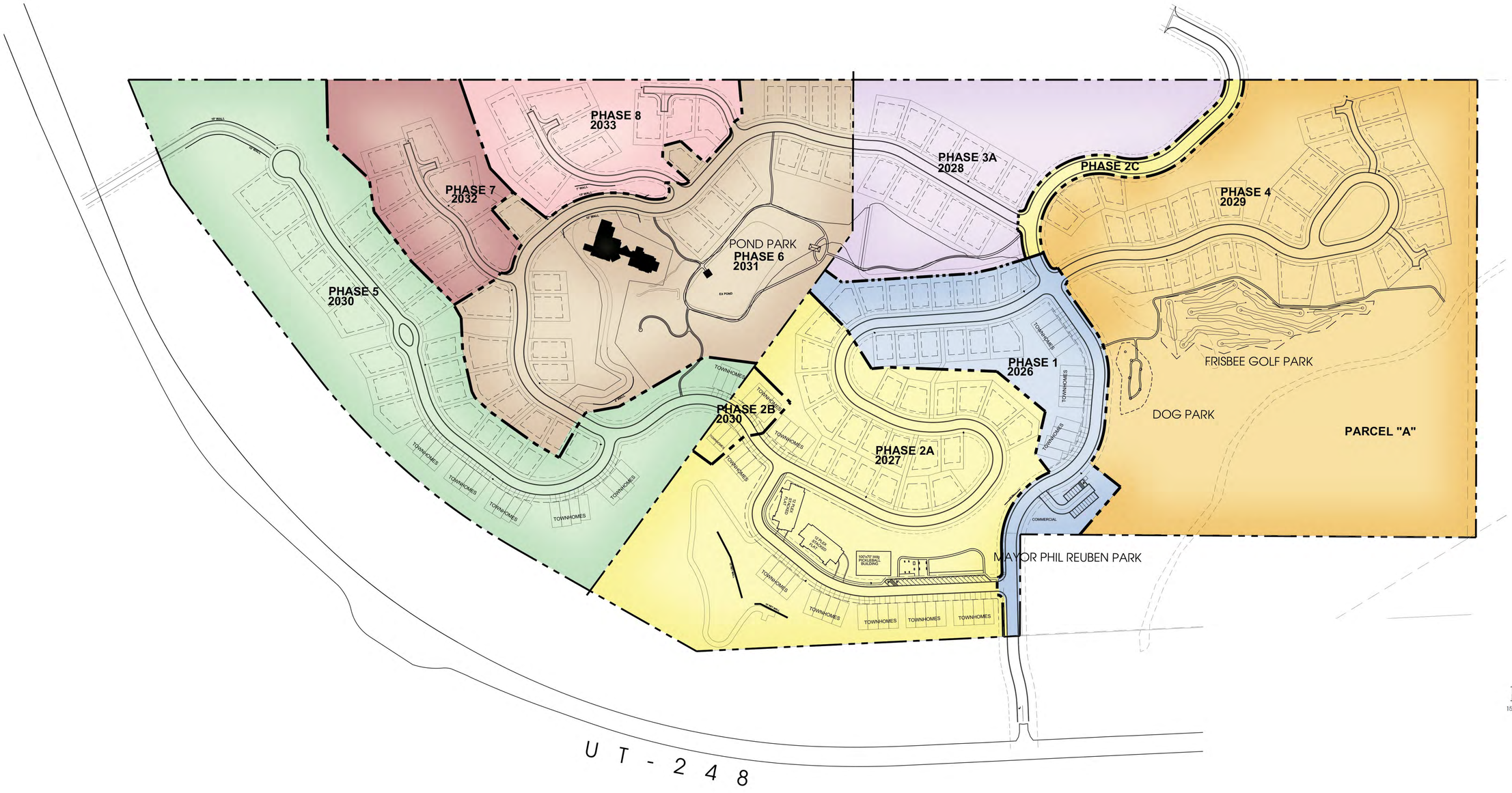
ELK HORN SPRINGS
PRELIMINARY

PHASE 1-8 GRADING PLAN VIEW
LIMIT OF DISTURBANCE

7-7-2025
PLOT DATE

HIDEOUT
TOWN

SHEET NO. EXHIBIT-K




North
Print 22 x 34: 1" = 150 Feet

150 75 0 150 300

REVISED 8 JULY 2025
REVISED 18 JUNE 2025
REVISED 17 JUNE 2025
REVISED 17 APRIL 2025
REVISED 11 APRIL 2025
REVISED 6 MARCH 2025
REVISED 7 FEBRUARY 2025
3 JANUARY 2025

PHASING PLAN

# ELKHORN

Hideout, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

## Phasing Plan Summary . Elkhorn, Hideout, Utah . Holmes Homes

| PHASE | SINGLE FAMILY DETACHED LOTS Estates Lots | SINGLE FAMILY DETACHED LOTS Single Family | TOWN HOMES | STACKED FLATS | EXISTING SINGLE FAMILY LOT | COMMERCIAL LOT | TOTAL |
|---|---|---|---|---|---|---|---|
| Phase One | 1 | 13 | 12 | | | 1 | 27 |
| Phase Two | 6 | 15 | 32 | 24 | | | 77 |
| Phase Three | 11 | | | | | | 11 |
| Phase Four | 17 | 12 | | | | | 29 |
| Phase Five | 11 | 11 | 22 | | | | 44 |
| Phase Six | 11 | 11 | | | 1 | | 23 |
| Phase Seven | 10 | | | | | | 10 |
| Phase Eight | 5 | 4 | | | | | 9 |
| TOTALS | 72 | 66 | 66 | 24 | 1 | 1 | 230 |

R. MICHAEL KELLY CONSULTANTS
Land Planning | Landscape Architecture
P.O. Box 469 Millville, Utah 84326 | (435)770-7512 | rmkellyconsultants@comcast.net

Proposal

# Uinta Adventure Trails

14084 Council Fire Trl
Kamas, UT 84036

Utah General Contractor
11446542-5501

## Proposal SOW-1021 for Park at Elkhorn, Hideout to Western States Ventures

**Date**
3/3/2025

**Services Performed By:**
Uinta Adventure Trails LLC
14084 Council Fire Trl
Kamas, UT 84036

**Services Performed For:**
Western State Ventures, LLC
2265 E Murray Holladay Rd,
Holladay, UT 84117

This SOW-1008 (hereinafter called the "SOW"), is a proposal for Western State Ventures, LLC ("Client") and Uinta Adventure Trails ("Contractor").

## Project Description

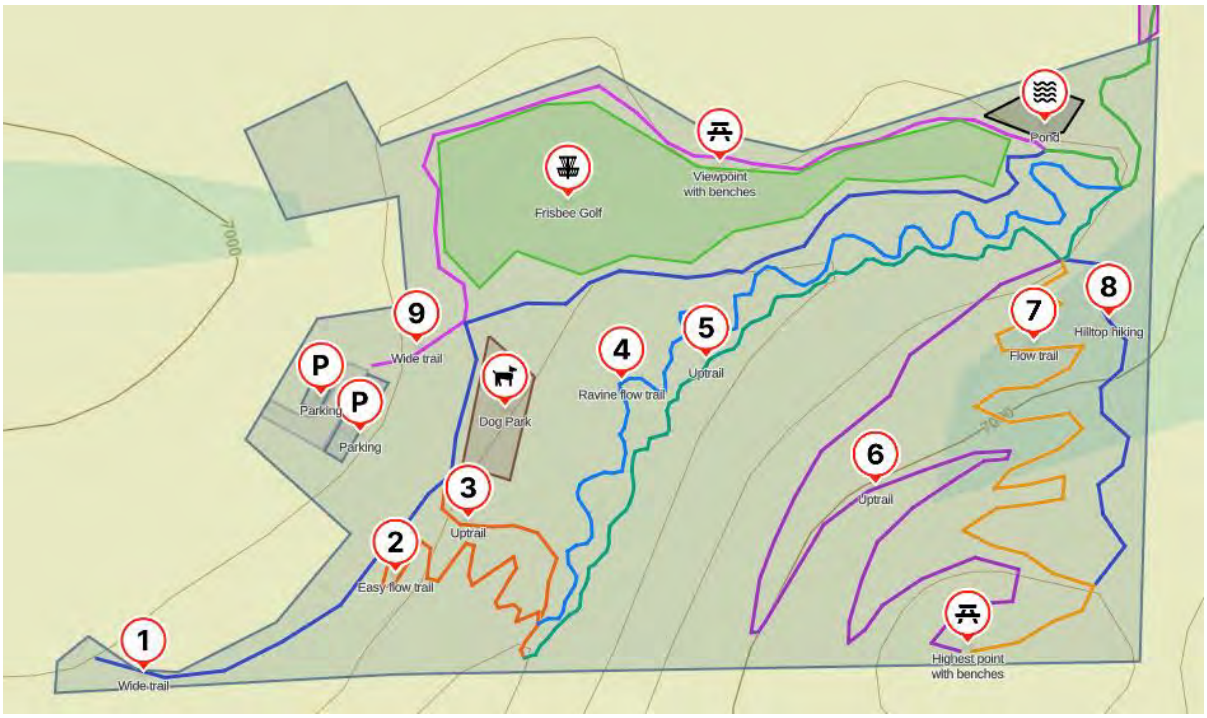
The project site is located adjacent to SR-248 next to the Golden Eagle subdivision in the town of Hideout. Client wishes to construct a park on the eastern side of the property. The following trails and features are proposed for this park:

- 10 ft bidirectional biking, walking and running trails
- 4-6 ft downhill flow trails (for biking)
- 4-6 ft uphill trails (for biking/walking and running)
- Dog park
- Parking lot
- Benches and picnic tables
- Frisbee golf course/Cross-country skiing

This image below shows a proposal of the southern section of the park:

# EXHIBIT M





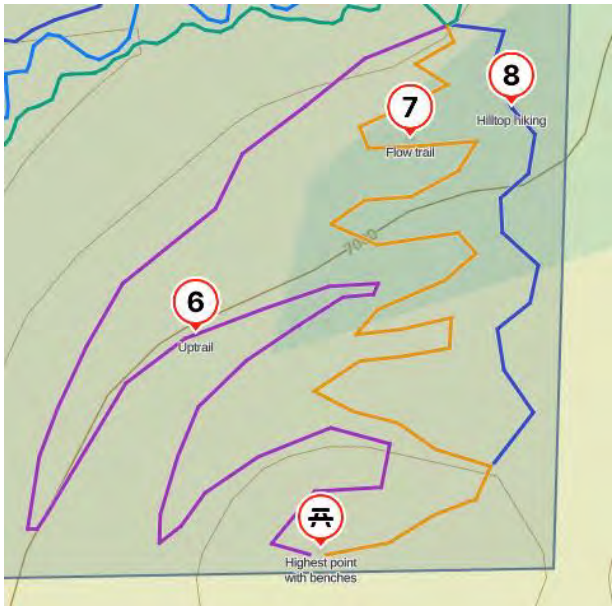

The southern section of the park is the largest contiguous open space in the subdivision. The project site consists of a slope-side of 10 - 40% and a natural drainage running from the northeastern side of the area to the south-western side of the area. If a drainage pipe is installed along the entire drainage the natural slope can be used to create a fun and easy flow trail for biking, which continuously crosses from one side of the drainage to the other. See the blue trail labeled 4 in the image above.

The same drainage has a gentle slope (5-6%) allowing for an uphill trail which can be used for bikes as well as walkers and runners. Please see the green trail in the image above.

There is a mix of 10ft wide trails and 4ft wide trails. The 10ft wide trails are placed on flatter terrain and will accommodate bi-directional bike traffic, as well as walkers and runners. The 4ft wide trails are located where the slope is steeper as a wider trail on the steep slopes would require a significant amount of bench-cutting and construction of retaining walls (and also scar the natural terrain considerably).

# EXHIBIT M






In the southeast corner of the park area there is a hill with relatively steep grades. This proposal shows a 4ft wide uphill climbing trail which will allow bikers to bike to the top of the hill. The trail will have at least three switchbacks on a very steep hillside. Please see the purple trail (labeled 6) in the image above. Due to the steep hillside, the switchbacks will be constructed by digging fairly deep into the hillside and creating a flat "turning table" so that bikes can easily maneuver through the turn. Some sort of retaining wall might be necessary in these turns to minimize erosion over time.

It is suggested that the shrub oaks and other vegetation is removed from the top of the hill to allow for a 360-degree view of the area. This is a great place to add some benches and picnic tables.

Further it is suggested to have two trails leading from the top of the trail. One is a 4-6 ft wide single-direction flow trail (labeled 7) for bikers and the other is a steeper 3 ft wide bi-directional trail (labeled 8) for hikers and runners. The flow trail could have optional jumps and kickers, which are popular features of flow trails in the Park City area.

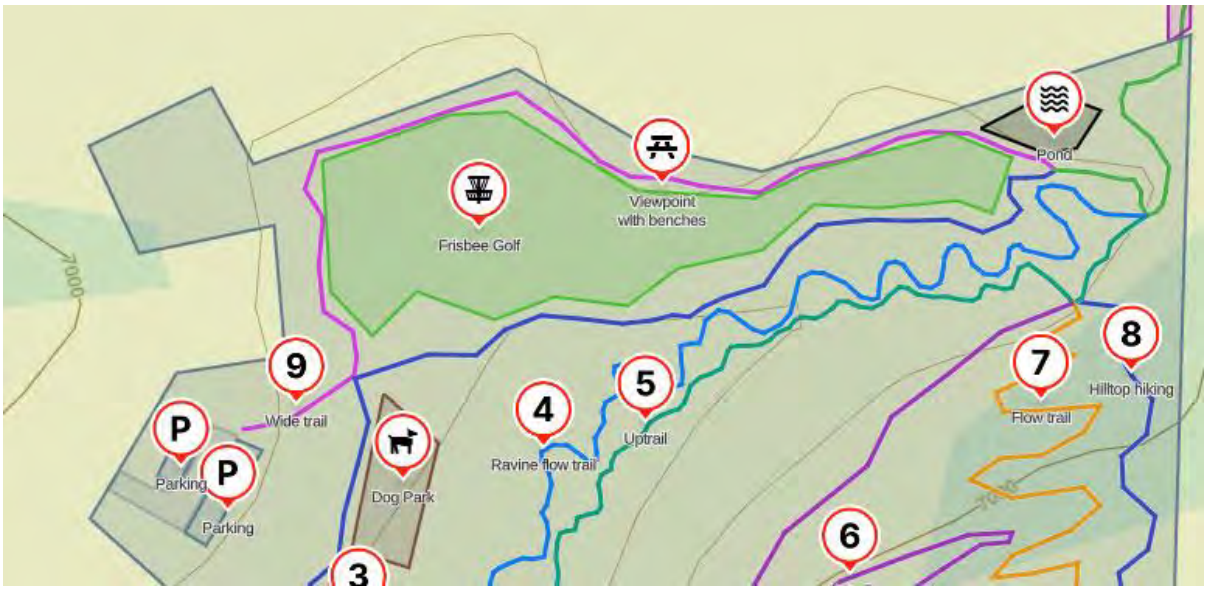
# EXHIBIT M




Ample parking should be provided adjacent to the residential street (see gray and black areas in the image above).

In this south-western corner it is suggested to create a fenced dog park with a couple of benches where the dog owners could relax and mingle with other dog owners while there dogs play. This area slopes very gently and the dog park could be situated on the sloped hill with no further preparation. Maybe one section of dog park could be leveled where the benches are to be placed.

The gentle slopes allows for the creation of another 4-6 ft wide single-directional flow trail (labeled 2) and uphill trail (labeled 3). The uphill trail can also be used for hikers and runners, allowing them to connect with the green uphill trail labeled 5 at the lowest point of the park (see the trail junction at the bottom of the picture above).



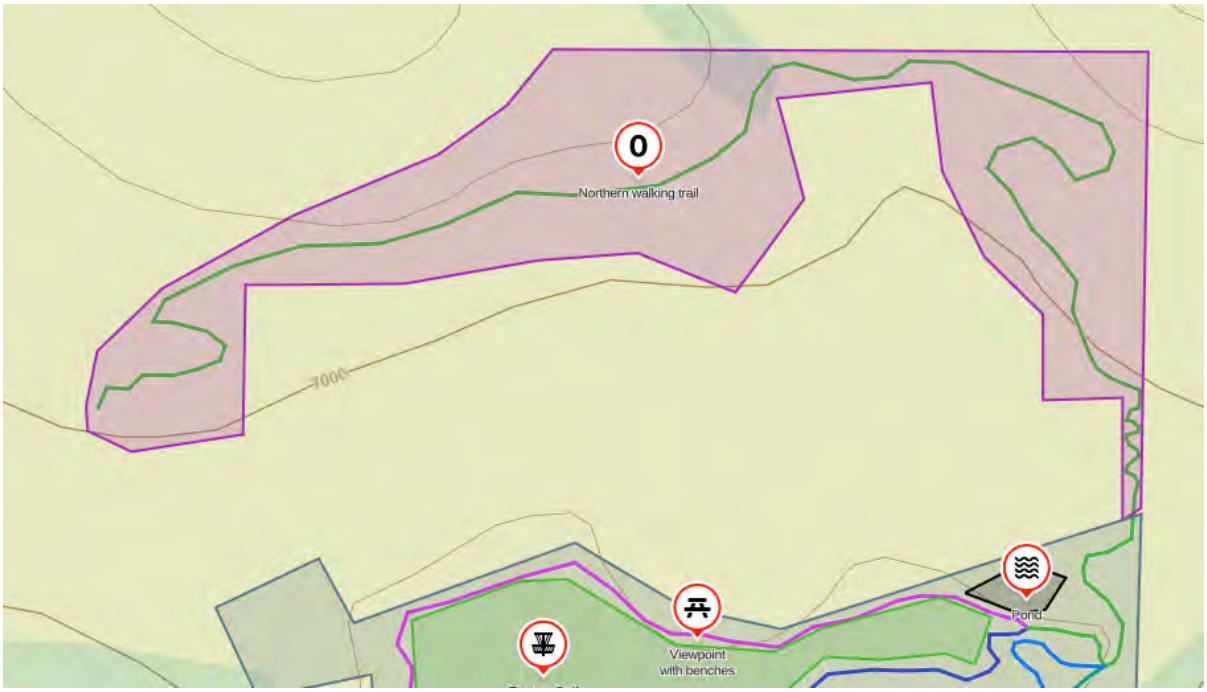
# EXHIBIT M



The green area in the image above could be used as a frisbee golf course in the summer. And the western side (with a gentle slope) of the frisbee golf course could be used for cross-country skiing in the winter. The middle section of the green area has a steep slope and it might not be used for this purpose. It is suggested that middle section is left untouched and unused. The terrain is also very rocky here. However, it is suggested to put a few picnic tables or benches at the top of the of the middle green area as the views of Timponogos are spectacular from this point.

There is a 10 ft wide biking-walking-running trail (purple and labeled 9) leading from the parking lot. This trail meanders along the perimeter of the park area (along the back side of the houses). There is also another 10ft wide trail (dark blue and labeled 1) which completes a loop for trail 9 and it also goes to the dog park and the western edge of the park.

The image below shows a proposal of the northern section of the park. It only features one 4 ft wide walking-running trail (marked in color green and labeled 0).




Trail details:

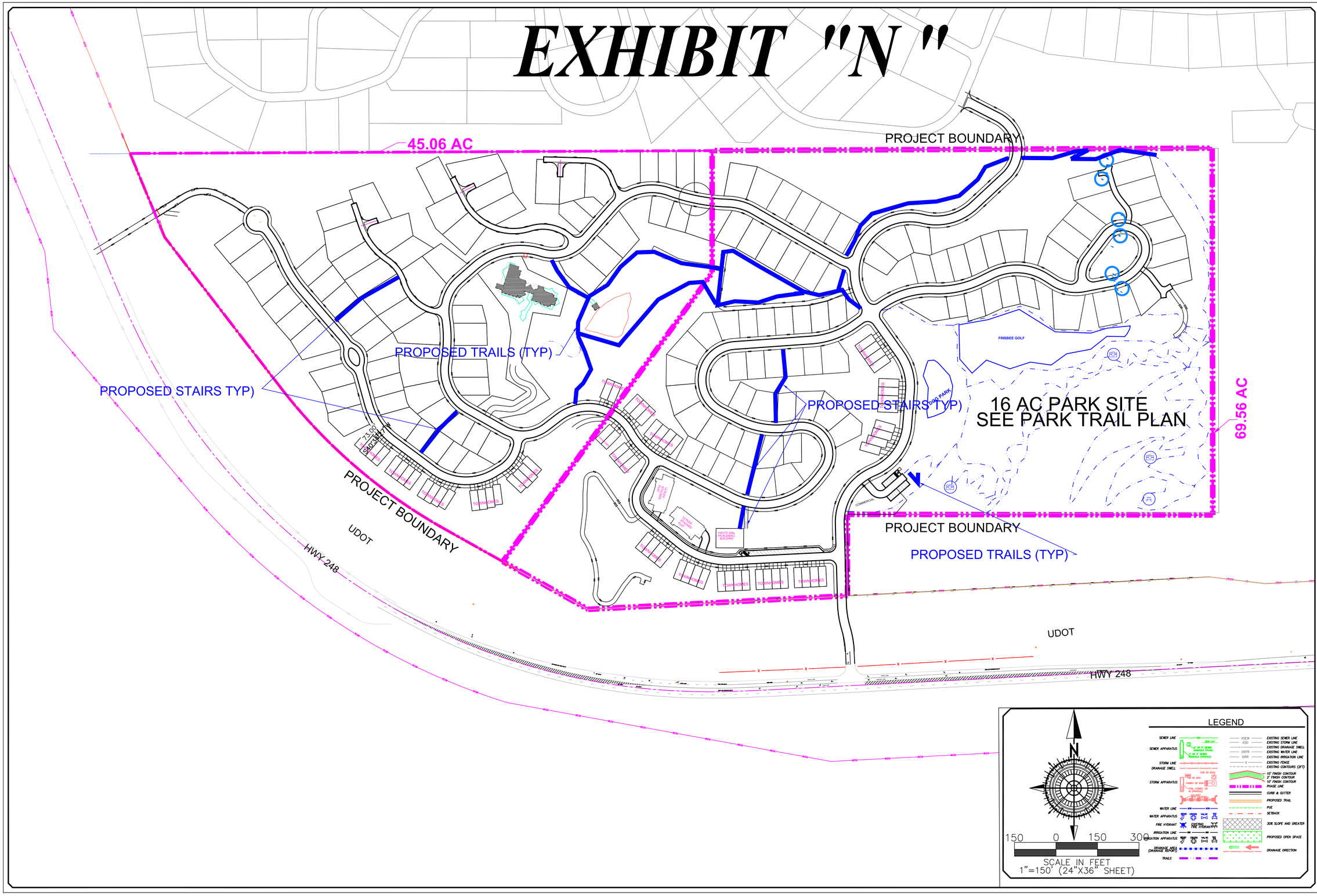
| Trail Label | Description | Length | Max Elevation Change | Width |
|---|---|---|---|---|
| 0 | Northern hiking-running trail | 0.52 miles | 90 ft | 4 ft |
| 1 | Wide walking/running trail | 0.29 miles | 43 ft | 10 ft |
| 2 | Easy flow trail | 0.11 miles | 42 ft | 4-6 ft |
| 3 | Uptrail for trail 2 | 0.05 miles | 26 ft | 4 ft |
| 4 | Ravine flow trail | 0.28 miles | 62 ft | 4-6 ft |
| 5 | Uptrail for trail 4 | 0.21 miles | 69 ft | 4 ft |

# EXHIBIT M

| | | | | |
|---|---|---|---|---|
| 6 | Uptrail for trail 7 | 0.34 miles | 87 ft | 4 ft |
| 7 | Hill flow trail | 0.25 miles | 83 ft | 4-6 ft |
| 8 | Hill hiking trail | 0.1 miles | 58 ft | 3 ft |
| 9 | Wide walking/running trail | 0.23 miles | 23 ft | 10 ft |

Total length of all trails: 2.38 miles

# EXHIBIT "N"




| NO. | DESCRIPTION | DATE | APP'D |
|---|---|---|---|
| | | | |

ORIG. DATE: 5-13-24
SURVEY BY:
DRAWN BY : GPW
DESIGNED BY : GPW
CHECKED BY : GPW
SCALE : 1"=150'

GATEWAY CONSULTING, Inc.
P.O. BOX 951005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848
paul@gatewayconsultingllc.com
CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT

ELK HORN SPRINGS
PRELIMINARY

PHASE 1-8 TRAILS PLAN VIEW
NOT INCLUDING 16 AC PARK SITE

7-7-2025
PLOT DATE

HIDEOUT
TOWN

SHEET NO. TRAILS

# EXHIBIT P-1

7' WALL
10' WALL
10' WALL
4' WALL
LAWN
POND #1
PICNIC SHELTER
EXISTING POND
EX POND
TOWNHOMES
TOWNHOMES
TOWNHOMES
TOWNHOMES
TOWNHOMES

North
Print 11 x 17: 1" = 100 Feet

REVISED 17 JUNE 2025
18 APRIL 2025

Concept Plan: POND PARK

## ELK HORN

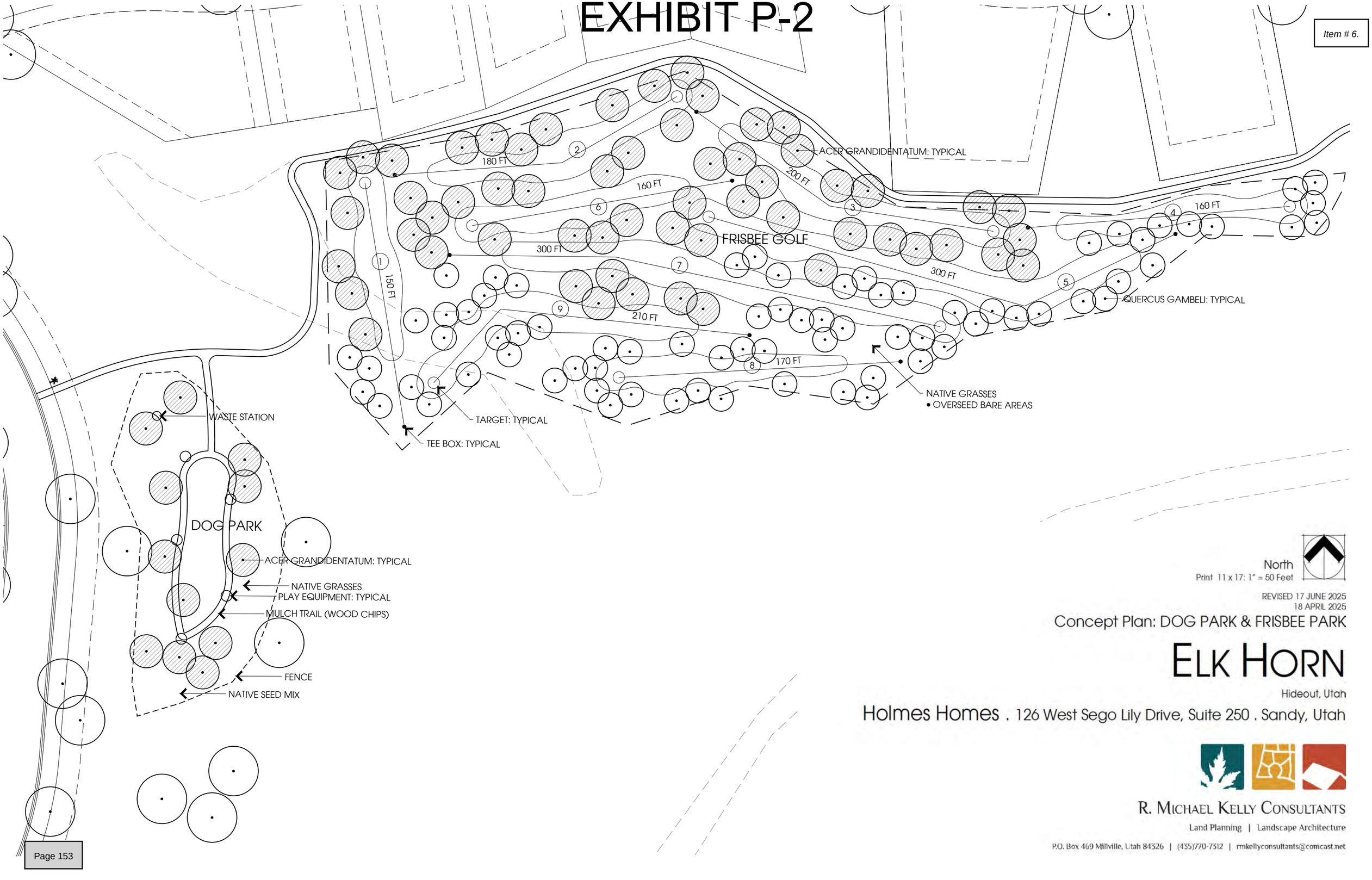
Hideout, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

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# EXHIBIT P-2






North
Print 11 x 17: 1" = 50 Feet

REVISED 17 JUNE 2025
18 APRIL 2025

Concept Plan: DOG PARK & FRISBEE PARK

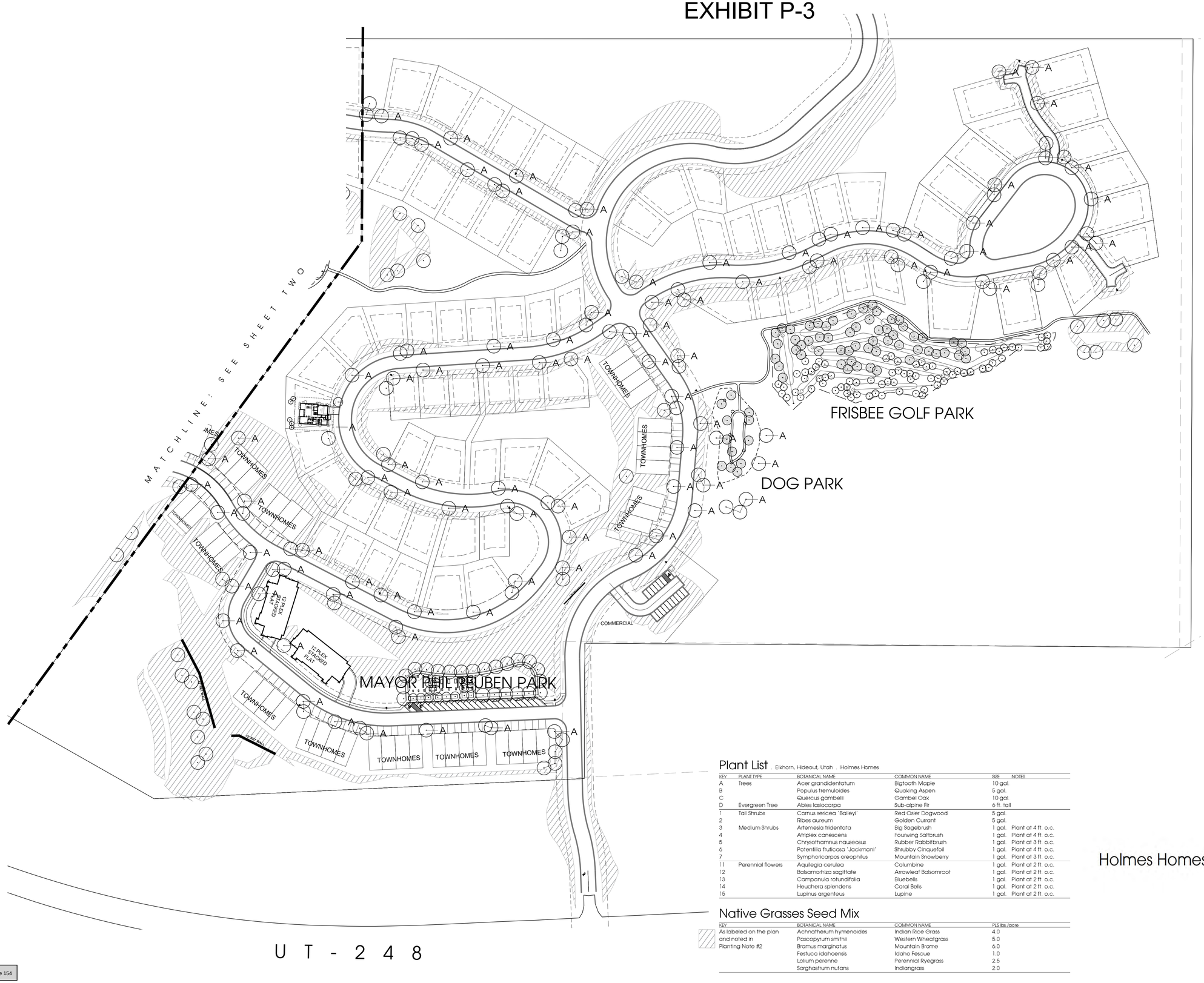
# ELK HORN

Hideout, Utah

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# EXHIBIT P-3




## Plant List

Elkhorn, Hideout, Utah . Holmes Homes

| KEY | PLANT TYPE | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| A | Trees | Acer grandidentatum | Bigtooth Maple | 10 gal. | |
| B | | Populus tremuloides | Quaking Aspen | 5 gal. | |
| C | | Quercus gambelii | Gambel Oak | 10 gal. | |
| D | Evergreen Tree | Abies lasiocarpa | Sub-alpine Fir | 6 ft. tall | |
| 1 | Tall Shrubs | Cornus sericea 'Baileyi' | Red Osier Dogwood | 5 gal. | |
| 2 | | Ribes aureum | Golden Currant | 5 gal. | |
| 3 | Medium Shrubs | Artemesia tridentata | Big Sagebrush | 1 gal. | Plant at 4 ft. o.c. |
| 4 | | Atriplex canescens | Fourwing Saltbrush | 1 gal. | Plant at 4 ft. o.c. |
| 5 | | Chrysothamnus nauseosus | Rubber Rabbitbrush | 1 gal. | Plant at 3 ft. o.c. |
| 6 | | Potentilla fruticosa 'Jackmani' | Shrubby Cinquefoil | 1 gal. | Plant at 4 ft. o.c. |
| 7 | | Symphoricarpos oreophilus | Mountain Snowberry | 1 gal. | Plant at 3 ft. o.c. |
| 11 | Perennial flowers | Aquilegia cerulea | Columbine | 1 gal. | Plant at 2 ft. o.c. |
| 12 | | Balsamorhiza sagittate | Arrowleaf Balsamroot | 1 gal. | Plant at 2 ft. o.c. |
| 13 | | Campanula rotundifolia | Bluebells | 1 gal. | Plant at 2 ft. o.c. |
| 14 | | Heuchera splendens | Coral Bells | 1 gal. | Plant at 2 ft. o.c. |
| 15 | | Lupinus argenteus | Lupine | 1 gal. | Plant at 2 ft. o.c. |

## Native Grasses Seed Mix

| KEY | BOTANICAL NAME | COMMON NAME | PLS lbs./acre |
|---|---|---|---|
| As labeled on the plan and noted in Planting Note #2 | Achnatherum hymenoides | Indian Rice Grass | 4.0 |
| | Pascopyrum smithii | Western Wheatgrass | 5.0 |
| | Bromus marginatus | Mountain Brome | 6.0 |
| | Festuca idahoensis | Idaho Fescue | 1.0 |
| | Lolium perenne | Perennial Ryegrass | 2.5 |
| | Sorghastrum nutans | Indiangrass | 2.0 |

## Planting Notes

1. Per WUI fire code: NO TREES OR TREE LIMBS ARE ALLOWED WITHIN 10 FEET OF THE STRUCTURE. "Structure" includes decks, pillars, and roof overhangs.
2. Backfill for all planting pits shall be native material excavated from the pit
3. All areas of site, outside of streets, buildings, driveways, and walks are to be seeded per note 7 below.

**Hydroseed Notes:**

4. Remove any existing grass, vegetation or weeds and legally dispose of such material.
5. The site is mostly covered in loose crushed rock debris. In areas where existing topsoil is exposed, loosen topsoil to a minimum depth of four (4) inches. In other areas where it is impractical to remove existing rock, provide and place minimum two inches (2") of topsoil.
6. Rake area to a relatively smooth grade to avoid pitfalls and surface puddling. The area is intended to look natural, but the surface should be free of walking hazards.
7. Apply soil amendments and fertilizers as specified.
8. Hydro-seed designated areas with the seed mix as specified at the rates specified. Seeds are available from Granite Seed, Lehi, Utah, 801.768.4422.
9. The native grass areas are not irrigated. Seed after October 15 as weather permits. Apply hydro-seed when ground is bare of snow and is not frozen. Owner will approve timing of seed application. The goal is to seed at the optimal time before winter so that maximum germination can occur with natural moisture. The grass mix's viability will partially depend on the next season's weather. Re-seeding may be necessary the following autumn.

North

Print 22 x 34: 1" = 100 Feet

100 50 0 100 200

SHEET ONE

REVISED 18 JUNE 2025

REVISED 17 JUNE 2025

18 APRIL 2025

Planting Plan: PHASES 1-4

# ELK HORN

Hideout, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

R. MICHAEL KELLY CONSULTANTS

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# EXHIBIT P-4




## Plant List . Elkhorn, Hideout, Utah . Holmes Homes

| KEY | PLANT TYPE | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|
| A | Trees | Acer grandidentatum | Bigtooth Maple | 10 gal. | |
| B | | Populus tremuloides | Quaking Aspen | 5 gal. | |
| C | | Quercus gambelii | Gambel Oak | 10 gal. | |
| D | Evergreen Tree | Abies lasiocarpa | Sub-alpine Fir | 6 ft. tall | |
| 1 | Tall Shrubs | Cornus sericea 'Baileyi' | Red Osier Dogwood | 5 gal. | |
| 2 | | Ribes aureum | Golden Currant | 5 gal. | |
| 3 | Medium Shrubs | Artemesia tridentata | Big Sagebrush | 1 gal. | Plant at 4 ft. o.c. |
| 4 | | Atriplex canescens | Fourwing Saltbrush | 1 gal. | Plant at 4 ft. o.c. |
| 5 | | Chrysothamnus nauseosus | Rubber Rabbitbrush | 1 gal. | Plant at 3 ft. o.c. |
| 6 | | Potentilla fruticosa 'Jackmanii' | Shrubby Cinquefoil | 1 gal. | Plant at 4 ft. o.c. |
| 7 | | Symphoricarpos oreophilus | Mountain Snowberry | 1 gal. | Plant at 3 ft. o.c. |
| 11 | Perennial flowers | Aquilegia cerulea | Columbine | 1 gal. | Plant at 2 ft. o.c. |
| 12 | | Balsamorhiza sagittate | Arrowleaf Balsomroot | 1 gal. | Plant at 2 ft. o.c. |
| 13 | | Campanula rotundifolia | Bluebells | 1 gal. | Plant at 2 ft. o.c. |
| 14 | | Heuchera splendens | Coral Bells | 1 gal. | Plant at 2 ft. o.c. |
| 15 | | Lupinus argenteus | Lupine | 1 gal. | Plant at 2 ft. o.c. |

## Native Grasses Seed Mix

| KEY | BOTANICAL NAME | COMMON NAME | PLS lbs./acre |
|---|---|---|---|
| As labeled on the plan and noted in Planting Note #2 | Achnatherum hymenoides | Indian Rice Grass | 4.0 |
| | Pascopyrum smithii | Western Wheatgrass | 5.0 |
| | Bromus marginatus | Mountain Brome | 6.0 |
| | Festuca idahoensis | Idaho Fescue | 1.0 |
| | Lolium perenne | Perennial Ryegrass | 2.5 |
| | Sorghastrum nutans | Indiangrass | 2.0 |

## Planting Notes

1. Per WUI fire code: NO TREES OR TREE LIMBS ARE ALLOWED WITHIN 10 FEET OF THE STRUCTURE. "Structure" includes decks, pillars, and roof overhangs.
2. Backfill for all planting pits shall be native material excavated from the pit
3. All areas of site, outside of streets, buildings, driveways, and walks are to be seeded per note 7 below.

**Hydroseed Notes:**

4. Remove any existing grass, vegetation or weeds and legally dispose of such material.
5. The site is mostly covered in loose crushed rock debris. In areas where existing topsoil is exposed, loosen topsoil to a minimum depth of four (4) inches. In other areas where it is impractical to remove existing rock, provide and place minimum two inches (2") of topsoil.
6. Rake area to a relatively smooth grade to avoid pitfalls and surface puddling. The area is intended to look natural, but the surface should be free of walking hazards.
7. Apply soil amendments and fertilizers as specified.
8. Hydro-seed designated areas with the seed mix as specified at the rates specified. Seeds are available from Granite Seed, Lehi, Utah, 801.768.4422.
9. The native grass areas are not irrigated. Seed after October 15 as weather permits. Apply hydro-seed when ground is bare of snow and is not frozen. Owner will approve timing of seed application. The goal is to seed at the optimal time before winter so that maximum germination can occur with natural moisture. The grass mix's viability will partially depend on the next season's weather. Re-seeding may be necessary the following autumn.

North

Print 22 x 34: 1" = 100 Feet

100 50 0 100 200

SHEET TWO

REVISED 17 JUNE 2025

18 APRIL 2025

Planting Plan: PHASES 5-8

# ELK HORN

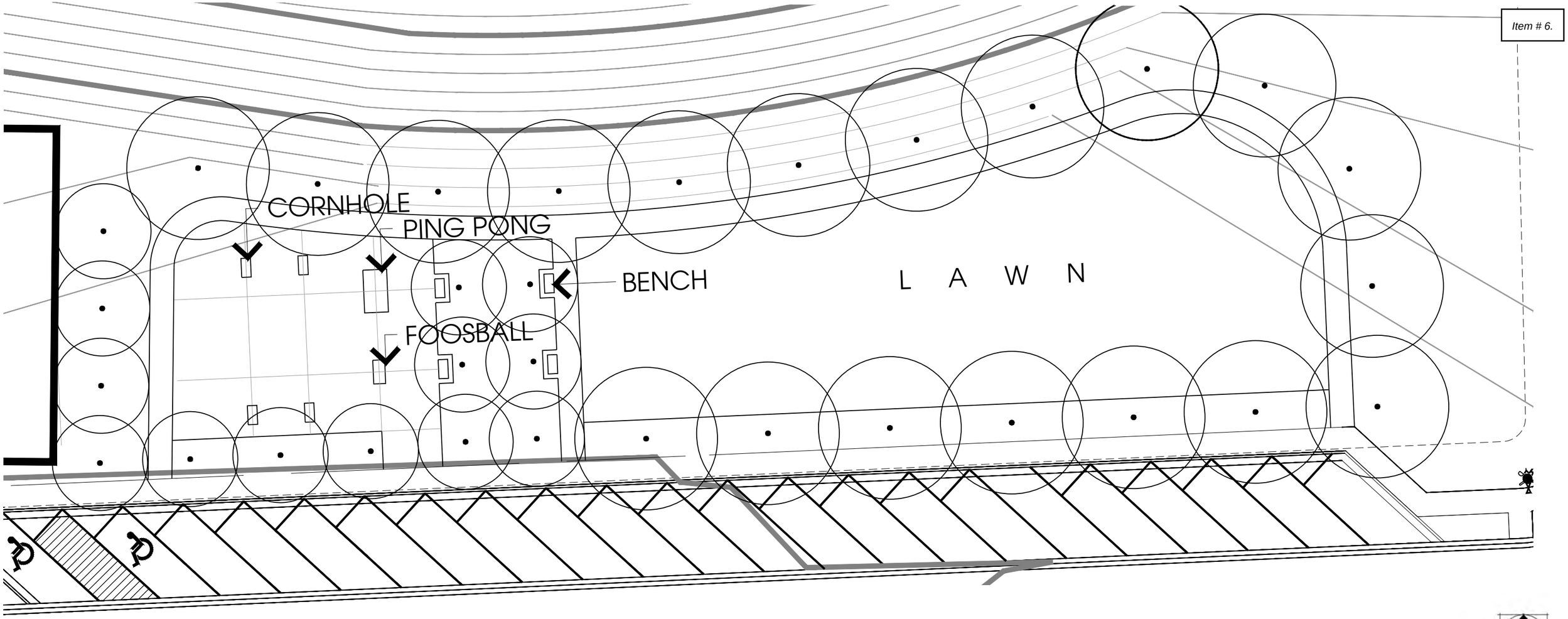
Hideout, Utah

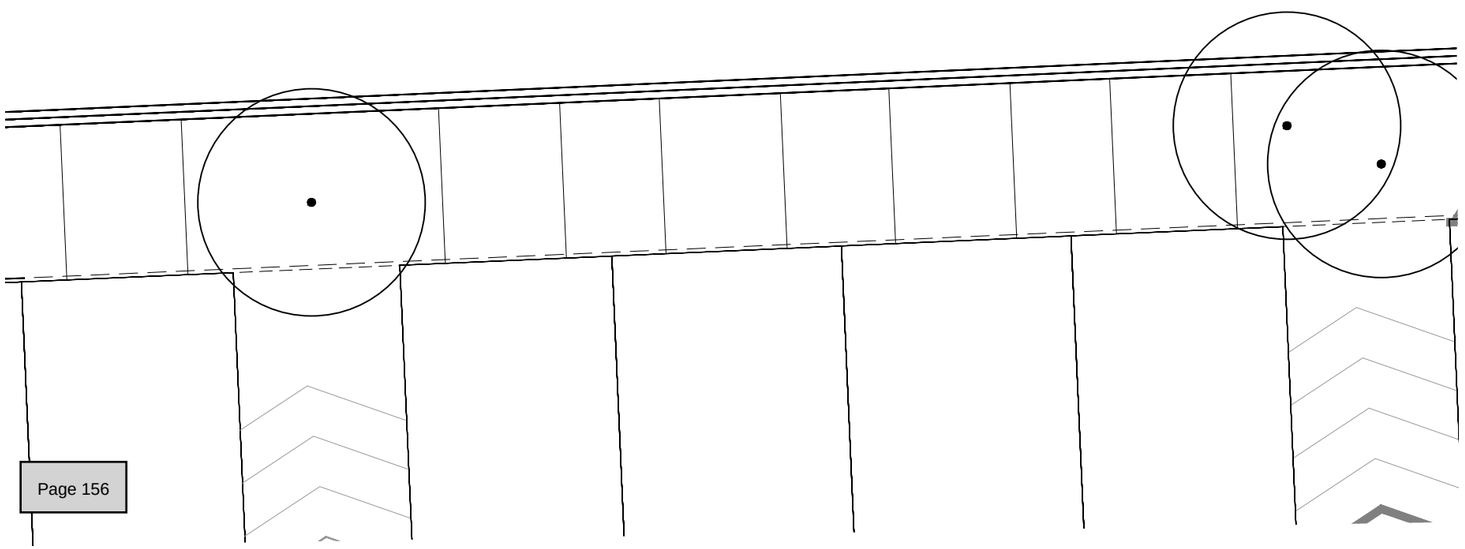
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North
Print 11 x 17: 1" = 20 Feet

REVISED 8 JULY 2025
REVISED 17 JUNE 2025
11 APRIL 2025

CONCEPT PLAN: Mayor Phil Reuben Park

# ELK HORN

Hideout, Utah

Holmes Homes . 126 West Sego Lily Drive, Suite 250 . Sandy, Utah

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Land Planning | Landscape Architecture
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**File Attachments for Item:**

7. Discussion and possible approval of specific base material allowed for public utility easement walkways to be included in the Hideout Engineering Design Specifications Manual - *Presented by Thomas Eddington, Town Planner and Gordon Miner, Town Engineer*

**Staff Report for Consideration of an Updated Trail Surface Specification**

To: Mayor Ralph Severini
Town of Hideout Town Council

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

Re: Proposed Trail Surface Specification for the Engineering Specifications and Drawings Manual

Date: August 14, 2025

---

**Background**

At the July 10, 2025 Town Council meeting, the Town Engineer presented alternative road standards for inclusion in the Engineering Specifications and Drawings Manual. The Town Council approved the proposed standards and recommended that the Town Planner and Town Engineer coordinate regarding a new trail surface specification for gravel trails.

We are recommending decomposed granite (DG) for the surface material. It is a highly durable material and because it is smaller in size than gravel, it is easier to walk on and maintains its shape for longer periods. This specification would be located on sheet ST-8 of the ESDM as a new note applicable to the repair and replacement of existing gravel trails and for gravel trails allowed in conjunction with alternative road standards.

The new note will read as follows:

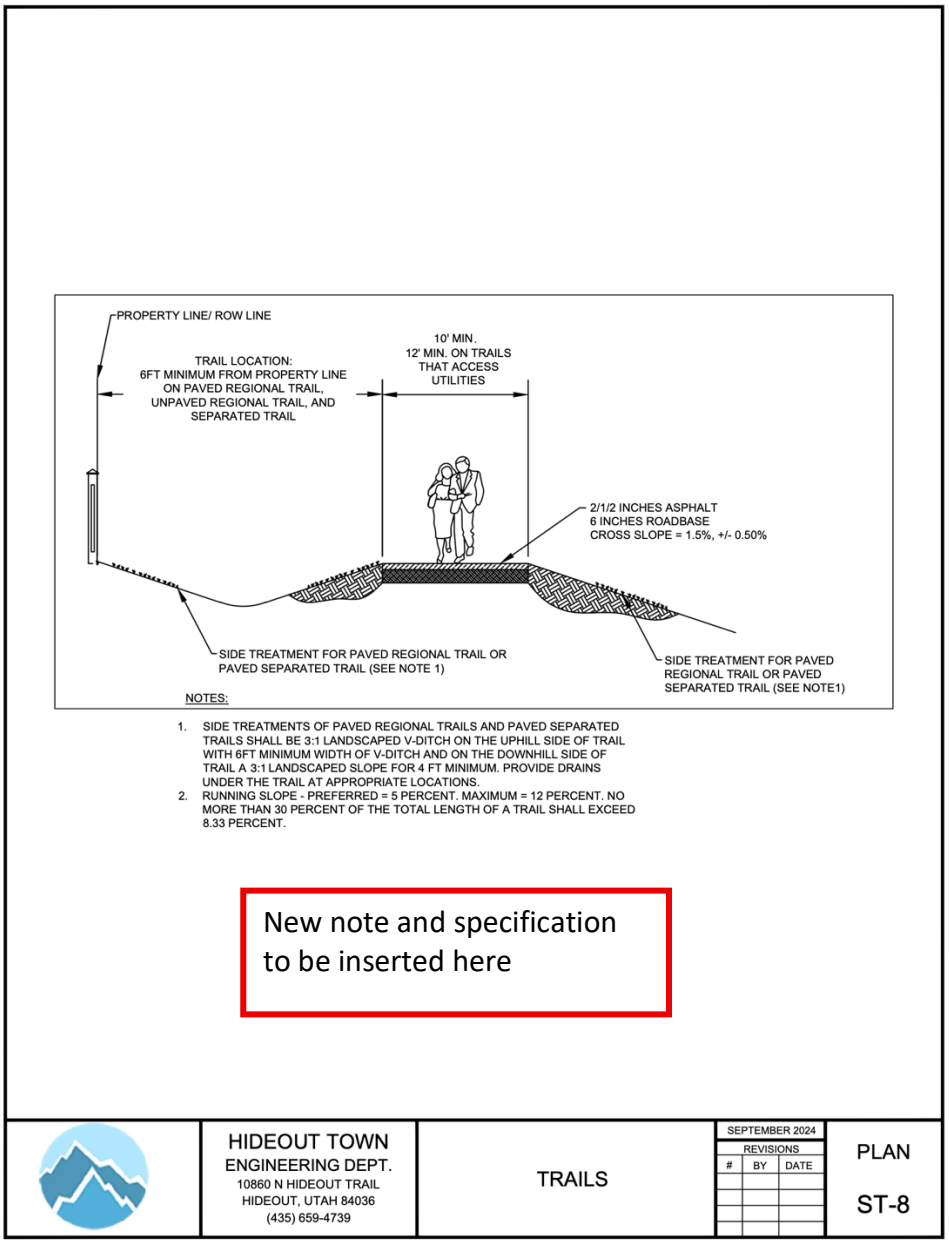
Note 3:
For the repair or replacement of existing gravel trails, or for newly approved trails constructed under an alternative road standard, the following specifications shall apply:

Material

- Type: Natural decomposed granite, weathered granite rock, or equivalent crushed stone material.
- Size: 3/8" minus (max particle size 3/8 inch), with a well-graded mix of coarse to fine particles.
- Fines Content: 10–15% passing the #200 sieve (0.075 mm) to promote binding.
- Color: As approved by the Town Planner to meet design intent.
- Plasticity Index (PI): ≤ 6 (ASTM D4318).

Surface Course Application

- Free of organic matter, debris, or clay lumps.
- Thickness: 2 inches minimum depth of compacted decomposed granite over at least 3 inches of roadbase over properly prepared subgrade.
- Place in a single lift, evenly spread to design grade, and ensure the surface of the trail matches the grade of the land.
- Lightly moisten the material for optimal compaction.
- Compact with a vibratory roller (for wider trails) or plate compactor (for narrow trails) until firm and stable.



The following criteria were part of the Town Council's approval of the alternative street standards in July 2025 and will need to be slightly revised to address the proposed trail surface specification as follows:

2.D. The slope of the PUE on one side of the street, as determined by the City Engineer, does not exceed 2%, and that side of the street is designated as a public access easement, and a 5 foot wide trail, finished with decomposed granite, is located 5 feet from the back of curb. ~~that PUE is finished with 4 inches of roadbase.~~

## CRITERIA FOR LOCAL STREET ALTERNATIVES

AS APPROVED BY WFD,

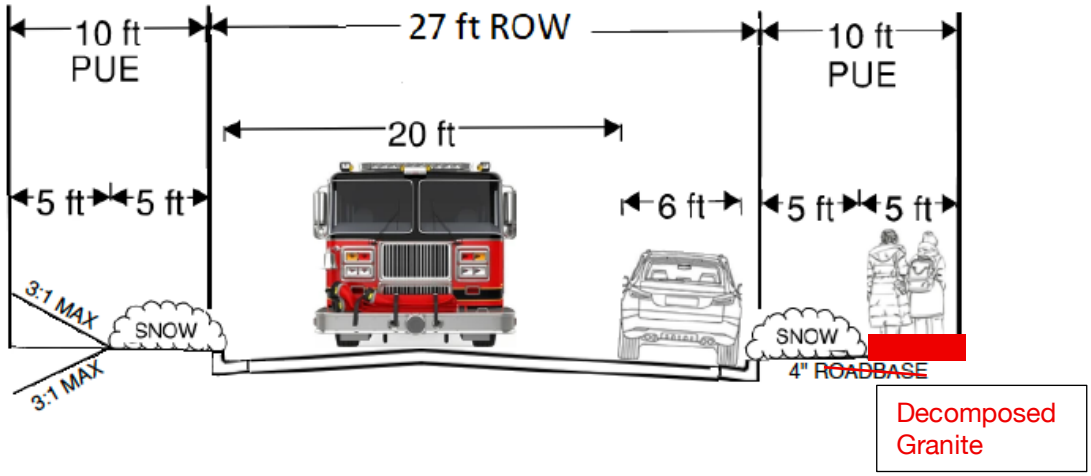
1. PARKING CAN BE ELIMINATED IF IT DOES NOT FRONT A RESIDENCE. IF RESIDENCES ARE NOT ON THE OPPOSITE SIDE OF THE STREET AND THE DEVELOPER CONTROLS BOTH SIDES OF THE STREET, PARKING FOR THE RESIDENCES ON THE ONE SIDE CAN BE ON THE OPPOSITE SIDE.
2. SIDEWALK CAN BE ELIMINATED AND SNOW CAN BE PLACED IN THE PUES IF: (SUCH AS COMMERCIAL DEVELOPMENT OR A TRAILHEAD)
   a. THERE IS NO POTENTIAL DESTINATION FOR PEDESTRIANS, OR
   b. THE STREET IS A DEAD END WITH LESS THAN 13 RESIDENCES AND THERE IS NO POTENTIAL DESTINATION FOR PEDESTRIANS.

   AND (APPLICABLE TO BOTH a and b)
   c. THE PUES ARE DESIGNATED ON THE PLAT AS SNOW-STORAGE EASEMENTS.
   d. THE SLOPE OF THE PUE ON ONE SIDE OF THE STREET, AS DETERMINED BY THE CITY ENGINEER, DOES NOT EXCEED 2 PERCENT, AND THAT SIDE (SIDE) OF THE STREET IS DESIGNATED AS A PUBLIC ACCESS EASEMENT, AND THAT PUE IS FINISHED WITH 4 INCHES OF ROADBASE.
   e. THE SLOPE OF THE PUE ON THE OPPOSITE SIDE OF THE STREET DOES NOT EXCEED 2 PERCENT FOR THE FIRST 5 FEET.

AT LEAST — COMPACTED

The associated cross section will need to be revised to reflect the proposed changes.

## NO-SIDEWALK ALTERNATIVE



**File Attachments for Item:**

8. Discussion and possible adoption of Resolution 2025-R-XX, a Resolution Adopting Stage 2 Fire Restrictions Within Hideout – *Presented by Polly McLean, Town Attorney*

**TOWN OF HIDEOUT**

**RESOLUTION #2025 –R–XX**

**RESOLUTION ADOPTING STAGE 2 FIRE RESTRICTIONS WITHIN HIDEOUT**

WHEREAS, the State Forester of Utah, pursuant to Utah Code Section 65A-8-212, has issued a Stage 2 Fire Restriction Order effective August 1, 2025, due to extreme wildfire risk associated with ongoing drought conditions, high temperatures, and critically low fuel moisture; and

WHEREAS, the Stage 2 Fire Restrictions apply to all state lands and all unincorporated private lands within the State of Utah, but do not automatically apply within incorporated municipalities; and

WHEREAS, Hideout is located in an area with elevated wildfire risk and limited emergency access, making fire prevention efforts especially critical to the safety of residents, visitors, and natural resources; and

WHEREAS, the Wasatch Fire District has recommended that Hideout adopt the State's Stage 2 Fire Restrictions to align with regional public safety efforts and promote consistent messaging and enforcement across jurisdictions; and

WHEREAS, Hideout intends to adopted these same restrictions for uniformity among neighboring jurisdictions, and to strengthens compliance, communication, and community awareness during periods of high fire danger;

NOW THEREFORE, BE IT RESOLVED BY THE HIDEOUT COUNCIL AS FOLLOWS:

Section 1: Hideout hereby adopts the State of Utah's Stage 2 Fire Restrictions, as outlined in the State Forester's order dated August 1, 2025, including the following prohibitions:

- No open fires or campfires, including charcoal grills, pellet grills, or other ash-producing fuel sources. Only properly shielded gas or liquid-fueled stoves with a shut-off valve are permitted, provided there is a three-foot diameter of barren ground free of flammable vegetation.
- No smoking, except in enclosed vehicles, buildings, developed recreation sites, or paved/barren areas free of dry vegetation.
- No fireworks, tracer ammunition, pyrotechnic devices, or exploding targets.
- No cutting, welding, or grinding metal in areas of dry vegetation without taking precautions to prevent ignition, such as wetting down surrounding vegetation.
- No operation of small internal combustion engines (e.g., chainsaws, motorcycles, ATVs) without an approved and functioning spark arrestor.

Section 2: These restrictions shall apply within the incorporated limits of Hideout and remain in effect until rescinded by the State Forester or by subsequent action of the Council.

Section 3: Hideout urges all residents, contractors, visitors, and recreational users to comply with these restrictions in the interest of public safety and wildfire prevention.

PASSED AND ADOPTED by the Hideout Council of Hideout, Utah, this ____ day of August in the year 2025.

TOWN OF HIDEOUT

_____

Ralph Severini, Mayor

ATTEST:

_____

Alicia Fairbourne, Hideout Recorder

**File Attachments for Item:**

9. Discussion of code enforcement and collections for construction violations – *Presented by Polly McLean, Town Attorney*

**Memorandum**

To: Mayor Severini, Hideout Council

From: Polly McLean, Cameron Platt

Date: August 11, 2025

Re: Code Enforcement Outline

---

This memorandum is to assist the Council in its discussion regarding code enforcement and the current status and procedures of Hideout's code enforcement program. At the end is a list of next steps staff recommendations to improve and round out Hideout's enforcement program.

## Hideout's Current Enforcement Options

The current Hideout Code authorizes officials of Hideout to enforce ordinances through criminal, civil, or administrative actions.[1] Following is a summary of the three different types of enforcement classifications with penalties and burden of proof:

- Criminal – Hideout may impose criminal penalties as Class B or C misdemeanors, or infractions:
  - Class B misdemeanor – Fine up to $1,000.00 or imprisonment of up to 6 months.
  - Class C misdemeanor - Fine up to $750.00 or imprisonment of up to 90 days.
  - Infraction - Fine up to $750 but no imprisonment allowed.[2]
  - Burden of proof is "beyond a reasonable doubt."[3]
- Civil – Hideout may impose civil penalties:
  - Fines up to the maximum amount allowed for Class B misdemeanors under state statute for violations of municipal ordinances (currently $1,000.00).[4]
  - Burden of proof is "preponderance of the evidence."[5]
- Administrative – Hideout may suspend, revoke, or issue administrative fines for permit and licensing violations.[6]
  - Burden of proof is "preponderance of the evidence."

---

[1] Hideout Municipal Code 1.08; 13.04.080 Administrative Code Enforcement Hearing Procedures.

[2] Utah Code Ann. § 76-3-301(A); Utah Code Ann. § 76-3-204

[3] Model Utah Jury Instruction Cr103, ("Proof beyond a reasonable doubt is proof that leaves you firmly convinced of the defendant's guilt.)

[4] Utah Code Ann. § 10-3-703.7; Utah Code Ann. § 10-3-703(2); see also generally Utah Code Ann. § 10-7-11 *et seq*.

[5] Model Utah Jury Instruction CV117, (The evidence must show "that the fact is more likely to be true than not true" or "proof by the greater weight of the evidence, however slight.").

[6] Utah Code Ann. § 10-8-1 *et seq*, (listing regulatory powers of municipalities).

**Summary of Civil Ordinance Enforcement**

A civil enforcement procedure is very similar to criminal enforcement and requires all of the following:

- Passage of an ordinance enacting civil ordinance enforcement that classifies ordinance violations as civil violations.[7]
- Publishing fine schedules in an ordinance or the municipal fee schedule.
- Issuance of a notice of violation or citation for the violation.
- Provision of due process rights with dispute and appeal procedures.
- Hearing and appeal before a neutral decisionmaker (i.e. and administrative law judge).

Hideout currently has implemented all the above requirements.

Municipal use of civil ordinance enforcement results in reduced cost and time for enforcement, adjudication, and appeals. The reduced costs and time are mainly a result of the lower burden of proof required in civil actions. Rather than spending investigative resources to meet the high standard of "beyond a reasonable doubt," civil enforcement only requires "preponderance of the evidence" (more than 50% proof that the violation occurred). The due process requirements are similar in that a hearing and appeal is required, but there is no obligation to provide public defenders to indigent defendants, and the procedures are more flexible because the penalty may not include any imprisonment, but can include higher monetary fines than the state bail schedule.

Finally, the vast majority of municipalities use civil ordinance enforcement. Historically, this type of enforcement was only used in land-use or zoning violations, or nuisance violations. But in 2019, Utah's legislature expanded municipal authority to any municipal ordinance violation.

**Fine Collection**

Hideout may contract with a collections vendor to collect the unpaid fees or may initiate court action directly to obtain a judgment against the responsible party or property. Starting this option will be under the terms of the collections contract or filed in court by a Hideout City Attorney.

Hideout may also file the unpaid fees with the County Treasurer as a tax lien on the property or property owner. This option requires the following:

- A letter to the County Treasurer, on City letterhead, describing the circumstances that the fees were assessed and all efforts to notify the responsible party of the fees. The letter and supporting documents must be sent to the County Treasurer who will then add the fees to the applicable property tax bill and collect the amounts.

**Recommendations**

- Hire one full time or several part time code enforcement employees whose sole dedicated job is code enforcement.

[7] Hideout completed this step in November 2021.

- Implement a policy for code enforcement employees on how and when to issue violation notices including documentation and follow up procedures.
- Implement backend procedures and systems to provide adequate recordkeeping, payment receipt, mailing notices, appeals, and collection of fines.
- Conduct training of code enforcement employees on the policy and procedures.
- Issue RFP for collections contractor. We can include costs of collections and appeals in the fines for violators.

**File Attachments for Item:**

1. May 12, 2025 Town Council Closed Meeting Minutes DRAFT

# Minutes
Town of Hideout
Town Council Special Meeting
May 12, 2025

The Town Council of Hideout, Wasatch County, Utah met in Special Meeting on May 12, 2025 at 5:00 p.m. electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

## Special Meeting

### I. Call to Order

Mayor Pro Tempore Baier called the meeting to order at 5:03 p.m.

### II. Roll Call

**Present:** Mayor Pro Tempore Chris Baier
Council Member Carol Haselton
Council Member Jonathan Gunn
Council Member Ralph Severini

**Attending Remotely:** Council Member Bob Nadelberg

**Staff Present:** Town Administrator Jan McCosh
Town Attorney Polly McLean
Recorder for Hideout Alicia Fairbourne

**Staff Attending Remotely:** Town Planner Thomas Eddington
Town Engineer Gordon Miner
Financial Consultant Katie Shepley

**Public Present:** None.

**Public Attending Remotely:** KPCW and others who may have signed in using only a partial name or phone number.

### III. Closed 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 Pro Tempore Baier asked for a motion to proceed in Closed Session.

***Motion: Council Member Haselton moved to close the public meeting and reconvene in Closed Session. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini.***

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The meeting went into Closed Session at 5:05 pm.

**Council Present:** Mayor Pro Tempore Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

**Council Attending Remotely:** Council Member Bob Nadelberg

**Staff Present:** Town Attorney Polly McLean

**Staff Attending Remotely:** Town Engineer Gordon Miner

Upon conclusion of the Closed Session, Mayor Pro Tempore Baier asked for a motion to adjourn the Closed Session and enter back into an Open Meeting.

***Motion: Council Member Gunn moved to adjourn the Closed Meeting. Council Member Severini 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.***

## IV. Meeting Adjournment

***Motion: Council Member Haselton moved to adjourn the Open Meeting.***

The meeting adjourned at 6:00 p.m.

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Alicia Fairbourne, Recorder for Hideout

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**File Attachments for Item:**

2. May 12, 2025 Town Council Special Meeting Minutes DRAFT

# Minutes
Town of Hideout
Town Council Special Meeting
May 12, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on May 12, 2025 at 6:00 p.m. electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

## Regular Meeting

### I. Call to Order

Chairperson Haselton called the meeting to order at 6:11 p.m.

### II. Roll Call

**Present:** Chairperson Carol Haselton
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Jonathan Gunn
Council Member Ralph Severini
Former Mayor Phil Rubin

**Staff Present:** Town Administrator Jan McCosh
Town Attorney Polly McLean
Recorder for Hideout Alicia Fairbourne

**Staff Attending Remotely:** Town Planner Thomas Eddington
Financial Consultant Katie Shepley

**Public Present:** Conner Thomas (KPCW), Suzanne Severini.

**Public Attending Remotely:** Anne Gruber and others who may have logged in using a partial name or using only a phone number.

### III. Agenda Items

**1. Discussion and possible action regarding filling the Mayor vacancy left by Phil Rubin**

Chairperson Haselton welcomed attendees and invited Town Attorney Polly McLean to explain the procedure. Ms. McLean stated that two Council Members had applied for the interim mayor position. Each applicant would have five minutes for an introductory statement, followed by ten minutes for Council Members and the former mayor to ask questions. Mr. Rubin was permitted to participate in the interview process and vote in the event of a tie. Ms. McLean also noted that a resolution had been prepared to ratify the appointment.

Council Member Severini was given five minutes to make an introductory statement. He began by reflecting on his and his family's decision to make Hideout their home nearly nine years ago. He noted his eight years of service to the Town through the Planning Commission and Town Council, in addition to prior public service in two other municipalities.

Council Member Severini summarized his educational background, which includes two master's degrees and certifications in risk management, and shared that he worked for Amazon Web Services advising global executives but would be leaving his position in June to fully dedicate his time to the Town.

He highlighted his past contributions to Hideout, including co-sponsoring the Richardson Flat Annexation Referendum to allow public vote, initiating the online transition of the Town's engineering code, and chairing the Economic Development Committee. He also co-founded the Wildfire Mitigation Committee and previously served on both the Budget Committee and Design Review Committee.

As interim mayor, Council Member Severini stated his goals included completing the Town's water study, continuing progress on the Richardson Flat and Ross Creek developments, preserving open space, enhancing wildfire preparedness, supporting trails and recreation, pursuing grants, strengthening intergovernmental relations, and increasing transparency and collaboration within the Town government.

Council Member Baier was given five minutes to introduce herself as a candidate for interim mayor. She began by noting that she had effectively been fulfilling the role since Mayor Rubin's resignation on April 14, 2025. As Mayor Pro Tempore – officially designated by the Council in July 2021 – she had frequently presided over meetings and covered mayoral duties in the former mayor's absence.

She outlined the work she had undertaken over the previous three and a half weeks, including drafting a press release regarding the mayoral vacancy, becoming involved with GCD/Shoreline issues, engineering concerns at the proposed Wildhorse development, litigation strategies with outside counsel, and reviewing the Larry H. Miller Silver Meadows / Richardson Flat project. She also attended multiple events in the mayor's stead, such as the fundraising open houses for Fire Station 56 and Tuhaye, and participated in media interviews. Additionally, she worked on the General Plan addendum and collaborated with finance staff on the tentative budget.

Council Member Baier emphasized her long-standing connection to the community, noting she had lived in Hideout for ten years and was among the earliest homeowners. She also highlighted her status as the longest-serving elected official currently on the Council, having been elected in 2017. She concluded by sharing that she was part of a small group of residents who met in 2017 to support local representation in Town government, which led to her election alongside Phil Rubin and Hanz Johansson.

Following the candidate introductions, Council Member Haselton initiated the question-and-answer portion of the meeting. She reminded the Council that each member, including former Mayor Rubin, would be allowed up to ten minutes to ask questions of either or both candidates. She asked both applicants to keep responses brief in order to accommodate multiple questions.

Her first question addressed time commitment, noting that the position of mayor required full-time attention due to the Town's growth. Council Member Severini stated he was in the process

of leaving his position with Amazon Web Services, with a planned departure in June, so he could dedicate full time to the role. Council Member Baier confirmed that she had previously announced her retirement from her employer and would be leaving her position on June 6, possibly staying a few weeks longer to complete a project.

Council Member Haselton then asked Council Member Severini about meetings he had attended with a developer without notifying the mayor, staff, or other council members. He responded that the meeting was focused on wildfire mitigation efforts, specifically the developer's potential participation in improving defensible space and incorporating fire-resistant materials. He stated that the purpose was not related to negotiation or entitlement, but rather a community-driven initiative.

Next, Council Member Haselton asked each candidate whether they supported the development of a community center. Council Member Severini said he strongly supported the idea and described ongoing efforts to acquire additional land and pursue public-private partnerships that could support such a facility. He envisioned a space that could serve as a gathering place and include amenities such as a reading room or recreational offerings. Council Member Baier also expressed support for a community center, emphasizing the lack of current gathering space in Hideout and noting her intent to pursue contributions from developers in the short term as a possible path to funding and space acquisition.

Finally, Council Member Haselton asked each candidate to share their vision for Hideout over the next ten years. Council Member Baier envisioned a fully developed town center – likely in the Silver Meadows area – serving as a commercial and civic hub, supported by new council chambers and a more inclusive housing mix. Council Member Severini emphasized fostering community connection, improving recreational amenities, and leveraging Hideout's natural surroundings. He expressed support for both long- and short-term planning through partnerships and phased investment to enhance livability and cohesion within the Town.

During her allotted time for questions, Council Member Baier questioned Council Member Severini about his readiness and approach should he be appointed interim mayor. She asked what specific value he would bring to the position for the remainder of 2025. Council Member Severini responded that his long tenure on the Planning Commission and previous service in other towns gave him a unique and experienced perspective. He expressed intent to not only serve as interim mayor but also to run for the full four-year term in the upcoming election, emphasizing the opportunity for a leadership transition that could strengthen the Town's long-term strategic direction.

Council Member Baier then asked how he would manage mayoral responsibilities while still employed at Amazon Web Services, especially given that the mayor is responsible for the final budget. Council Member Severini stated he had already been coordinating with Hideout's Finance Consultant Katie Shepley and felt well-prepared to continue working with staff on financial matters. He cited his prior service on the Town's Budget Committee and commitment to adjusting his schedule as needed during the transition period.

On the topic of upcoming development challenges, including the GCD/Shoreline development, Council Member Baier asked how he would handle controversial proposals currently moving through the Planning Commission. Council Member Severini responded that he regularly listened to Planning Commission meetings, communicated with commissioners and developers, and would continue doing so. He stated he would not prejudge any applications and would rely

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on recommendations from the Planning Commission and feedback from the Council before making decisions.

Lastly, Council Member Baier asked him to articulate the distinction between serving as a Council Member and serving as Mayor. Council Member Severini said he viewed the mayor as the chief executive officer of the Town – responsible not only for day-to-day administration but also for providing strategic direction. He acknowledged former Mayor Rubin's work in that capacity and emphasized his intent to lead with both operational oversight and visionary planning.

Council Member Nadelberg used his question time to further explore the professional and educational backgrounds of both candidates. He began by inviting Council Member Baier to elaborate on her qualifications, noting she had more to share than time had allowed during her initial statement.

Council Member Baier explained that she had completed ten years of higher education, including undergraduate and graduate studies, and had pursued a PhD at Yale University. Professionally, she had worked for over 25 years as a technical project manager in the information technology sector, implementing large-scale systems for industries such as healthcare, retail, manufacturing, aviation, and banking. While she had not held a formal C-suite title, she emphasized her leadership experience in managing complex projects by influence rather than authority, coordinating diverse teams and delivering results.

When asked if Hideout was her only experience with government, she confirmed it was, but noted her involvement in the Town developed naturally over time as a resident. She first engaged with the Town through trail development efforts and went on to serve as a Council Member, now in her eighth year of elected service.

Council Member Nadelberg then asked similar questions of Council Member Severini, who detailed his prior executive roles, including Chief Development Officer, Chief Marketing Officer, and other leadership positions in technology and finance. He emphasized his experience working both in executive leadership and on the ground, and stated that the ability to establish credibility with high-level stakeholders would benefit the Town as it grows and attracts new commercial interests. He also highlighted the importance of having both strategic and operational expertise in a mayoral role.

Council Member Nadelberg concluded that he had no further questions, noting that he was already familiar with both candidates but appreciated the opportunity for a deeper dive into their qualifications.

Council Member Gunn declined to ask questions, stating that he was already familiar with both candidates, having worked with them during his time on the Council. He passed the time to former Mayor Rubin.

Mr. Rubin began by clarifying his role in the process and proceeded to share comments rather than questions. He reflected on his own experience taking office without prior municipal experience and emphasized the progress made during his tenure in building a competent and capable staff. He noted that the Town's administrative team now possessed the knowledge and skills necessary to support both the mayor and council members effectively.

Mr. Rubin reminded the Council of the importance of adhering to the traditional roles of municipal government, where the mayor oversees executive functions and the Council serves

in a legislative capacity. He stressed the value of that separation and the need for the mayor to focus on supporting staff and facilitating well-informed decisions.

He concluded by encouraging the next mayor to build upon the foundation already established rather than drastically altering course, expressing confidence in the work that had been done during his seven years in office.

Following the conclusion of questions, Chairperson Haselton called for a vote and reminded the candidates that they could not vote for themselves. She began by asking each candidate to declare whether they intended to vote or abstain. Both candidates indicated they would abstain from voting.

Council Member Nadelberg prefaced his vote by acknowledging the strengths and qualifications of both candidates. He noted that while the interim mayor position might be short-term, it could potentially lead to a full four-year term, making the decision a significant one. He commended both candidates for their experience and expressed confidence in either serving effectively. Ultimately, he cast his vote for Council Member Severini, citing his background and experience as the deciding factors.

Council Member Gunn also acknowledged that both candidates were qualified but emphasized that the vote should come down to who was better suited for the specific challenges facing the Town. Based on that assessment, he cast his vote for Council Member Severini.

Council Member Haselton stated that she would fully support whichever candidate was selected. She noted Council Member Baier's prior experience serving as interim mayor on multiple occasions and her deep involvement in Town matters. Based on that, she cast her vote for Council Member Baier.

***The vote was as follows:***

***Voting for Council Member Chris Baier: Carol Haselton.***
***Voting for Council Member Ralph Severini: Bob Nadelberg and Jonathan Gunn.***

Council Member Haselton confirmed that, with two votes in favor of Council Member Severini and one for Council Member Baier, the majority of the Council had selected Council Member Ralph Severini to serve as interim mayor. She expressed appreciation for both candidates, described the decision as difficult, and encouraged the Council to support the new mayor moving forward.

Ms. McLean explained that the next step would be to ratify the appointment by adopting Resolution 2025-R-08. She noted that the resolution would be updated to reflect Council Member Ralph Severini as the newly appointed interim mayor.

***Motion: Council Member Nadelberg moved to approve Resolution 2025-R-08, a Resolution of the Hideout Town Council appointing Ralph Severini to serve as Mayor of the Town of Hideout for the remaining term of office commencing May 12, 2025 and concluding January 5, 2026. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini.***

**2. Administration of the Oath of Office to the newly appointed Interim Mayor**

Recorder Alicia Fairbourne administered the Oath of Office to Interim Mayor Severini.

Mayor Severini gave brief remarks thanking Council Member Baier and former Mayor Rubin, and expressed his commitment to continuing the Town's progress. He noted that the next order of business would be to fill the resulting Council vacancy.

Discussion ensued regarding the timing of appointing a new Council Member to fulfill the vacancy. Ms. McLean advised that the appointment must occur within 30 days, requiring a special meeting prior to the regularly scheduled June 12 meeting. Ms. Fairbourne confirmed she would issue the required notice and coordinate scheduling.

## IV. Meeting Adjournment

There being no further business, Chairperson Haselton asked for a motion to adjourn.

***Motion: Council Member Nadelberg moved to adjourn the meeting. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini.***

The meeting adjourned at 7:15 p.m.

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Alicia Fairbourne, Recorder for Hideout

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**File Attachments for Item:**

3. June 12, 2025 Hideout Town Council Meeting Minutes DRAFT

# Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
June 12, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on June 12, 2025 at 6:00 p.m. electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

## Regular Meeting

### I. Call to Order

Mayor Severini called the meeting to order at 4:35 p.m.

### II. Roll Call

**Present:** Mayor Ralph Severini
Council Member Chris Baier
Council Member J.D. Cronin *(appointed and sworn in during meeting)*
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg

**Staff Present:** Town Attorney Polly McLean
Town Administrator Jan McCosh
Recorder for Hideout Alicia Fairbourne

**Staff Attending Remotely:** Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel Allen
Financial Advisor Katie Shepley

**Public Present:** Doug Silver, Alycia Skousen, Bill Woolf, Brian Cooper, Peter Ginsberg.

**Public Attending Remotely:** Glynnis Tihansky, Grace Doerfler (KPCW), Rob Sant, Brad Airmet, Ben McAdams, Bill Simmons, Spencer Foster, Brett Rutter and others who may have logged in using a partial name or using only a phone number.

### III. 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

***Motion: Council Member Haselton moved to enter into a Closed Session. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.***

**Present:** Mayor Ralph Severini
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg

**Staff Present:** Town Attorney Polly McLean
Town Administrator Jan McCosh

**Attending Remotely:** Town Engineer Gordon Miner
Contracted Attorney Dani Cepernich
Contracted Assistant Engineer Jason Beisinger

***Motion: Council Member Gunn moved to recess the Closed Meeting and enter into the Open Meeting. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.***

## IV. Agenda Items 5:30 - 6:30 p.m.

### 1. Interview and make a possible appointment of an Interim Council Member to fulfill the vacancy left by Ralph Severini when he was appointed to Mayor

Mayor Severini called the Open Meeting to order at 5:38 p.m. and introduced the agenda item to interview candidates for the interim council seat vacated when he became mayor. He outlined that each of the four applicants – Brian Cooper, Alycia Skousen, Doug Silver, and JD Cronin – would have approximately ten minutes to present their qualifications and answer questions.

Mr. Cooper detailed his background in physics, electronics engineering, and over 50 years of experience managing large-scale technical projects. He cited his service leading the Infrastructure Committee, work with the Shoreline 1 HOA, and efforts to resolve building code violations in his subdivision. His goals included reinstating the Infrastructure Committee, improving strategic planning, enforcing building codes with an independent inspector, and integrating fire mitigation measures into new and existing construction.

Ms. Skousen described her nearly 20 years as a licensed CPA in California, including public accounting and consulting experience. She emphasized her ability to streamline processes, represent the east side of Town, and promote self-reliance and environmental responsibility, noting her use of water conservation techniques, renewable energy, and sustainable gardening practices on her homestead.

Mr. Silver discussed his service as vice chair of a Connecticut Board of Education, where he managed and presented multimillion-dollar budgets, as well as his prior work as a teacher, administrator, and national consultant for school systems. He highlighted experience in public board governance, municipal finance, and strategic planning, and expressed interest in improving goal setting and project evaluation processes.

Mr. Cronin presented his 30-year career in finance, risk management, and strategic leadership, including senior roles at Bank One and with the Federal Reserve Bank of Chicago. Locally, he had served on the Town's Economic Development Committee since 2021, conducting due

diligence on development proposals. He stressed the importance of transparency, responsible growth, and adherence to rules as the foundation for governance.

Following the presentations, Council Members commended all candidates, noting each brought valuable skills. Several members encouraged those not selected to serve on committees, suggesting possible new committees for conservation and school-related issues, as well as expanded participation in wildfire planning. Mayor Severini emphasized the Town's need for broader resident involvement and referenced the upcoming Wildfire Symposium. Town Attorney Polly McLean reviewed state law and voting procedures, confirming the mayor was eligible to vote on the appointment, but recommended he vote last in case of a tie. The Council then prepared to cast their votes for the interim appointment.

**The vote was as follows:**

***Council Member Baier: Brian Cooper***
***Council Member Haselton: Brian Cooper***
***Council Member Nadelberg: J.D. Cronin***
***Council Member Gunn: J.D. Cronin***
***Mayor Severini: J.D. Cronin***

**2. Consideration and possible adoption of Resolution 2025-R-XX appointing in interim Council Member to serve the remaining term vacated by Ralph Severini**

Mayor Severini confirmed that J.D. Cronin had been selected by a 3-2 vote and asked for a motion to adopt the resolution appointing him to the interim council member position.

***Motion: Council Member Gunn moved to adopt Resolution 2025-R-09, appointing J.D. Cronin to serve as Council Member for the Town of Hideout for the remaining term of office commencing June 12, 2025, and concluding January 5, 2026. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.***

**3. Administration of the Oath of Office to the newly appointed Interim Council Member**

Recorder Alicia Fairbourne administered the Oath of Office to Mr. Cronin.

There was a short recess at 6:26 p.m., and the meeting reconvened at 6:38 p.m.

## V. <u>Public Hearing 6:30 p.m.</u>

**1. Discussion and possible approval of Resolution 2025-R-XX adopting the Final Budget for Fiscal Year 2026**

Mayor Severini invited Financial Advisor Katie Shepley to provide an overview and updates of the budget since the last meeting. Ms. Shepley reported that FY 2025 revenues were adjusted downward due to fewer building permits than anticipated, dropping the forecast from 123 permits to about 105. Corresponding expenses also decreased, including lower engineering costs covered by escrow accounts. As a result, projected use of MIDA funds decreased from approximately $425,000 to $417,000. Property tax revenue was expected to be higher, with additional grant revenue and matching expenses factored in.

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For FY 2026, projections remained close to prior estimates, with opportunities for growth from pending subdivisions, potential reductions in legal costs, and increased compliance enforcement, including fines for developers and residents not adhering to Town ordinances. Risks included possible additional street repair costs beyond the budgeted $150,000, and potential sewer repairs following upcoming inspections.

Ms. Shepley outlined additions since the last meeting, including stipends for Planning Commission members ($100 for the Chair, $50 for Commissioners), Town Council Members and Mayor ($500 per month for the Mayor, $100 per month for Council Members), $2,500 for travel and events split between the General and Water Funds, $10,000 for potential AI-based call automation in the communications budget, and $30,000 for a new website. Legal expenses were increased by $5,000 to align with escrow usage.

Council Member Baier sought clarification on committee pay, cost-of-living adjustments, and the AI budget item, cautioning against pursuing technology without a clear business case. Council Member Cronin and Mayor Severini agreed that any technology investment should be backed by research and a defined plan.

Ms. Shepley also reviewed the enterprise and MIDA funds, noting a projected $250,000 surplus in the enterprise fund and the inclusion of MIDA administrative expenses in both FY 2025 and FY 2026 budgets. Mayor Severini requested the addition of charts and an "opportunities and risks" page in future presentations, which Ms. Shepley agreed to provide.

Ms. McLean advised that compensation changes for elected officials required a separate public hearing and ordinance under state law. Mayor Severini confirmed the budget could still be adopted, with the required hearing for council compensation scheduled for July.

There being no further questions from Council, Mayor Severini opened the Public Hearing at 7:00 p.m. There were no comments. The floor was closed at 7:01 p.m.

***Motion: Council Member Nadelberg moved to approve Resolution 2025-R-10, a Resolution of the Town of Hideout, Utah Approving and Adopting the Budgets for the Fiscal Year 2025-2026 (FY2026). Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.***

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

At 7:02 p.m., Mayor Severini opened the floor to the public.

*Council Member Baier* raised concerns about construction-related traffic obstructions during the busy building season, noting instances where trailers and equipment, such as a large concrete pumper, blocked narrow streets without required flaggers or proper safety measures. She stressed the need for more consistent enforcement of existing ordinances to ensure public safety. Discussion followed on whether enforcement should be handled by Public Works, if an additional enforcement officer should be budgeted, and how to improve compliance.

Mayor Severini agreed the issue was ongoing and would likely worsen over the summer. Council Member Cronin suggested that stricter fines could encourage compliance, while Council Member Gunn noted that deterrence measures could be effective if escalation clauses were in place. Council Member Baier emphasized her primary concern was immediate safety and communication with contractors, not solely issuing fines.

Ms. McCosh explained that the Public Works staff were trained in enforcement procedures and responded to reported violations, but enforcement needed to catch violators in the act. She recommended consulting Assistant Town Attorney Cameron Platt for additional guidance due to his law enforcement background. Mayor Severini concluded that the matter would be discussed further offline to determine next steps.

*Council Member Baier* commented positively on the early opening and upkeep of the Outlaw Golf Course, stating it contributed to the community's vibrancy and appeal.

There being no further comments, Mayor Severini closed Public Input at 7:12 p.m.

**Agenda Items *cont.***

**1. Presentation of land acquisition services *(Presented by Ben McAdams and Bill Simmons)***

Mayor Severini introduced Ben McAdams and Bill Simmons to present a proposal for assisting the Town in pursuing potential land acquisition from the federal government, specifically parcels near the Ross Creek area. He noted that obtaining additional acreage could support recreational amenities, a community center, and possible light commercial development, while keeping control of the land local rather than under federal management.

Mr. McAdams described his background as a former Congressman and Mayor, and his current work advising municipalities on better utilizing government-owned real estate to meet local needs. He emphasized the importance of locally informed decision-making for land use. Mr. Simmons outlined his experience in federal land management policy and legislative processes, noting prior success in building consensus among diverse stakeholders. He confirmed familiarity with the Bureau of Reclamation and the Ross Creek area, stating their goal would be to help the Town gain control over key parcels.

Council Member Baier asked about the process and timeline for federal land transfers. Mr. McAdams and Mr. Simmons explained that this effort would likely be a locally driven, administrative process rather than congressional action, requiring stakeholder engagement and consensus building. The focus would be on securing parcels with broad support and minimal controversy. Discussion ensued regarding the opportunities that additional acreage could provide, with consensus that careful parcel selection and public consensus would be essential.

Messrs. McAdams and Simmons explained that their proposal outlined a contingency-based, performance-driven fee arrangement, recognizing the Town's budget constraints and the likely multi-year timeline. Ms. McLean noted the need to ensure compliance with procurement policies and alignment with the ongoing General Plan update, though no current requirement existed for the General Plan to first address the area.

Council Member Haselton requested a visual map of the parcels under consideration. Mayor Severini confirmed one had been shared in a prior Closed Session and would be made public for review. He reiterated that the Town might only seek a portion of the roughly 70 acres adjacent to its existing 10-acre property, with uses potentially including environmental preservation, recreation, retail, and a community center. The Council planned to review the formal proposal before the next meeting.

Mayor Severini thanked Mr. McAdams and Mr. Simmons for their time and informative presentation before moving to the next agenda item.

**2. Discussion and consideration of Council to remove Alternate Planning Commission Member Peter Ginsberg**

Mayor Severini invited Mr. Ginsberg to explain his experience as an Alternate Planning Commission Member with the Town. Mr. Ginsberg expressed disappointment over how the situation had been handled, noting that although he had been interviewed by the chairman and

appointed by the mayor, he had not been informed of his appointment to the Planning Commission by the mayor or chairman, and was informed by the Town Administrator instead. He had received little communication regarding expectations, and learned of his removal without prior warning or an opportunity to address attendance concerns. He stated he was willing to resign and serve on the Economic Development Committee instead, emphasizing his desire to continue contributing his professional expertise to the town.

Mayor Severini thanked Mr. Ginsberg for his service and acknowledged the need to better establish and communicate expectations for Planning Commission and committee members, including reinstating required training classes for the Planning Commissioners. Council Members expressed support for creating clear attendance and participation requirements for both voting and alternate members, with Council Member Baier noting that alternates should be expected to attend meetings in the same manner as regular members. The Council agreed this should be a priority and could be implemented and refined going forward.

At 7:42 p.m., Council Member Nadelberg was excused from attending in-person at Hideout Town Hall and joined via Zoom.

At 7:44 p.m., Council Member Baier was excused from attending in-person at Hideout Town Hall and joined via Zoom.

**3. Discussion and Potential Adoption of Ordinance 2025-O-XX to Create a Community Reinvestment Agency (CRA)** ***(Presented by Rob Sant and Spencer Foster)***

Economic Development Consultant Rob Sant, joined by Spencer Foster from the Mountainland Association of Governments (MAG), presented on the formation of a Community Reinvestment Agency (CRA) for the Town. Mr. Sant explained that a CRA is a legal entity created by a municipality or county to promote economic development, job creation, redevelopment of underutilized areas, public infrastructure projects, and affordable housing, primarily through public–private partnerships. The CRA would be governed by the Town Council acting as the CRA Board, with the Mayor serving as the Executive Director.

He reviewed the concept of tax increment financing (TIF), noting that property tax revenue from the year a project area is created would be frozen for taxing entities, with a negotiated portion of taxes from new development above that base redirected into the project area for a set time. These funds could be used for infrastructure, incentives for development, affordable housing, administrative costs, property acquisition, and, with taxing entity approval, certain municipal uses.

Mr. Sant detailed the statutory process for creating a CRA and subsequent project areas, which typically takes 120–180 days due to mandatory public notice and negotiation periods with each taxing entity. Negotiations could result in varying participation levels from different entities. He emphasized the importance of early engagement with potential partners, though typically after the agency is formed, and stated there was no significant downside to creating the agency.

Council Members asked about restrictions on property types, benefits if other taxing entities did not participate, and potential costs. Mr. Sant confirmed state law imposes few prohibitions, benefits could still exist without full participation through greater flexibility in funding uses, and the cost to create the agency would be minimal under his current $2,000 per month consulting contract. Mr. Foster added that his assistance was provided at no cost to the Town through state funding.

Mayor Severini clarified that the ordinance under consideration would establish the CRA itself, with decisions on specific project areas, such as a potential Ross Creek area, to follow later.

There being no further questions, Mayor Severini invited a motion to adopt the Ordinance.

***Motion: Council Member Baier moved to adopt Ordinance 2025-O-05, an Ordinance creating a Community Reinvestment Agency (CRA). Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.***

Following the motion, Ms. McLean asked whether a separate motion was required for submittal to the Lieutenant Governor. Mr. Sant explained that, while the ordinance would be submitted, several preparatory steps had to occur first. These included preparing a Notice of Impending Boundary Action with a certified map of Hideout, which would be reviewed and certified by the county surveyor before submission to the Lieutenant Governor along with the ordinance.

Mr. Foster inquired whether the process would require submittal to both counties since Hideout lies in multiple counties. Mr. Sant responded that this was likely and suggested confirming with legal counsel. Mr. Foster noted that the taxing entities involved would vary depending on the project area's location.

Mr. Sant clarified that, for practical purposes, the initial process would likely involve only Wasatch County and that the ordinance defined the agency's boundaries as always matching the boundaries of Hideout. This would allow any future annexations to be automatically included without repeating the boundary action process.

Mayor Severini confirmed no further action was needed from the Council at this time, and Mr. Sant stated he would coordinate with staff to complete the required attachments for submission. The Mayor thanked Mr. Sant and Mr. Foster for their informative presentation.

**4. Discussion and possible adoption of Ordinance 2024-O-XX requiring Planning Commission Members to be residents of Hideout and establishing training requirements**

The Council discussed a proposed ordinance to amend qualifications, training requirements, attendance expectations, and compensation for Planning Commission members. Ms. McLean outlined key provisions, including requiring appointees to have resided in the Town for at least 12 months prior to their appointment (without requiring full-time or primary residence) and replacing a property ownership requirement with residency, allowing both owners and renters to serve. She also proposed adopting state code standards for annual land use training – four hours per year – with new members completing at least two hours within 60 days of appointment.

Council Members debated whether residency should be limited to full-time residents. Several favored prioritizing full-time residents to ensure local engagement, while others expressed

concern about reducing the pool of qualified applicants by excluding second-home owners. Discussion also addressed ensuring training requirements were practical and tied to specific available courses, and the importance of gathering input from Planning Commission Chair Tony Matyszczyk before finalizing the ordinance.

Regarding attendance, the draft set removal thresholds at two consecutive absences or four total absences from regularly scheduled meetings in a calendar year. Members agreed the ordinance should allow discretion for extenuating circumstances and stressed the need for new appointees to receive clear expectations from the outset.

Ms. McLean also noted a separate resolution would be required to establish compensation - $50 per meeting for members and $100 for the chair. Since the resolution was not on the agenda, action was deferred. The Council agreed to refine the language, seek the Planning Commission Chair's input, and bring the ordinance and resolution back for consideration in July.

**5. Discussion and possible adoption of Ordinance 2025-O-XX amending the Engineering Design Standards Manual to update the Town's stormwater drainage policy *(continued from May 8, 2025 public hearing)***

The Council revisited proposed amendments to the Engineering Design Standards Manual regarding stormwater drainage. Town Engineer Gordon Miner explained that the updated language was intended to remove discretion from the town engineer while allowing incidental sheet flow from residential properties to enter the municipal storm system. Council Member Gunn expressed concern that the wording, as written, might prohibit stormwater from a residence's yard from entering the system. He suggested replacing the reference to "driveways" with a broader term to ensure residential runoff could be accommodated.

After discussion, the Council agreed to remove the words "driveways" and replace them with "parcels," and to also remove the word "buildings" from the proposed amendment. This change was intended to ensure that incidental sheet flow from parcels fronting a public street could enter the municipal stormwater system, preventing the burden from falling on homeowners to contain stormwater on their property.

Being that this was a continued Public Hearing from the May 8, 2025 meeting, Mayor Severini opened the floor for any further public comment at 8:54 p.m. There were no comments. The floor was closed.

***Motion: Council Member Gunn moved to approve Ordinance 2025-O-06, an Ordinance adopting amendments to the Hideout Town Standard Specifications and Drawings Manual with the following amendments to the proposed language: 1. Remove the words "driveways" and replacing them with the word "parcels"; and 2. Remove the word "buildings". Council Member Cronin made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.***

**6. Discussion and possible appointment of Brad Airmet as an alternate member of the Hideout Planning Commission by Mayor with advice and consent of the Council**

Mayor Severini invited Mr. Airmet to tell the Council about himself and why he was interested in joining the Planning Commission. Mr. Airmet provided background on his long-term connection to the area, professional experience managing printing companies, and community

involvement, including adopting and maintaining a section of SR-248. He described his past experience working with utilities, HOAs, and infrastructure projects. Referring to the prior agenda item on Planning Commissioners' training requirements, Mr. Airmet noted he had spoken with the Planning Commission Chair and offered suggestions for potential training resources, such as the American Planning Association, the Land Use Institute, and the Utah League of Cities and Towns Spring and Fall Conferences.

Council Members expressed support for Mr. Airmet's appointment, noting prior positive interactions and the Planning Commission Chair's approval. Mayor Severini confirmed Mr. Airmet met all qualifications and reviewed meeting expectations.

***Vote: Mayor Severini asked the Council for consent to appoint Brad Airmet as an alternate member of the Hideout Planning Commission to fulfill the vacancy left by Peter Ginsberg's resignation. The vote was as follows: Council Member Baier, "Yes"; Council Member Cronin, "Yes"; Council Member Gunn, "Yes"; Council Member Haselton, "Yes"; and Council Member Nadelberg, "Yes".***

Following the Council's vote of consent, Mayor Severini congratulated Mr. Airmet on his appointment and stated that his oath of office would be administered at the upcoming Planning Commission meeting on July 26.

**7. Discussion and possible approval of Ordinance 2025-O-XX amending Hideout Code regulating installation and clearance of fire hydrants**

The Council discussed a proposed ordinance amendment regarding the regulation and clearance of fire hydrants, which had been drafted in response to concerns raised by Public Works Director Daniel Allen about hydrants being obstructed by landscaping materials or snow. Ms. McLean explained that the amendment consolidated related provisions in the code into one section and clarified that hydrants must remain clear of all materials. Mr. Allen emphasized that hydrants needed to be accessible year-round for safety and noted that, since all hydrants in Town were on private property, responsibility for clearing them rested with property owners or HOAs.

Council Member Gunn suggested removing the phrase "if they are responsible for snow removal" from the language so that the duty to clear hydrants applied to the landowner in all cases, regardless of HOA obligations. The Council agreed to this change. Discussion followed about challenges with public awareness, HOA responsibility, and enforcement. Mr. Allen described past efforts by Public Works to clear hydrants and notify responsible parties, noting that the Town had not been reimbursed and that code enforcement resources were limited. Council Members agreed that while compliance was preferred, fines could encourage adherence, and a broader discussion on code enforcement staffing was needed.

***Motion: Council Member Gunn moved to approve Ordinance 2025-O-07, an Ordinance amending Hideout Code regulating installation and clearance of fire hydrants, with the following amendments to the proposed language: 1. Remove the line "it shall be the duty of every property owner, including Homeowners Associations"; and 2. Remove the words "if they are responsible for snow removal". Council Member Cronin made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.***

**8. Consideration of adopting Resolution 2025-R-XX authorizing Mayor Ralph Severini access to the Town's Public Treasurer's Investment Fund (PTIF) account**

Ms. McLean explained that this was a formality and that the purpose was primarily to provide backup access to the Town's PTIF account. Ms. McLean confirmed the item required a vote for adoption of the resolution.

***Motion: Council Member Haselton moved to approve Resolution 2025-R-12, authorizing Mayor Severini access to the Town's Public Treasurer's Investment Fund (PTIF) account. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.***

## VII. Committee Updates

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

Ms. Fairbourne reported on behalf of the Town Planner that the Planning Commission was scheduled to meet on June 26, 2025, to consider the Elkhorn Springs and Wildhorse projects.

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

Ms. Fairbourne reported on behalf of the Town Planner that there were no updates for the Design Review Committee.

**3. Wildfire Committee - *Council Member Gunn***

Council Member Gunn reported that the permanent fire station project continued to progress, with UDOT having issued a punch list of ten items, now reduced to two to four remaining. The fire department anticipated retaining a general contractor and obtaining a permit by mid-to-late summer.

Mayor Severini provided an update on the Wildfire Risk Mitigation Regional Symposium, scheduled for July 15, 2025, from 9:00 a.m. to 3:00 p.m. at Black Rock Mountain Resort. He outlined a lineup of speakers, including representatives from the offices of Senator Mike Lee and Congressman Mike Kennedy, the Utah League of Cities and Towns, Utah Department of Forestry Executive Director Jamie Barnes, Utah Insurance Commissioner Jonathan Pike, insurance industry representatives, and others. Mayor Severini noted that Governor Cox had been invited, along with local fire officials from Wasatch and Summit Counties. The event would be open to the public, with outreach planned via a special newsletter to encourage attendance.

Council discussion emphasized the seriousness of wildfire threats, the need for public education, and the importance of community-wide mitigation efforts, including changes in landscaping practices. Council Member Haselton referenced the upcoming *One Book, One Community* event at the Park City Library on July 20, featuring author John Vaillant, who wrote *Fire Weather*, a book addressing the realities and impacts of wildfires. Mayor Severini confirmed that HOAs, neighboring municipalities, and regional partners had been invited, and that lunch would be provided at the event. Council Member Gunn added that Rocky Mountain Power would participate and that several HOAs, including Tuhaye, had RSVP'd.

**4. Economic Development Committee - *Council Member Severini***

Mayor Severini invited Council Member Cronin to provide an update on the Economic Development Committee. Council Member Cronin reported that discussions had continued with various development projects, including the Ross Creek development. He noted that Ms. McCosh had been doing substantial work on the project and that he and others had spoken with developers about a concept called "Fooderie," which featured multiple small restaurant spaces in an outdoor setting. He believed the concept could integrate well with Ross Creek and mentioned that co-developers had been introduced to the idea, though next steps remained uncertain.

Mayor Severini added that another concept under consideration involved converting the maintenance building at Ross Creek into a food court, utilizing existing parking near the site and creating an open-area restaurant space. He stated that this was one option, with the other being a more permanent development, and confirmed there had been interest from potential developers.

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

Council Member Baier reported that the POST Committee had continued preparations for the summer completion of new trails in the Ross Creek section of the state park. Planning was also underway for the permanent installation of ADA-accessible commemorative signs honoring Japanese families from California who relocated to the Keetley area during World War II to avoid internment camps. These signs would likely be placed in the park's new day-use area, which included handicap parking and improved accessibility.

She added that the committee, in coordination with the Public Works Director, was purchasing bike route signs approved at the previous meeting, with installation expected soon. The committee also anticipated supporting the National Ability Center's annual Summit Challenge bike ride by hosting a rider aid station in Hideout at the end of August. Additionally, the committee planned to seek funding for an engineering study to develop a 10-foot-wide, paved spine trail along SR-248 to provide a safe alternative for cyclists, runners, and walkers.

**6. Transportation Committee - *Council Member Haselton***

Council Member Haselton reported that she attended a meeting at the Park City film studio regarding trails along Highway 40. She stated that several Hideout residents were present and successfully advocated for SR-248 to be included in the study, emphasizing the need for transportation solutions on the eastern portion of SR-248. The discussion also covered transportation on Highway 40 into Park City, with Council Member Haselton noting she pushed for services extending further east toward Hideout.

She reported that High Valley Transit's bus barn was open, but current planning focused on SR-224. While some improvements had been discussed for SR-248, the scope ended at Highway 40. She added that there had been no decisions yet for ski season transportation but that a proposal had been made for a bus route from Hideout to the Canyons, possibly connecting through Richardson Flat and Kimball Junction to allow for access to shopping and skiing.

Following Council Member Haselton's report, Council Member Baier noted that several former committees had dissolved and might need to be reinstated, including the Infrastructure Committee, a possible Conservation Committee, and the Community Engagement Committee. She suggested that the Council consider reforming these groups if enough residents expressed interest.

Mayor Severini stated that he agreed with Council Member Baier's comments regarding the need to reestablish certain committees. He said he would be willing to draft a newsletter article to help recruit members and emphasized that getting committees started required finding qualified and willing participants. He added that it was partly the Council's responsibility to actively recruit residents, citing the formation of the Economic Development Committee (EDC) as an example of how outreach could be done. He concluded by saying he would add the matter to his list of items for discussion at the next meeting.

## 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

At the conclusion of the agenda items, Mayor Severini noted that one additional item could require discussion in a Closed Session. He asked the Council whether they wished to address it during the current meeting or defer it to the next. Ms. McLean commented that there was always more to discuss but expressed that it was up to the Council, adding that this was a rare opportunity to meet. Council Member Gunn suggested taking a five-minute break before continuing if the Council decided to proceed. Mayor Severini agreed to a short recess and proposed limiting the Closed Session discussion to no more than 15 minutes to ensure the meeting ended on time.

***Motion: Council Member Gunn moved to proceed into a Closed Session after a 5-minute recess. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. There were none opposed. The motion carried 5-0.***

At 9:50 p.m., Mayor Severini called the Closed Session to order.

**Present:** Mayor Ralph Severini
Council Member Chris Baier
Council Member J.D. Cronin
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg

**Staff Present:** Town Attorney Polly McLean

***Motion: Council Member Gunn moved to adjourn the Closed Meeting and enter into the Open Meeting. Council Member Cronin made the second. Voting Yes: Council Member Baier, Council Member Cronin, Council Member Gunn, Council Member Haselton, and Council Member Nadelberg.***

## IX. Meeting Adjournment

There being no further business, Mayor Severini adjourned the meeting at 10:29 p.m.

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Alicia Fairbourne, Recorder for Hideout

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