HIDEOUT, UTAH TOWN COUNCIL
REGULAR MEETING AND PUBLIC HEARINGS
May 14, 2026
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, UT will hold a Regular Meeting at 5:00 PM and Public Hearings at 6:00 PM or soon thereafter, on Thursday, May 14, 2026 in the Town of Hideout Council Room, located at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times described below.

The public may join remotely, attend in-person, and view the open portions of this meeting by connecting to: https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/.

Interested parties may join via Zoom:
Meeting URL: https://zoom.us/j/4356594739 | **Meeting ID:** 435 659 4739

Regular Meeting
5:00 PM

1. Welcome - Mayor Severini

II. Call to Order

III. Roll Call

IV. Pledge of Allegiance

V. Consent Agenda

1. Approval of Council Minutes - November 13, 2026

VI. Possible Closed Executive Session

1. Possible Closed Executive Session to discuss pending or reasonably imminent litigation, the character and professional competence or physical or mental health of an individual; deployment of security personnel, devices or systems, the sale or acquisition of real property; and/or another permitted purpose under UCA§52-2-205.

VII. Public Comment -Three (3) minutes per person.

1. The Public Comment period provides an opportunity for individuals to offer general public comment on items not listed on the agenda. The intent of this period is for the Council to listen to the public; not a dialogue or decision-making period. Comments regarding items scheduled for a Public Hearing will be taken during the designated hearing.

VIII. Mayors Report

1. The Mayor will provide general updates on current projects, community events, and upcoming calendar items.

IX. Agenda Items

The Mayor may take agenda items out of order as needed to facilitate the efficient conduct of the meeting.

1. Discussion and Consideration for Adoption of a Storm Water Master Plan - Presented by Katie Jacobsen, P.E. HAL (10 min.)
2. Discussion and Consideration for Adoption of the Hideout Sanitary Sewer Master Plan - Jason Biesinger, P.E. HAL (10 min.)
3. Review and Acceptance of the 2025 Water Audit Report - Presented by Dennis Pay, P.E. HAL (10 min.)
4. Discussion and Possible Approval of Payment for the Vantage Lane Lift Station and Sewer Line Upgrade Project. - Dennis Pay, P.E., Town Engineer, HAL (10 min.)
5. Presentation and Review of the Annual Audit. - Spencer Hintzie, Gilbert & Stewart
6. Discussion and Presentation of the Annual Fraud Risk Assessment - Spencer Hintzie, Gilbert & Stewart
7. Consideration and Possible Adoption of Resolution 2026-R-XX to Approve a Parking and Code Enforcement Services Agreement with Interstate Parking - Gareth Lloyd, President (15 min.)
8. Discussion and Consideration to Approve, Continue, or Deny certain Amendments to the proposed Wildhorse MDA - Presented by Thomas Eddington, Town Planner (10 min.)

   The form of the MDA was previously approved by the Town Council. This item is limited to a discussion of the proposed redlines set forth in the attached Amended Master Development Agreement related to the approval documents for the Wildhorse Development, located on Parcel No. 00-0020-8164.
9. Legislative Update - Corbin Gordon, Town Attorney (10 min.)
10. Hideout U – Calendar & Program Update - Presented by Corbin Gordon, Town Attorney (10 min.)

X. Public Hearing Items (6:00 PM)The purpose of a public hearing is to receive public comments on the proposed items. The Town Council may take action following public comment upon conclusion of the public hearing.

1. Discussion and Possible Adoption of Ordinance 2026-O-XX annexing Parcels 00-0020-3511 / 01Q-4004-0-006-025 (1141 Lori Lane) and 00-002-3510 / 01Q-4003-0-006-025 (1160 Lori Lane) and designating the Parcels as Commercial (C). - Thomas Eddington, Town Planner (10 min.)
2. Discussion and Possible Adoption of the FY 2027 Tentative Budget. - Presented by K. Shepley (15 min.)
3. Consideration and Possible Adoption of Amendments to the Town's Consolidated Fee and Rate Schedule.- This item will not be discussed at this meeting.

XI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*
2. Infrastructure and Public Safety Advisory Committee (IPSAC) - Council Members Gunn, and Cooper
3. Economic Development and Budget Advisory Committee - *Council Member Brady*
4. Community Engagement/Communications Committee - *Mayor Severini and Council Member Ginsberg*

5. Transportation and Parks, Open Space, and Trails (POST) Committee - *Council Member Haselton*

6. Wildfire Committee

XII. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above May 14, 2026 Hideout Town Council Meeting Notice & Agenda was posted at the following locations: 1) Hideout Town Hall 2) Town website www.hideoututah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

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.

Posted 05/11/2026

File Attachments for Item:

1. Approval of Council Minutes - November 13, 2026

TOWN OF HIDEOUT

TOWN COUNCIL MEETING MINUTES
November 13, 2025
Regular Meeting – 6:00 p.m.

The minutes of the Town Council of Hideout, Utah Regular Meeting at 6:00 p.m. and Public Hearings held on Thursday, November 13, 2025, in the Town of Hideout Council Room, located at 10860 N. Hideout Trail, Hideout, Utah, are hereby recorded as follows.

Public Present: Alicai Fairbourne, William Woolf, Jerry Crylen, Doug Benjamin, Katherine Benjamin, Dennis Takasugi, Peggy Poka, Rachel Cooper, Brian Cooper, Jaxson Stewart, Glen Gabler, Brad Airmet, Don Langston, Karen Langston, Susan Richter, R. Scott Richter, Ingram Quick, T. Chistians, Nate Mitchell, Doug Silver, Craig Sherman, Judy Silver.

Council Members Present: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Cronin, Mayor Severini.

Council Members Excused: Council Member Nadelberg

Staff Present: Deputy Recorder Kathleen Hopkins, Town Recorder Maria Devereux (Newly appointed), Dennis Pay, P.E. Town Engineer, Town Planner Thomas Eddington, Administrator Jan McCosh, Town Attorney, Polly Mclean.

I. Call to Order and Pledge of Allegiance

Mayor Severini reconvened the meeting at approximately 6:16 p.m. following a closed executive session. Mayor Severini apologized for the delay and noted the intent to begin meetings earlier in the coming year. The Pledge of Allegiance was recited.

Mayor Severini acknowledged the recent election and thanked residents for a 60 percent voter turnout, noting that this level of participation reflects strong community engagement.

II. Roll Call

Roll call was taken. Council Member Nadelberg was excused.

III. Public Input

Mayor Severini opened the floor for general public input. No online or in-person comments were initially received.

A resident, thanked staff and regional partners for a productive multi-agency transportation and trail planning meeting involving Summit County, Park City, and Wasatch County. She noted progress on transportation coordination and site visits to Ross Creek.

No additional public comments were offered. Public input was closed.

IV. Agenda Items

1. MIDA discussion with Wasatch County Manager Dustin Grabau

This item was postponed to a future date. No discussion occurred.

2. Discussion and possible appointment of a representative of Hideout to engage in discussions regarding the Comprehensive Emergency Management Plan (CEMP)

Mayor Severini introduced the item and noted the importance of continued coordination with regional partners on emergency preparedness and response planning. Due to the need for additional information and scheduling with outside agencies, Mayor Severini continued this item to a future council meeting. No action was taken.

3. Discussion regarding egress into Jordanelle State Park – Presented by Council Member Gunn

Council Member Gunn introduced concerns regarding long-term access and egress into Jordanelle State Park. Due to the need for additional coordination with state partners, the Council agreed to move this item to a future meeting. No action was taken.

4. Consideration of Ordinance No. 2025-XX amending Hideout Municipal Code Section 1.10.050 to establish agenda placement and submission and distribution deadlines for council meeting materials – Presented by Council Member Gunn

Council Member Gunn introduced the proposed ordinance and explained the need for clearer deadlines for submitting agenda items and distributing council meeting materials. The Council discussed the timing requirements, the importance of receiving complete packets with all exhibits and attachments, and the need to ensure adequate review time for both the Council and the public. The Council also discussed the provision allowing the Mayor to waive the rule when necessary to address time-sensitive matters.

Motion: Council Member Gunn moved to adopt Ordinance No. 2025-XX establishing agenda placement and submission and distribution deadlines for council meeting materials, subject to the requirement that all materials be distributed with complete exhibits and attachments, and noting that the rule may be waived by the Mayor when appropriate.
Second: Council Member Haselton.

The vote on the motion was as follows:
Council Member Baier, No; Council Member Gunn, Yes; Council Member Haselton, Yes;

Council Member Nadelberg, Excused; Council Member Cronin, Yes.
The motion passed three to one.

5. Discussion and possible adoption of Resolution 2025-R-XX Appointing a Chief Administrative Officer and Records Officer(s) in Compliance with the Government Data Privacy Act (GDPA)

Mayor Severini introduced the item and noted that additional information and internal review were still required before the Council could take action. Mayor Severini continued this item to a future council meeting. No vote was taken.

6. Discussion and possible approval of interlocal agreements

The Council received a brief update on ongoing interlocal negotiations. Additional documents were expected before action could be taken.

V. Public Hearings

1. Discussion and possible recommendation regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcel 00-0020-8164 (Wildhorse Development) from Mountain (M) Zone to Neighborhood Mixed Use (NMU)

Staff and the applicant presented the rezoning request. The applicant reviewed the 16-month negotiation process and the intent to bring commercial uses to Hideout. Council discussed phasing, water requirements, and zoning reversion language.

Public comment included concerns regarding density, traffic, emergency egress, and long-term impacts.

Motion: Council Member Gunn moved to approve the Wildhorse rezoning ordinance as discussed.
Second: Council Member Cronin.
Vote: Council Member Baier, Yes; Council Member Gunn, Yes; Council Member Haselton, Yes; Council Member Nadelberg, Excused; Council Member Cronin, Yes.
The motion passed unanimously.

2. Discussion and possible approval of a Master Development Agreement (MDA) for the Wildhorse Development

The applicant presented three unresolved issues: phasing of commercial relative to villas, water dedication standards, and zoning reversion language. Council discussed the proposed performance bond, water standards tied to JSSD requirements, and the need for clarity in the MDA.

DRAFT

Public comment included concerns regarding vested rights, drainage design, and long-term risk to the Town.

No final action was taken on the Master Development Agreement (MDA) for the Wildhorse Development. Following discussion of the remaining unresolved issues, including phasing of commercial development, water dedication standards, and zoning reversion language, the Council directed staff and the applicant to continue working through the outstanding items and return with revised materials at a future meeting.

3. Discussion and possible action on the Final Subdivision Plat for Shoreline Phase 4

The Town Planner summarized outstanding items, including the need for conceptual buildout diagrams, clarification of sub-phasing, retaining wall design, stormwater basin configuration, density distribution, and traffic circulation.

Public comment included concerns regarding density concentration, evacuation bottlenecks, drainage velocity and erosion, visual impacts of patios and building heights, HOA membership structure for the clubhouse and pool, and the need for additional documentation and renderings.

Council directed staff and the applicant to continue working together, meet regularly, and return with additional materials and clarifications.

VI. Agenda Items

1. Discussion and Possible Approval of Resolution 2025-R-XX Appointing a City Recorder

(Time stamp approximately 04:02)

Mayor Severini introduced the item and noted the importance of maintaining continuity in the Town's administrative and records functions. The Council briefly discussed the appointment and expressed appreciation to Kathleen Hopkins, Deputy Recorder, for the work performed during the transition period.

The Oath of Office was administered by Kathleen Hopkins, Deputy Recorder. The Council welcomed Maria Devereux as the newly appointed City Recorder.

2. Discussion of Planning Commission Rules and Regulations

The Council discussed the need for updates to the Planning Commission's rules and procedures. Staff noted that additional review was required. This item will continue to a future meeting. No action was taken.

3. Consideration and Possible Adoption of Ordinance 2025-O-XX, Amending Hideout Municipal Code 5.04.075 to Align Construction Hours with Section 10.04.32

Motion: Council Member Gunn moved to continue this item to the December Town Council meeting.

DRAFT

Second: Council Member Haselton.
Vote: Council Member Baier, Yes; Council Member Gunn, Yes; Council Member Haselton, Yes; Council Member Nadelberg, Excused; Council Member Cronin, Yes.
The motion passed unanimously.

VII. Committee Updates

The Council received brief updates on ongoing committee work.

VIII. Approval of Council Minutes

Minutes to be approved at a future meeting.

IX. Follow-up of Items from Approved Minutes

No items.

X. Meeting Adjournment

Motion: Council Member Gunn moved to adjourn the meeting.
Second: Council Member Cronin.
The motion passed unanimously.
The meeting adjourned at 11:00 p.m.

Certification

I, Maria Devereux, City Recorder for the Town of Hideout, hereby certify that the foregoing minutes represent an accurate and complete record of the Town Council meeting held on November 13, 2025.

Maria Devereux, Town Recorder
Approved Date: _____

DRAFT

File Attachments for Item:

1. Discussion and Consideration for Adoption of a Storm Water Master Plan. - Presented by Katie Jacobsen, P.E. HAL (10 min.)

TOWN OF HIDEOUT

STORMWATER MASTER PLAN

(HAL Project No.: 534.12.100)

DRAFT

August 2025

TOWN OF HIDEOUT

STORMWATER MASTER PLAN

(HAL Project No.: 534.12.100)

DRAFT

Katie Jacobsen, P.E.
Project Manager

HANSEN ALLEN & LUCE inc
ENGINEERS

August 2025

ACKNOWLEDGMENTS

Several individuals contributed to the successful completion of this study. We sincerely appreciate the cooperation, assistance, and expertise provided by members of the project team:

Town of Hideout

Mayor

Ralph Severini

Town Council

Robert Nadelberg
Chris Baier
Carol Haselton
Jonathan Gunn
JD Cronin

Town Staff

Jan McCosh, Town Administrator
Carol Kusterle, Administrative Assistant
LuAnn Peterson, Billing Manager
Keri Wilson, Finance Manager
Stephen Miche, Water Operator
Kent Cuillard, Operator
Alicia Fairbourne, Hideout Recorder
Kathleen Hopkins, Deputy Recorder / Building Department
Daniel Allen, Director of Public Works

Hansen, Allen & Luce, Inc.

Gordon Jones, Principal in Charge
Gordon Miner, Senior Project Manager
Katie Jacobsen, Project Manager
Enoch Jones, Project Engineer

ABBREVIATIONS AND UNITS

AF	acre-foot
cfs	cubic foot per second (ft^3/s)
CIP	Capital Improvement Plan
CMP	corrugated metal pipe
Cont.	contingency
CY	cubic yard
E	east
Eng	Engineering
FF	Farmer–Fletcher (1971) storm distribution
ft.	foot
GIS	geographic information system
HAL	Hansen, Allen & Luce, Inc.
HEC	Hydrologic Engineering Center (U.S. Army Corps of Engineers)
HMS	Hydrologic Modeling System
ID	identification
In	inches
N	north
NOAA	National Oceanic and Atmospheric Administration
NRCS	National Resources Conservation Service (formerly SCS)
RCP	Reinforced Concrete Pipe
s	second
S	south
SF	square foot
SCS	Soil Conservation Service (now NRCS)
SSA	Autodesk Storm and Sanitary Analysis
SWMM	Stormwater Management Model
TR-55	Technical Release 55 (NRCS 1986)
USGS	U.S. Geological Survey
W	west
yr	year

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CHAPTER 1 – INTRODUCTION

PURPOSE

This Stormwater Master Plan (Master Plan) for the Town of Hideout (Town) presents technical activities to manage and regulate stormwater runoff caused by development and to help mitigate flooding and environmental impacts. The Master Plan will educate developers, private property owners, Town staff, and elected officials regarding the capability and needs of the Town's stormwater system. The Master Plan examines the existing stormwater system. Existing deficiencies are identified, and the preferred solution alternatives are presented with conceptual cost estimates. A Capital Improvement Plan (CIP) is developed with master plan projects.

Computer models were developed as part of the Master Plan to simulate runoff during storm events in the Town. Not only were the models vital tools in analyzing the stormwater situation for the master plan, but they will allow the Town to continue to update and analyze for potential stormwater deficiencies and facilitate conceptual design of future projects.

BACKGROUND

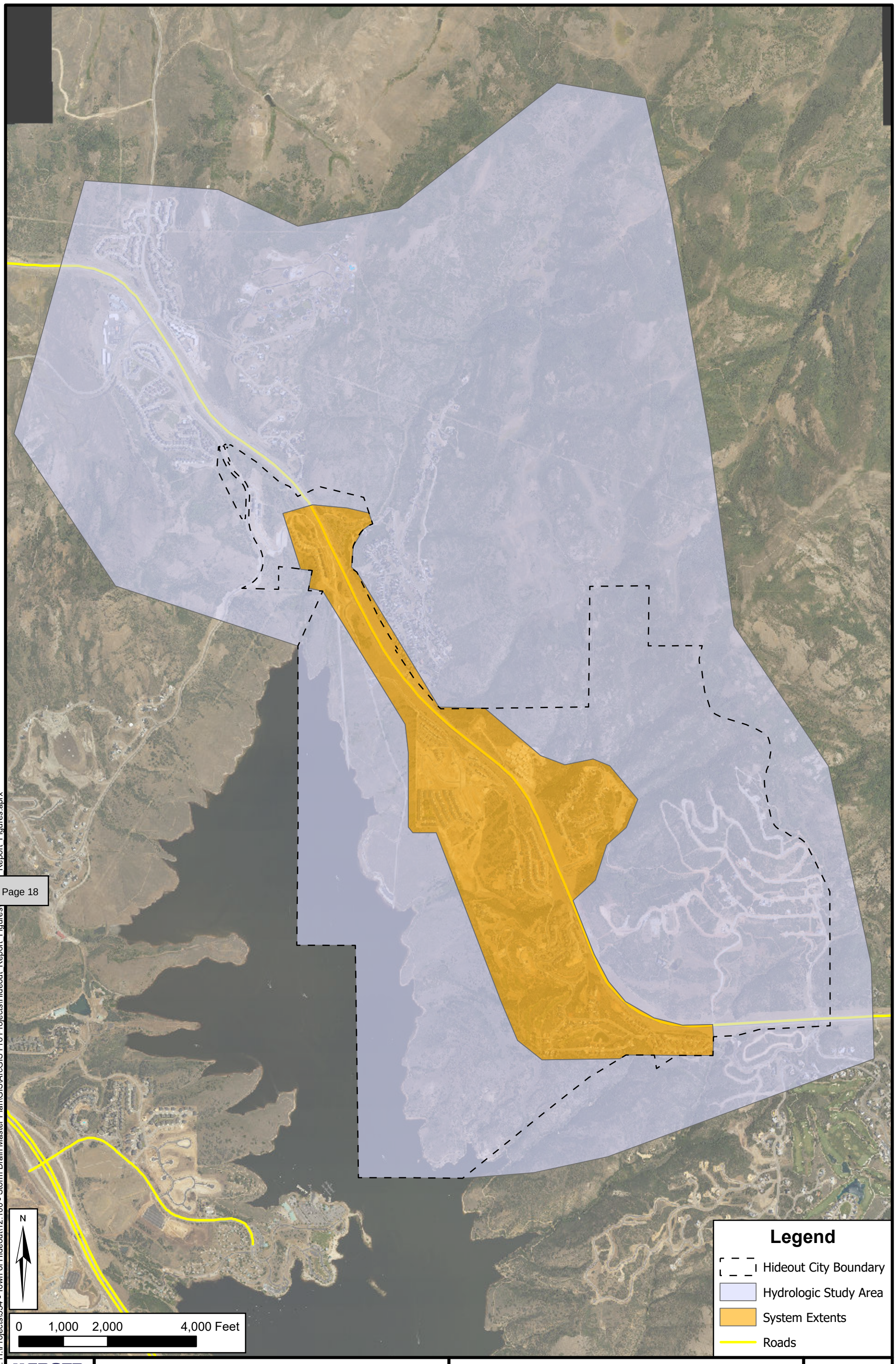
Hideout is located along the north and east edges of the Jordanelle Reservoir in Wasatch County, Utah. The terrain has a vertical relief of approximately 1,400 ft from the east side of the Town to the shore of Jordanelle Reservoir on the west. Soil types range from stony loams to silt loams with areas of shallow or exposed bedrock. Land use is mostly undeveloped, natural landscaping with areas of moderate to dense urban development. The Town of Hideout was incorporated in 2008 and continues to experience growth and development. The reported 2024 population of Hideout was 600, according to the Utah Division of Water Rights (n.d.). The Town anticipates additional development over the next 15 years. In an ongoing effort to regulate growth and redevelopment, the Town desires to plan an effective stormwater system to manage nuisance water, prevent flooding, and protect downstream waters from adverse quality and quantity impacts.

AUTHORIZATION

The Town of Hideout selected Hansen, Allen & Luce to prepare the Master Plan. The Master Plan has been completed in accordance with the agreement between the Town of Hideout and HAL dated November 25, 2024. The Master Plan was completed under the direction of and in cooperation with Town staff.

STUDY AREAS

The study area for the Master Plan includes the incorporated area of Hideout, flows from the foothills of the mountains to the east of the Town boundary, and flows from basins which border the north Town boundary. Portions of the study area that fall outside of the Town boundary were included for a more conservative estimate of potential flows which may burden the Town's stormwater infrastructure. Approximately 4,140 acres directly tributary to the Town's stormwater system are hydrologically modeled to determine the runoff. The 4,140 acres includes mountainous watersheds and basins outside of Hideout Town limits. The study area and Town boundaries are shown on Figure 1-1.



HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

STUDY AREA

FIGURE
1-1

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CHAPTER 2 – EXISTING STORMWATER SYSTEM

This section discusses the features that make up the stormwater facilities in Hideout. Figure 2-1 shows the non-exhaustive map of existing stormwater system including structures, pipes, open channels, culverts, and detention basins. Elements not included in this figure include but are not limited to basin control inlets/outlets and combination boxes.

NATURAL STORMWATERS

The Town of Hideout incorporates several natural drainages in its stormwater system. These drainages generally flow from east to west or from north to south and serve as outlets for the Town's stormwater system, ultimately terminating in Jordanelle Reservoir.

STORMWATER FACILITIES

The Town provided HAL with their existing stormwater related GIS data. The GIS data provides an accurate depiction of where the stormwater facilities are located, but in some cases lacked sufficient data for detailed stormwater modeling to be performed. The Town provided HAL with a SWMM based model that included conveyance and detention facility details from a previous master planning effort. Some assumptions and corrections were made to the data for modeling purposes. Additional system data was acquired from subdivision plans. When data was not available, assumptions were made based on the best available data. Several culverts were missing inlet elevations and several stormwater inlets were missing invert elevations. To fill in missing data, 2013 UGRC LiDAR elevation data was used to approximate the inlet elevations. Stormwater inlets were assumed to be 5 feet below the existing ground level.

As infrastructure is added to the system it is recommended that more detailed information be collected and included in the GIS dataset moving forward. Data that should be compiled in the system inventory moving forward include locations, descriptions, elevations, and measure down depths at each point, as well as location, shape, offset, type, and size for each conveyance.

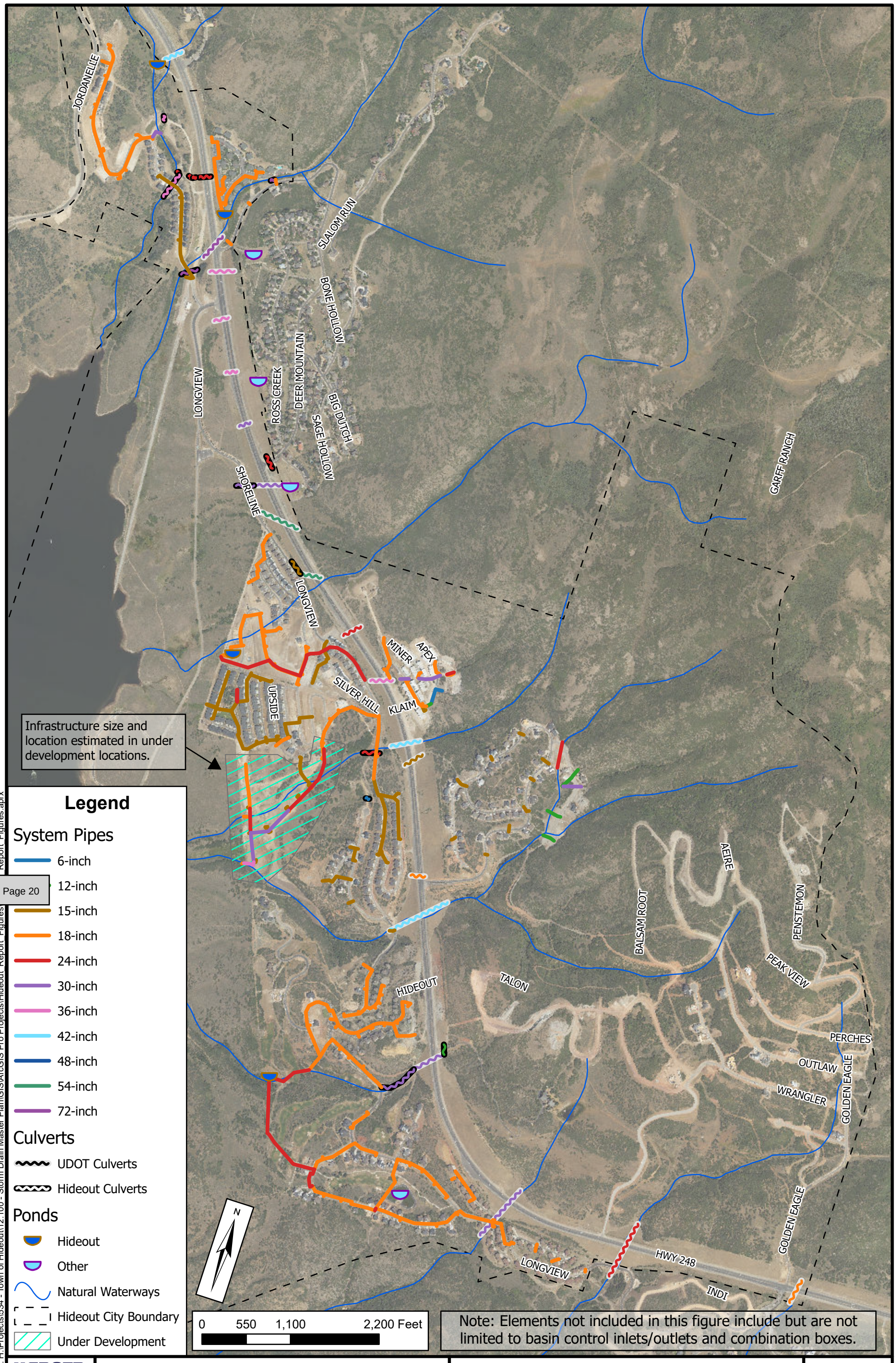
Collection and Conveyance

The Town of Hideout has roughly 7.3 miles of stormwater pipes with a range of sizes. The Town has an estimated 364 inlets that introduce runoff into the stormwater network. The stormwater system also relies on natural drainages, constructed channels, and roadside swales to convey runoff to Jordanelle Reservoir.

As part of our scope, HAL was given an existing SWMM model by the Town of Hideout which included the stormwater collection and conveyance system to be modeled in this master plan. Through discussion with Town staff, modifications to the given model were made which included appending collection and conveyance structures deemed necessary to have within the model. The modeled portion of the Hideout stormwater system can be seen in Figure 2-2.

Detention

The Town maintains five detention facilities with an additional three facilities that are connected to the system but not maintained by the Town. Stage storage curves for the detention basins were generated from 2013 LiDAR elevation data from the UGRC or from design plans when available.



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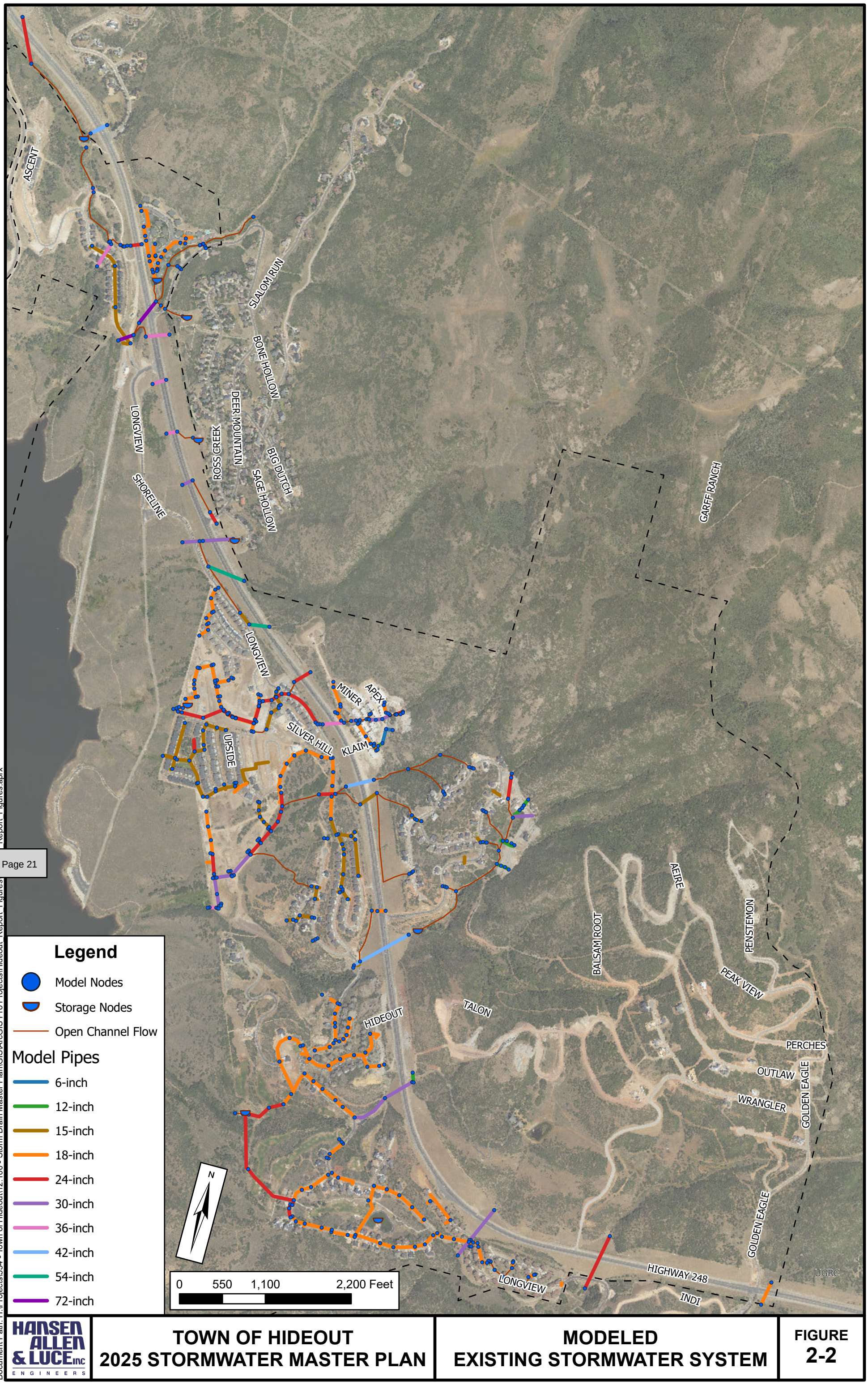
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HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

NON-EXHAUSTIVE
EXISTING STORMWATER SYSTEM

FIGURE
2-1



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HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

MODELED
EXISTING STORMWATER SYSTEM

FIGURE
2-2

CHAPTER 3 – METHODOLOGY

This section describes the methodology followed in developing the Master Plan.

HYDROLOGY

Hydrology is the study of the movement, distribution, accumulation, and management of water. For this Master Plan, the hydrology performed includes selecting a rainfall design frequency and storm distribution, subbasin area delineations and calculations, calculating runoff potential using soil data, land cover, and impervious surface estimates, and estimating the timing of peak runoff. The first portion of this chapter details these methods in greater detail.

Design Frequencies

The Town selected design storm frequencies of 10-year (10% chance of being equaled or exceeded in any given year) and 100-year (1% chance of being equaled or exceeded in any given year) for this study. Criteria included:

- 10-year design capacity for the initial stormwater system. The initial stormwater system includes pipes, gutters, and roadside ditches.
- 100-year design capacity for streets, channels, swales, creeks, bridges, culverts, and other surface routes.
- 100-year design capacity for flood control detention and retention structures.

Design Storms

How the precipitation falls throughout a storm of a particular duration is called the storm's distribution. Selection of an appropriate storm distribution is important because it determines peak flows through pipes and channels and peak storage volumes in detention ponds. These results, determined in part by storm distribution, ultimately dictate what is flagged as a deficiency and what projects are planned for capital improvement.

The storm distribution selected for use in this Master Plan is the 3 hour Farmer Fletcher distribution (Figure 3-1).

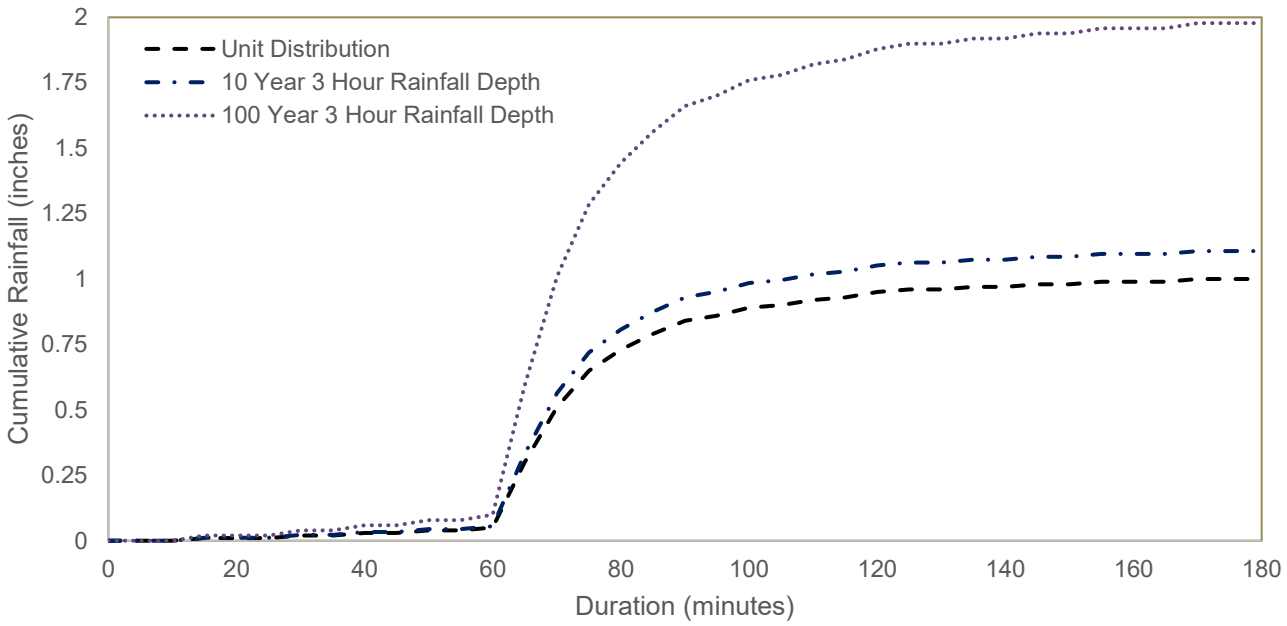


Figure 3-1 Farmer Fletcher Design Rainfall Distributions

Precipitation depths were obtained from *NOAA Atlas 14: Precipitation-Frequency Atlas of the United States* (Bonnin et al. 2004; NOAA 2013) averaged over the cells with centroids within the study area. The design storm rainfall depths modeled for this Master Plan are given in Table 3-1.

Table 3-1
Modeled Rainfall Depths

Storm Frequency	Rainfall Depth (3-hour Duration)
10-yr Rainfall Amount	1.11 inches
100-yr Rainfall Amount	1.98 inches

DEVELOPMENT OF THE HYDROLOGIC MODELS

Subbasins

A stormwater basin (also called a subbasin, watershed, or catchment) is an area in which all rainfall or snowmelt runoff will collect to a common point (the lowest point in the basin). Stormwater basin boundaries depend upon both the topography and the location of stormwater facilities. Subbasin characteristics developed for this plan were based on field observation, aerial imagery, soil data, GIS mapping, land use information from the Town, and engineering literature. Important subbasin characteristics described below include 1) area, 2) hydrologic soil group, 3) percentage of impervious area, 4) Soil Conservation Service (SCS) curve number, 5) subbasin width, and 6) overland flow characteristics. Much of the methodology is documented in *Technical Release 55: Urban Hydrology for Small Watersheds* (NRCS, 1986), hereafter referred to as TR-55.

Subbasin Area

The amount of runoff is proportional to the area of the subbasin. The median subbasin size for the 68 delineated subbasins in the study area is approximately 16.6 acres. Figure 3-2 shows a map of all the basins delineated as part of the Plan.

Hydrologic Soil Group

Hydrologic soil group is a general indication of a soil's infiltration capacity and is a key determinant of runoff behavior. The Natural Resources Conservation Service (NRCS) has classified soils into four hydrologic groups: A, B, C, and D. Soils of group A have the highest infiltration rate and therefore produce the least amount of runoff. Group A soils include permeable gravels and well-drained sands. Group B soils have moderate infiltration rates and moderately fine or coarse textures. Group C soils have a lower infiltration rate and finer textures, sometimes with a layer that impedes infiltration. Soils of group D have the lowest infiltration rate and produce the highest amount of runoff. Group D soils include fine silts, fine, clays, and other soils with low infiltration rates. Soil groups are described in TR-55 (NRCS, 1986).

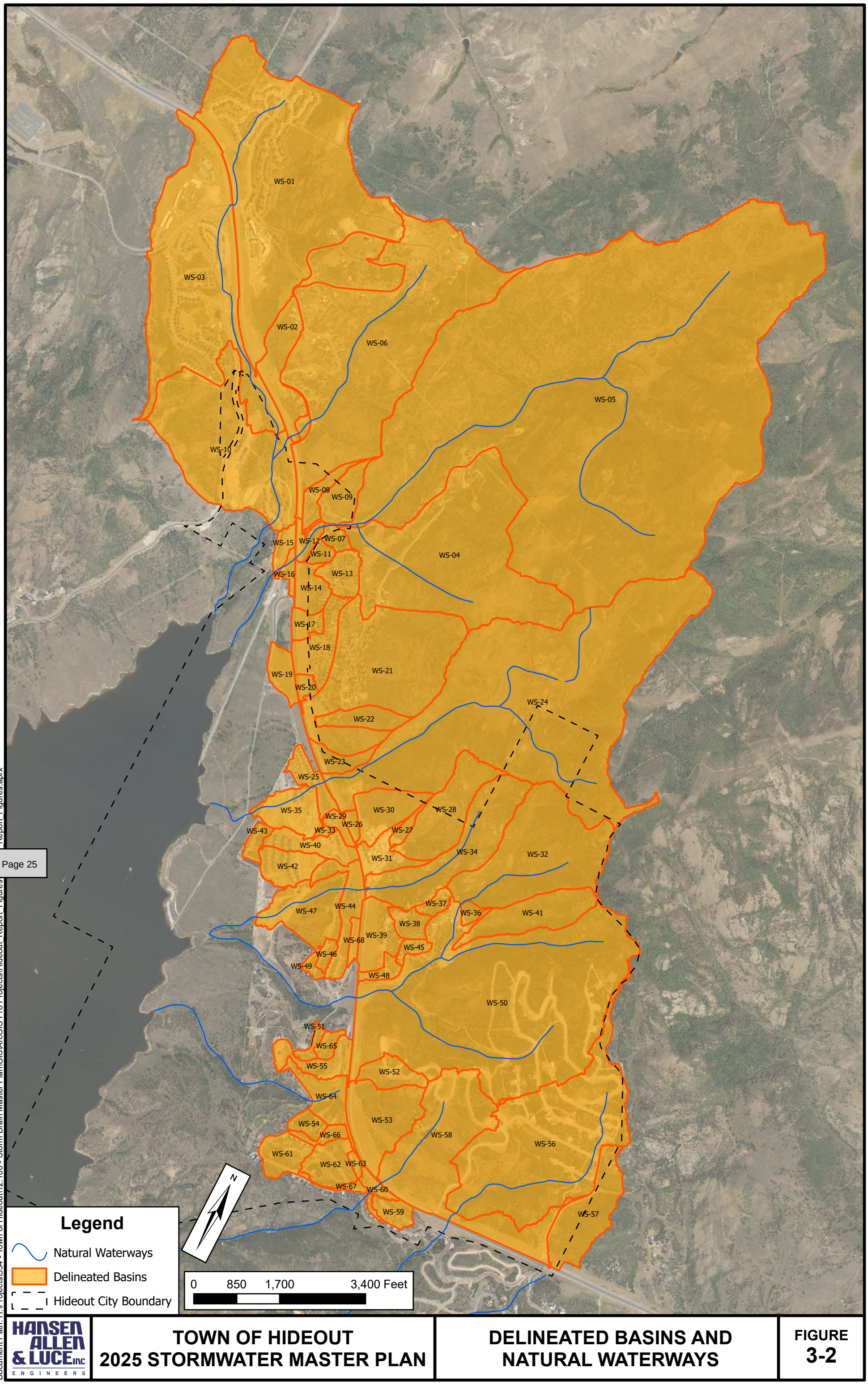
Soil Groups B, C, and D are found in the Town with Group B and C soils being the most prevalent, comprising approximately 19% and 77% of the soil within the study area respectively. Soil data for this study originated from the NRCS Web Soil Survey (NRCS 2020). A soil map of the study area is shown in Figure 3-3. The hydrologic soil group is a factor used to determine the SCS curve number for each subbasin.

Land Use

The National Land Cover Dataset (NLCD), distributed by the USGS, was used for this Plan to determine land cover over the study area. This dataset provides general land use classifications at 30-meter resolution. The land classification categories were reclassified to match the categories specified in TR-55. Figure 3-4 shows the land use map and Table 3-2 shows the general mapping of NLCD land use types to their TR-55 counterparts. Table 3-2 also contains the percent area of imperviousness and percent of impervious which is directly connected based on TR-55 and various case studies within Hideout.

Impervious Area

Impervious areas within each subbasin were estimated using multispectral image analysis and the type of land uses within each subbasin as specified below in Table 3-2. There are two types of impervious area: directly connected impervious areas (DCIA) and unconnected impervious areas (UCIA). Directly connected impervious areas provide a direct path for runoff to a conveyance such as a pipe, gutter, or channel. Directly connected impervious areas often include roadways, parking lots, driveways, and roofs. Runoff from unconnected impervious areas must cross a pervious area before reaching the stormwater node for the subbasin. Examples of unconnected impervious areas include sidewalks that are not adjacent to the curb, patios, sheds, and usually some portion of house roofs.



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DELINEATED BASINS AND NATURAL WATERWAYS

FIGURE 3-2

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Legend

Hideout City Boundary

Soil Classification

B

C

C - Assumed

D

N

0 850 1,700 3,400 Feet

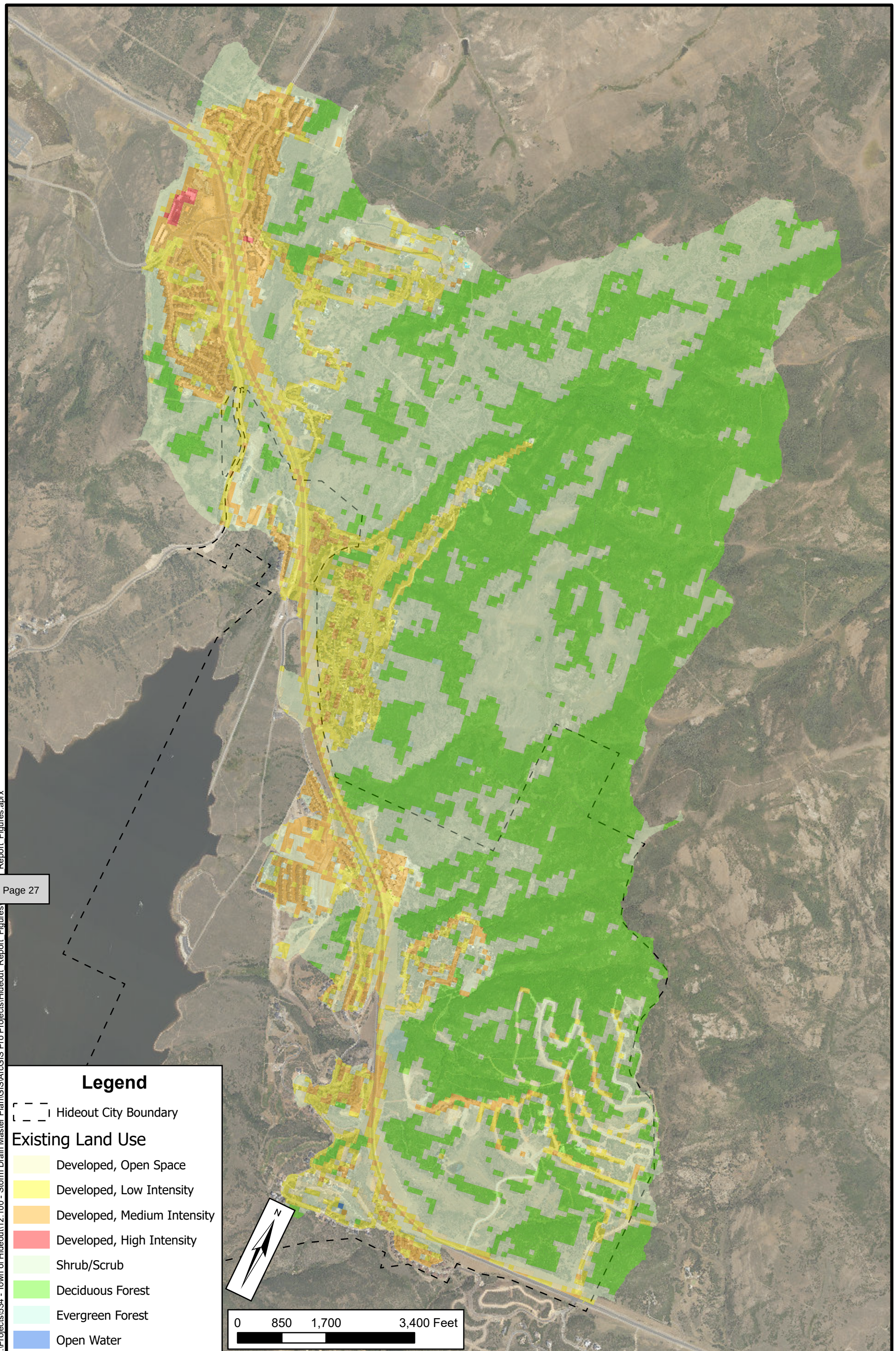
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NRCS SOIL DATA
HYDROLOGIC SOIL GROUP

FIGURE
3-3

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EXISTING LAND COVER AND ZONING FROM NLCD LAND COVER DATA

FIGURE
3-4

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Table 3-2
Land Uses in Hideout

NLCD Land Use Type	TR-55 Land Use Type	Percent of Area which is Impervious	Percent of Impervious which is Directly Connected
Developed, Open Space†	Herbaceous, Good	30%	0%
Developed, Low Intensity†		40%	25%
Developed, Medium Intensity†		60%	50%
Developed, High Intensity†		80%	80%
Shrub/Scrub	Sagebrush, Fair	-	-
Deciduous Forest	Pinyon-juniper, Fair	-	-
Evergreen Forest	Woods, Fair	-	-
Open Water	Water	-	-

†Case studies were completed for these land use types.

It is important to distinguish between directly connected and unconnected impervious areas. Runoff from the directly connected impervious areas reach the stormwater conveyance system and usually determines the magnitude of the peak flow rate. Impervious areas such as backyard patios which drain to grassed or landscaped areas have much less impact on peak runoff.

Unconnected impervious area for residential land use is included in the pervious area with a composite curve number based on an area-weighted average. Impervious percentage areas not included in the case study were assumed to have 0% directly connected impervious area. These percentages also closely correspond to those published in TR-55. The directly connected impervious area is included explicitly in the subbasin characteristics as a percentage. See Figure 3-5 for the example case studies done for low density, medium density, high density, and open space land uses within the study area for the analysis on DCIA and UCIA.

SCS Curve Number

Each subbasin was assigned an SCS curve number based on hydrologic soil group, land use, and ground cover type as outlined in Chapter 2 of TR-55 (NRCS, 1986). The curve number describes the relationship between precipitation and runoff for the pervious and unconnected impervious portions of the subbasin. Practical curve numbers range from 30 to 98. Areas that are more pervious have lower curve numbers. For example, a well vegetated subbasin with sandy soils and little unconnected impervious area would have a lower curve number than a poorly vegetated subbasin with clay soils and a significant amount of unconnected impervious area. The vegetation condition and unconnected impervious area were determined based on the land use. See Table 3-3 for the criteria for the curve number assignment.

Table 3-3
Curve Number Assignment Table

Land Use	TR-55 Cover	Curve Number by Soil Type			
		A	B	C	D
Developed, Open Space†	Herbaceous, Good	62	62	74	85
Developed, Low Intensity†	Herbaceous, Good	62	62	74	85
Developed, Medium Intensity†	Herbaceous, Good	62	62	74	85
Developed, High Intensity†	Herbaceous, Good	62	62	74	85
Shrub/Scrub	Sagebrush, Fair	51	51	63	70
Deciduous Forest	Pinyon-juniper, Fair	32	58	73	80
Evergreen Forest	Woods, Fair	36	58	73	79
Open Water	Water	98	98	98	98

†A case study was used to determine how much area is impervious and how much of the impervious area is directly connected. Unconnected impervious and pervious curve number is based on TR-55, cover description of Herbaceous, good condition.

DEVELOPMENT OF THE HYDRAULIC MODELS

Links

Conveyances (called links in SWMM and SSA) convey runoff between the junctions in the model. Typical conveyances include pipes, box culverts, ditches, canals, natural channels, outlet pipes, orifice plates, weirs, pumps, and in some cases gutters. Conveyance characteristics for each model were defined from the GIS data provided by the Town. This information is used in the model to perform the hydraulic analysis for timing and routing of storm runoff hydrographs.

SWMM-based models will limit flow through conduits based on the conduit's capacity. For example, if a subbasin has a peak flow of 10 cfs while the conduit only has a capacity of 6 cfs, flooding would occur at the upstream node and the conduit would be limited to its peak capacity creating surcharged conditions. The upstream node would experience flooding near 4 cfs. This is helpful when analyzing how the system functions but can hinder efforts to determine the potential peak flows at a given point. During the design process conveyances can be modified with a group edit to drastically increase the size of the conduits so that the peak flows are not restricted and specific points in the system experience the maximum possible flows during a precipitation event. Changing pipe sizes was done to evaluate potential capital improvements.

Nodes

In the model, nodes are points where conveyances or subbasins connect. Nodes generally represent manholes, inlets, outfalls, detention basins, or points where multiple conveyances combine. Nodes contain elevation data which determines the elevation of attached conveyances. Nodes also have depth data to determine if the point is experiencing flooding due to surcharging conditions.

Flooding at nodes can be handled in several ways. If the surface ponding option is used, the volume of water at a node above the maximum depth is stored at the node and released back into the system once surcharging conditions recede. If the surface ponding option is not used, any flooding is lost from the system. To conservatively estimate the volume of water entering storage nodes, the surface ponding option was used in this Master Plan.

Developed, High Intensity

Developed, Low Intensity

Developed, Medium Intensity

Developed, Open Space

Legend

- Directly Connected Impervious Area
- Impervious Area
- Pervious Area
- Hideout City Boundary

N

0 600 1,200 2,400 Feet

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TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

CASE STUDIES
DCIA AND IMPERVIOUS AREA

FIGURE
3-5

DESIGN FLOW RATES

The model computes hydrographs for each subbasin, conveyance, and junction. The Town stormwater system was analyzed with the 10-year 3-hour and 100-year 3-hour precipitation events. The 100-year 3-hour precipitation event was used to determine regional detention pond sizing for the future CIP projects.

CAPACITY ANALYSIS

The SWMM model can determine the water depth, flow rate, and capacity of conveyances during a given precipitation event. This detailed analysis includes calculating surcharged conditions and backwater effects if the dynamic wave routing method is selected. This capability makes the SWMM engine a very useful tool in analyzing the hydraulic capability of a stormwater system.

CHAPTER 4 – STORM DRAINAGE ANALYSIS

The Hideout stormwater system was analyzed using the model, observations from Town staff and best management practices for the industry.

DEFICIENCIES

Deficiencies were identified based on input from Town staff and on results from the model. Locations where the Town had experienced flooding were analyzed in the model to determine the cause of the flooding. For example, a cul-de-sac that frequently floods could have issues with inlet capacity, pipe capacity, backwater effects, runoff from areas not directly tributary to the cul-de-sac, or the curb and gutter configuration.

Generally, stormwater systems are designed to carry the peak 10-year runoff event, with the 100-year runoff event being conveyed in pipes, in the roadway, through regional detention, through natural channels, and land drains which ultimately discharge into Jordanelle Reservoir. It was determined that for the existing Hideout Stormwater system, full pipe flow is acceptable with minor surcharging being contained in the curb and gutter system.

Table 4-1 and Figure 4-1 summarizes the stormwater deficiencies identified in this study. Each deficiency has a Deficiency ID (used in this study), a location description, and problem definition.

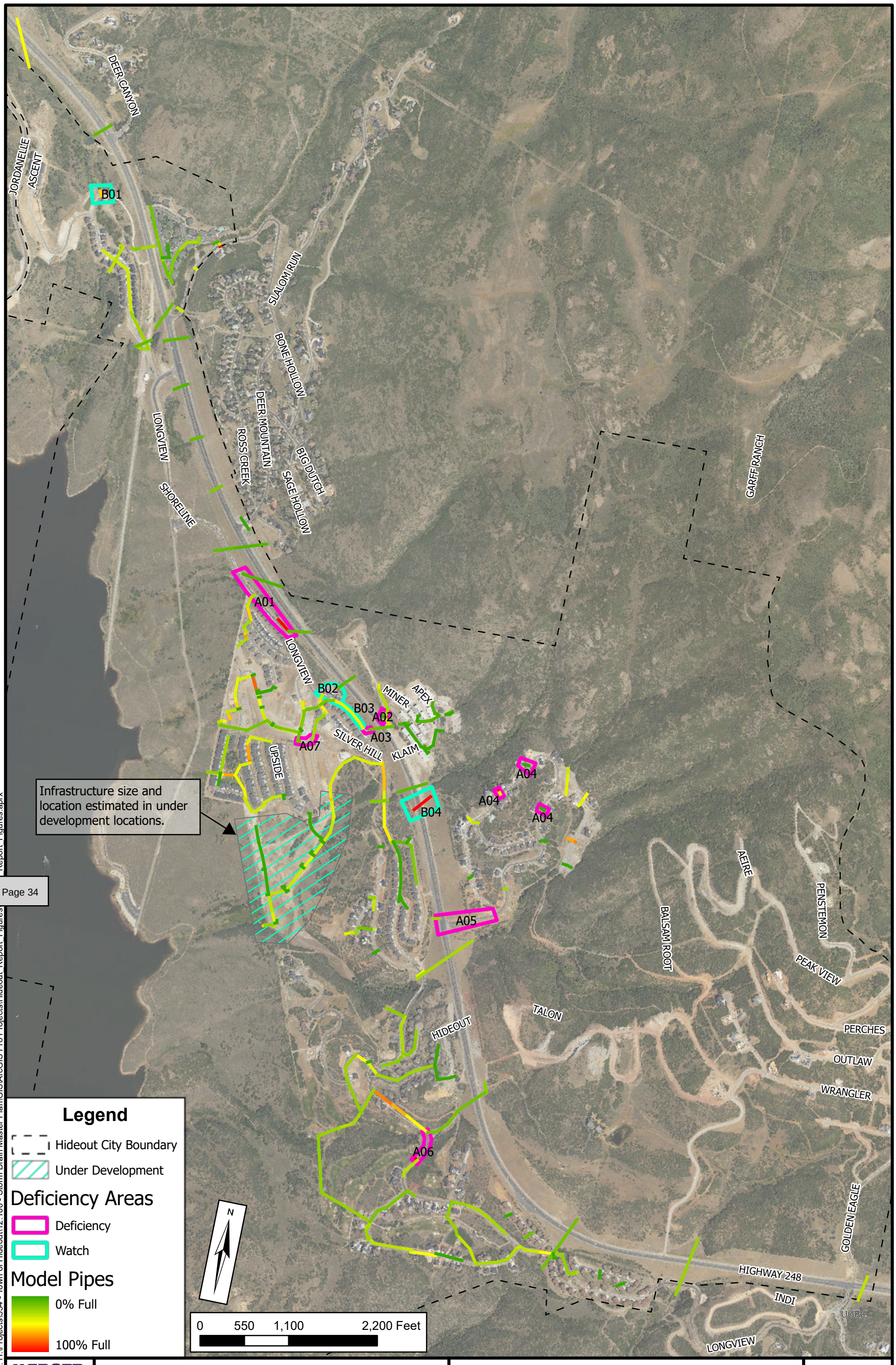
Not all deficiencies necessitate capital improvements. Because stormwater systems are designed to convey the 10-year event, a 10-year event will produce flows at or near the pipe capacity of the system. Some nodes in the model identified areas of surcharging which were determined to not be a deficiency because the surcharging is contained in the curb and gutter system. A pipe at capacity or a surcharged node in the model was only added to the deficiency list if flooding was significant in the model and/or Town staff had identified previous flooding at the location. After identifying the deficiencies in Table 4-1, the project team discussed which deficiencies warranted action. Deficiencies identified as not warranting action should be monitored by Town staff for flooding. In Figure 4-1, nodes that are colored green should be monitored by Town personnel to determine if any of these locations need to be added to future Capital Improvement Plan projects. Deficiency locations identified with a B## are locations in the model which showed surcharging beyond 3 acre-inches, but the Town staff were unaware of flooding problems associated with the locations identified by the model. These ‘watch’ areas also signify locations where Town personnel should monitor for flooding and collect additional data to determine if model updates are needed which may remove these locations from the ‘watch’ list or confirm they should be added to a future capital improvement plan.

Table 4-1
Stormwater Deficiencies

Deficiency ID	Location	Problem Description
A01	Near the intersection of Longview and Overlook	The receiving 15-inch pipe and channel are undersized for the flow conveyed by the upstream 54-inch culvert crossing Highway 248.
A02	Klaim Subdivision Main Entrance: • The intersection of Gray Woolf and Highway 248	The installed inlets are not adequate to intercept runoff from Gray Woolf.
A03	Across the road from 11661 N Shoreline	The receiving channel is undersized for the flow conveyed by the upstream 36-inch culvert crossing Highway 248.
A04	Soaring Hawk Subdivision: • 11589 White Tail Court, • 11535 White Tail Court, • 11547 North Soaring Hawk Lane	The installed stormwater systems have no outlet.
A05	Soaring Hawk Subdivision: • The intersection of Soaring Hawk Lane and Highway 248	There is no stormwater system to intercept runoff from Soaring Hawk Lane.
A06	Approximately 220 feet northeast of 1090 Longview Drive	The installed stormwater system has no outlet.
A07	Near the intersection of Deepwater and Kayak	The stormwater system is not properly routed and discharges behind homes. The Town is actively working to mitigate this deficiency. Accordingly, a capital facility project is not included for this deficiency.

Table 4-2
Stormwater Watch Locations

Watch Location ID	Location	Problem Description
B01	The north culvert under Belaview	The culvert may not have capacity to pass the 100-year flow. Survey should be collected to verify the culvert capacity. If flooding in the area is observed, a capital facility project may be added.
B02	East of the intersection of Shoreline and Silver Hill	The inlet for the upstream culvert could not be located and is suspected to be buried. If the upstream culvert is ever utilized, the downstream constructed channel are undersized for the anticipated flows. If flooding in the area is observed, a capital facility project may be added.
B03	East of Shoreline	Hydraulic modeling indicates that the 24-inch pipe is at capacity. If flooding in the area is observed, a capital facility project may be added.
B04	Culvert under Highway 248	Hydraulic modeling indicates that the 15-inch culvert under Highway 248 is over capacity. Flooding has never been reported in this location. Survey should be collected to verify the culvert capacity. If flooding in the area is observed, a capital facility project may be added.



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TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

10 YEAR EXISTING STORMWATER DEFICIENCIES

FIGURE 4-1

CHAPTER 5 – CAPITAL IMPROVEMENT PLAN

This Capital Improvement Plan (CIP) presents the problems, alternatives, and recommendations identified in the study to improve stormwater in the Town of Hideout. The CIP was developed from the hydrologic models, deficiency analysis, and workshops with Town personnel.

PREFERRED STORMWATER PLAN DEVELOPMENT

Which resolution a deficiency merits is based on what type of deficiency it is. Some deficiencies such as maintenance or replacement have a straightforward resolution. Resolving a deficiency related to flooding often has more than a singular solution option. Where these deficiencies exist, HAL evaluated possible alternatives and whether it could be resolved with upstream detention and/or required a pipe or inlet improvement. Selection of the preferred alternative for each problem was a process of evaluation and refinement rather than a simple choice between alternatives.

The process of selecting a preferred alternative included:
- reviewing the list of stormwater inadequacies
- brainstorming possible solutions
- screening alternatives based on feasibility and public acceptance
- developing alternatives
- comparing cost, function, human safety, and damage prevention
- selecting the preferred alternative

Design criteria included:
- 10-year minimum capacity
- 100-year detention capacity

PRECISION OF COST ESTIMATES

When considering cost estimates, there are several levels or degrees of precision depending on the purpose of the estimate and the percentage of detailed design that has been completed. The following levels of precision are typical:

Type of Estimate	Precision
Master Planning	±50%
Preliminary Design	±30%
Final Design or Bid	±10%

For example, at the master planning level (or conceptual or feasibility design level), if a project is estimated to cost $1,000,000, then the precision or reliability of the cost estimate would typically be expected to range between approximately $500,000 and $1,500,000. While this may seem very imprecise, the purpose of master planning is to develop general sizing, location, cost, and scheduling information on several individual projects that may be designed and constructed over a period of many years. Master planning also typically includes the selection of common design criteria to help ensure uniformity and compatibility among future individual projects. Details such as the exact capacity of individual projects, the level of redundancy, the location of facilities, the

alignment and depth of pipelines, the extent of utility conflicts, the cost of land and easements, the construction methodology, the types of equipment and material to be used, the time of construction, interest, inflation rates, permitting requirements, etc., are typically developed during the more detailed levels of design.

At the preliminary or 10% design level, some of the aforementioned information will have been developed. Major design decisions such as the size of facilities, selection of facility sites, pipeline alignments and depths, and the selection of the types of equipment and material to be used during construction will typically have been made. At this level of design, the precision of the cost estimate for a $1,000,000 project would typically be expected to range between approximately $700,000 and $1,300,000.

After the project has been completely designed and is ready to bid, all design plans and technical specifications will have been completed and nearly all the significant details about the project should be known. At this level of design, the precision of the cost estimate for the same $1,000,000 project would typically be expected to range between approximately $900,000 and $1,100,000.

The flows and pipe diameters provided in the following Capital Improvement Plan (CIP) descriptions are approximate and are for planning purposes only. A detailed hydrologic and hydraulic analysis shall be performed during the design process of the projects to identify final design and sizing.

ESTIMATED CONSTRUCTION COSTS

Cost estimates are based on conceptual-level engineering. Unit construction costs were estimated based on construction cost indices (ENR 2025), communication with material suppliers, heavy construction data references (RSMeans 2025), and HAL's experience with similar construction. Engineering cost estimates given in this study should be regarded as conceptual and appropriate for use as a planning guide. Only during final design can a definitive and more accurate estimate be provided. A detailed cost estimate of each alternative is provided in Appendix C.

CAPITAL IMPROVEMENT PLAN

Table 5-1 includes existing projects determined by system modeling and in discussions with Town staff. The Capital improvement plan for the future projects was based on anticipated future land use provided by the Town. Anticipated future land use used the same land use and curve number association found in Tables 3-2 and 3-3 respectively. A figure of the master planned land use zoning can be seen in Figure 5-1. Tables 5-1 through 5-2 present the recommended capital improvements which are shown on Figure 5-2. Table 5-2 includes descriptions of the capital improvement plan for future stormwater trunkline projects and the capital improvement plan for future regional detention projects. All future projects will be constructed as part of future development. See Figure 5-2 for general project locations.

Legend

Anticipated Development

- Developed, Open Space
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, High Intensity
- Shrub/Scrub
- Deciduous Forest
- Evergreen Forest
- Open Water
- Hideout City Boundary

N

0 850 1,700 3,400 Feet

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TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

ANTICIPATED LAND COVER AND FUTURE DEVELOPMENT

FIGURE 5-1

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Table 5-1
Capital Improvement Plan for Existing Projects

Project ID	Location	Preferred Solution	Total with Eng & Cont.	Priority
A01	Near the intersection of Longview and Overlook	Construct a channel sized to convey the 100-year storm event from the outlet of the 54-inch culvert to the 30-inch culvert across Shoreline Drive to the North.	$534,000	4
A02	Klaim Subdivision Main Entrance: • The intersection of Gray Woolf and Highway 248	Install 2 to 4 additional inlets at the entrance to Gray Woolf to route runoff to the existing system.	$57,000	1
A03	Across the road from 11661 N Shoreline	Increase the capacity of the channel between the 36-inch culvert and 24-inch pipe to convey the 10-year storm event.	$9,000	4
A04	Soaring Hawk Subdivision: • 11589 White Tail Court, • 11535 White Tail Court, • 11547 North Soaring Hawk Lane	Excavate and correct stormwater outlets.	$52,000	2
A05	Soaring Hawk Subdivision: • The intersection of Soaring Hawk Lane and Highway 248	Install 4 inlets at the entrance to Soaring Hawk Lane to route runoff to Deadman's Gulch.	$123,000	4
A06	Approximately 220 feet northeast of 1090 Longview Drive	Install 18-inch pipe from the 18-inch pipe in Longview Drive to the existing stormwater system to the north.	$159,000	3
		Existing Projects Subtotal	**$934,000**	**-**

Table 5-2
Description of Capital Improvement Plan for Future Projects

Project ID	Location	Project Description
C01	DA-RD02	A 24-inch trunkline to convey flows from DA-RD02 to future regional detention RD-02.
C02	DA-RD03	A 24-inch trunkline to convey flows from DA-RD03 to future regional detention RD-03.
RD-01	DA-RD01	Regional detention for DA-RD01.
RD-02	DA-RD02	Regional detention for DA-RD02.
RD-03	DA-RD03	Regional detention for DA-RD03.

SUMMARY OF CAPITAL IMPROVEMENTS

A summary of all the costs for Capital Improvements are summarized in Table 5-3. Future projects will be funded by future development. Accordingly, costs for these projects are not included.

Table 5-3
Capital Improvement Plan Summary

Projects	Cost ($)
Hideout Town Existing Projects	$934,000

OPERATIONAL RECOMMENDATIONS

Inlets

Many of the stormwater inlets in the Town of Hideout stormwater system are poor quality and restrict the flow of water into the stormwater system. It is recommended that all inlets be replaced with a curved vane style inlet.

Inventory

It is recommended that the Town maintain and update a master GIS inventory of the stormwater system. A review of the existing GIS inventory should be conducted to make sure every invert has a surveyed elevation and depth, pipes have diameter, length, material, slope, and condition, and any other relevant or applicable information is documented. The GIS inventory should regularly be updated. A stormwater model should be maintained and updated based upon the master GIS inventory. The GIS inventory should be maintained separate from the SWMM model to increase accessibility to the inventory by Town personnel. Updates should occur as information about additional land use, conveyance, capacity, and detention data become available.

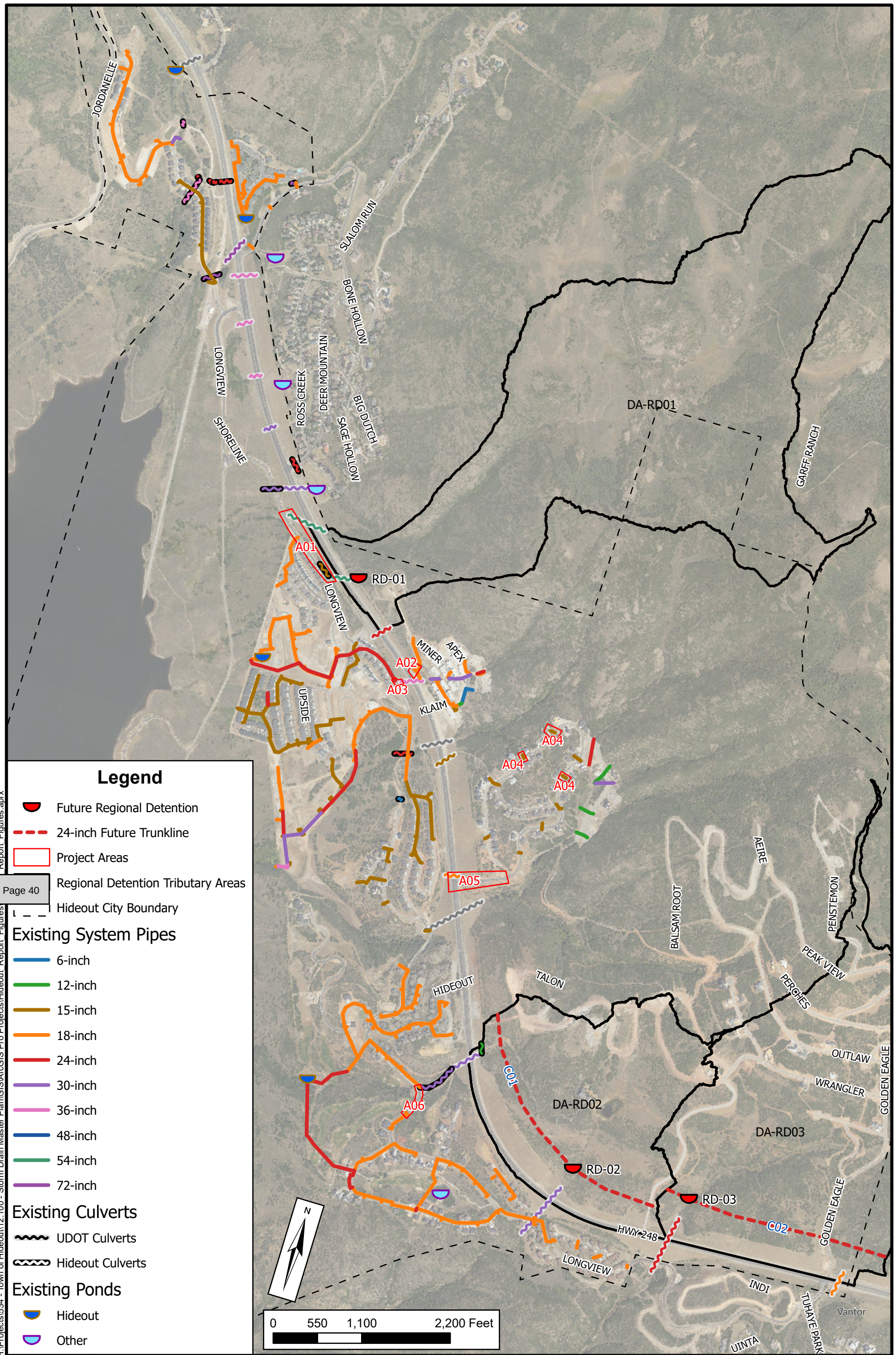
Watch and Maintenance Recommendations

Areas identified as not warranting action include those shown in Figure 4-1 and classified as areas to watch. These areas should be monitored for future flooding. If conditions become unacceptable, a project should be added to the CIP to remedy the deficiency.

HAL recommends annual or bi-annual maintenance on Hideout's open channels. Detention and retention facilities should be inspected, cleaned, and maintained on an annual basis.

Facility Replacement

Costs for facility replacement are not discussed in detail in this master plan but are essential for maintaining a functioning system. Replacement costs should be a component of the Town's annual budget and should be periodically re-evaluated to consider inflation, the construction market, and other relevant factors. An estimated annual cost needed to replace all the pipes in the stormwater system is given in Table 5-4.



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TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN

STORMWATER CAPITAL IMPROVEMENT PROJECTS

FIGURE 5-2

Table 5-4
Facility Replacement Cost

Total Cost	Lifespan	Annual Cost
$17,178,000	65	$265,000

Stormwater Master Plan Updates

The stormwater master plan should be periodically reviewed and updated dependent upon change and new development, at least every 5 years. The cost associated with developing the stormwater master plan is impact fee eligible.

CHAPTER 6 – REFERENCES

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APPENDIX A

Hydrology Data

Watershed Characteristics from Calculated in HEC-HMS

Subbasin	Longest Flowpath Length (mi)	Longest Flowpath Slope (ft/ft)	Centroidal Flowpath Length(mi)	Centroidal Flowpath Slope (ft/ft)	10-85 Flowpath Length (ft/ft)	10-85 Flowpath Slope (ft/ft)	Basin Slope (ft/ft)	Basin Relief (ft)	Relief Ratio	Elongation Ratio	Drainage Density (mi2/mi)
WS-01	1.73	0.08	1.15	0.05	1.30	0.08	0.25	732.31	0.08	0.43	34.64
WS-02	1.42	0.09	0.62	0.12	1.07	0.10	0.22	675.89	0.09	0.25	30.45
WS-03	1.72	0.04	0.78	0.05	1.29	0.04	0.21	693.19	0.08	0.35	33.09
WS-04	1.59	0.13	0.92	0.12	1.20	0.13	0.32	1078.70	0.13	0.39	35.78
WS-05	2.93	0.09	1.49	0.06	2.20	0.08	0.31	1511.99	0.10	0.47	31.09
WS-06	2.41	0.07	0.96	0.07	1.81	0.07	0.26	966.29	0.08	0.29	29.97
WS-07	0.22	0.13	0.06	0.06	0.17	0.15	0.28	155.32	0.13	0.46	27.16
WS-08	0.54	0.15	0.24	0.05	0.40	0.16	0.22	413.12	0.15	0.26	36.13
WS-09	0.55	0.15	0.32	0.10	0.42	0.17	0.31	435.19	0.15	0.33	34.74
WS-10	1.49	0.10	0.73	0.07	1.11	0.08	0.28	803.19	0.10	0.35	28.22
WS-11	0.21	0.13	0.06	0.04	0.16	0.14	0.29	147.67	0.13	0.44	17.61
WS-12	0.24	0.04	0.12	0.00	0.18	0.03	0.20	53.25	0.04	0.48	36.61
WS-13	0.31	0.08	0.09	0.10	0.23	0.09	0.21	135.07	0.08	0.53	28.55
WS-14	0.31	0.09	0.18	0.07	0.23	0.09	0.25	150.40	0.09	0.52	22.15
WS-15	0.26	0.06	0.13	0.06	0.19	0.05	0.16	80.26	0.06	0.43	32.63
WS-16	0.21	0.05	0.09	0.11	0.16	0.04	0.19	68.45	0.06	0.43	38.21
WS-17	0.27	0.09	0.10	0.13	0.20	0.12	0.22	132.59	0.09	0.45	20.54
WS-18	0.65	0.05	0.36	0.04	0.49	0.04	0.17	179.62	0.05	0.32	22.95
WS-19	0.34	0.07	0.15	0.03	0.25	0.05	0.18	117.09	0.07	0.44	30.52
WS-20	0.17	0.04	0.07	0.04	0.13	0.04	0.13	41.58	0.05	0.53	18.30
WS-21	1.09	0.16	0.47	0.06	0.81	0.16	0.36	936.88	0.16	0.47	41.42
WS-22	0.48	0.26	0.27	0.15	0.36	0.25	0.40	661.02	0.26	0.35	26.90
WS-23	0.39	0.18	0.16	0.07	0.29	0.18	0.23	375.34	0.18	0.37	29.50
WS-24	2.16	0.12	1.26	0.12	1.62	0.12	0.30	1424.21	0.13	0.40	24.01
WS-25	0.39	0.08	0.19	0.07	0.29	0.05	0.22	170.75	0.08	0.39	34.05
WS-26	0.16	0.06	0.07	0.03	0.12	0.05	0.22	73.91	0.09	0.50	19.85
WS-27	0.29	0.35	0.12	0.25	0.21	0.37	0.42	527.52	0.35	0.31	22.07
WS-28	0.65	0.23	0.30	0.28	0.49	0.26	0.36	775.02	0.23	0.45	21.62
WS-29	0.20	0.10	0.07	0.11	0.15	0.10	0.23	140.21	0.13	0.48	32.28
WS-30	0.51	0.25	0.30	0.14	0.38	0.24	0.38	681.53	0.25	0.42	34.13
WS-31	0.41	0.17	0.21	0.09	0.31	0.17	0.27	374.47	0.17	0.41	36.87
WS-32	0.84	0.21	0.45	0.21	0.63	0.24	0.37	921.71	0.21	0.54	20.31
WS-33	0.15	0.07	0.08	0.07	0.11	0.05	0.18	75.81	0.10	0.39	41.52
WS-34	0.94	0.18	0.46	0.16	0.70	0.21	0.36	902.04	0.18	0.38	17.92
WS-35	0.47	0.08	0.29	0.06	0.35	0.08	0.18	199.24	0.08	0.44	31.32
WS-36	0.22	0.24	0.11	0.17	0.17	0.24	0.40	276.11	0.24	0.37	19.41
WS-37	0.20	0.08	0.09	0.09	0.15	0.08	0.16	85.62	0.08	0.50	18.36
WS-38	0.28	0.11	0.07	0.24	0.21	0.09	0.20	172.22	0.12	0.46	28.55
WS-39	0.51	0.08	0.41	0.08	0.38	0.09	0.28	243.06	0.09	0.41	21.51
WS-40	0.51	0.10	0.28	0.08	0.38	0.08	0.19	264.04	0.10	0.36	30.45
WS-41	0.70	0.24	0.39	0.18	0.53	0.27	0.46	894.68	0.24	0.37	20.07

Subbasin	Longest Flowpath Length (mi)	Longest Flowpath Slope (ft/ft)	Centroidal Flowpath Length(mi)	Centroidal Flowpath Slope (ft/ft)	10-85 Flowpath Length (ft/ft)	10-85 Flowpath Slope (ft/ft)	Basin Slope (ft/ft)	Basin Relief (ft)	Relief Ratio	Elongation Ratio	Drainage Density (mi2/mi)
WS-42	0.45	0.07	0.26	0.05	0.34	0.06	0.15	159.09	0.07	0.41	31.84
WS-43	0.17	0.08	0.05	0.08	0.13	0.07	0.14	74.73	0.08	0.62	21.20
WS-44	0.75	0.06	0.40	0.06	0.57	0.06	0.26	246.29	0.06	0.28	38.66
WS-45	0.21	0.10	0.08	0.10	0.15	0.10	0.22	104.65	0.10	0.45	30.07
WS-46	0.15	0.11	0.05	0.06	0.11	0.10	0.26	86.23	0.11	0.58	19.64
WS-47	0.56	0.08	0.22	0.07	0.42	0.08	0.21	269.32	0.09	0.48	34.99
WS-48	0.30	0.09	0.18	0.09	0.22	0.10	0.23	136.04	0.09	0.35	34.45
WS-49	0.17	0.12	0.07	0.17	0.13	0.10	0.20	113.65	0.13	0.46	26.04
WS-50	1.43	0.14	0.62	0.08	1.07	0.17	0.34	1096.99	0.15	0.57	25.99
WS-51	0.24	0.07	0.11	0.09	0.18	0.05	0.24	116.72	0.09	0.35	25.79
WS-52	0.37	0.17	0.19	0.16	0.28	0.17	0.27	335.99	0.17	0.44	24.99
WS-53	0.53	0.10	0.26	0.09	0.40	0.11	0.23	310.62	0.11	0.56	31.53
WS-54	0.22	0.08	0.16	0.09	0.16	0.09	0.22	122.05	0.11	0.53	23.47
WS-55	0.64	0.06	0.34	0.05	0.48	0.06	0.21	206.55	0.06	0.27	35.60
WS-56	1.75	0.10	0.44	0.06	1.31	0.10	0.24	892.68	0.10	0.33	26.09
WS-57	0.69	0.08	0.36	0.06	0.52	0.07	0.28	293.67	0.08	0.41	30.21
WS-58	0.78	0.07	0.36	0.05	0.59	0.09	0.19	286.18	0.07	0.59	24.37
WS-59	0.34	0.06	0.22	0.06	0.26	0.06	0.19	128.11	0.07	0.38	26.11
WS-60	0.17	0.05	0.01	0.02	0.13	0.06	0.29	116.74	0.13	0.62	27.39
WS-61	0.31	0.05	0.15	0.06	0.23	0.05	0.16	100.60	0.06	0.57	33.56
WS-62	0.37	0.05	0.23	0.04	0.28	0.04	0.19	142.00	0.07	0.50	27.01
WS-63	0.17	0.05	0.07	0.01	0.13	0.06	0.22	45.48	0.05	0.39	23.73
WS-64	0.62	0.08	0.27	0.05	0.46	0.08	0.33	269.33	0.08	0.31	31.96
WS-65	0.17	0.20	0.05	0.09	0.13	0.19	0.32	175.92	0.20	0.56	23.49
WS-66	0.29	0.10	0.18	0.07	0.22	0.09	0.19	150.87	0.10	0.34	36.23
WS-67	0.31	0.06	0.20	0.07	0.24	0.06	0.14	111.51	0.07	0.24	60.15
WS-68	0.20	0.05	0.08	0.04	0.15	0.04	0.29	57.68	0.05	0.42	53.45

Existing Conditions Curve Number

Basin Summary

	sq mi	sq mi			sq mi			sq mi	
Basin	Total Area	DCIA	DCIA %	Pervious Area	Imp Area	Area	Non Connected / Pervious %	CN * Area	Composite Pervious CN
WS-50	0.514	0.008	1.585	0.490	0.023	0.513	98	36.90	72
WS-01	0.428	0.040	9.454	0.332	0.096	0.428	91	29.67	69
WS-02	0.103	0.005	4.827	0.088	0.015	0.103	95	6.34	61
WS-03	0.290	0.051	17.517	0.178	0.113	0.290	82	23.33	80
WS-04	0.305	0.005	1.679	0.289	0.016	0.305	98	21.28	70
WS-05	1.503	0.001	0.098	1.498	0.005	1.503	100	103.32	69
WS-06	0.398	0.007	1.882	0.374	0.024	0.398	98	23.21	58
WS-07	0.008	0.001	7.084	0.006	0.002	0.008	93	0.62	76
WS-08	0.015	0.002	10.256	0.011	0.004	0.015	90	1.08	73
WS-09	0.026	0.001	4.572	0.023	0.003	0.026	95	1.84	70
WS-10	0.211	0.008	3.976	0.190	0.021	0.211	96	12.75	60
WS-11	0.007	0.001	7.896	0.005	0.002	0.007	92	0.47	72
WS-12	0.010	0.001	13.314	0.006	0.004	0.010	87	0.79	76
WS-13	0.021	0.003	13.506	0.014	0.008	0.021	86	1.57	75
WS-14	0.021	0.001	6.278	0.017	0.004	0.021	94	1.33	64
WS-15	0.010	0.002	15.864	0.006	0.004	0.010	84	0.73	75
WS-16	0.006	0.001	14.931	0.004	0.002	0.006	85	0.47	76
WS-17	0.011	0.001	10.237	0.008	0.003	0.011	90	0.83	73
WS-18	0.034	0.004	11.667	0.022	0.012	0.034	88	2.53	74
WS-19	0.017	0.000	1.417	0.016	0.001	0.017	99	0.98	58
WS-20	0.007	0.001	13.483	0.004	0.002	0.007	87	0.49	74
WS-21	0.202	0.007	3.346	0.181	0.021	0.202	97	13.96	69
WS-22	0.022	0.000	0.966	0.021	0.001	0.022	99	1.47	68
WS-23	0.016	0.001	4.095	0.014	0.002	0.016	96	1.08	68
WS-24	0.587	0.001	0.179	0.584	0.003	0.587	100	40.56	69
WS-25	0.018	0.003	18.497	0.011	0.008	0.018	82	1.42	78
WS-26	0.005	0.000	5.715	0.004	0.001	0.005	94	0.38	75
WS-27	0.006	0.000	0.690	0.006	0.000	0.006	99	0.39	64
WS-28	0.066	0.000	0.012	0.066	0.000	0.066	100	4.42	67
WS-29	0.007	0.001	14.079	0.005	0.002	0.007	86	0.56	79
WS-30	0.036	0.002	4.240	0.032	0.004	0.036	96	2.47	69
WS-31	0.022	0.003	14.404	0.015	0.007	0.022	86	1.72	78
WS-32	0.158	0.000	0.083	0.158	0.000	0.158	100	11.26	71
WS-33	0.003	0.001	24.838	0.001	0.001	0.003	75	0.22	85
WS-34	0.099	0.001	0.887	0.097	0.002	0.099	99	6.90	70
WS-35	0.033	0.006	19.025	0.020	0.014	0.033	81	2.60	78
WS-36	0.005	0.000	2.867	0.005	0.000	0.005	97	0.38	71
WS-37	0.008	0.000	5.490	0.007	0.001	0.008	95	0.57	73
WS-38	0.013	0.001	6.617	0.011	0.002	0.013	93	0.98	73
WS-39	0.034	0.002	5.383	0.028	0.005	0.034	95	2.48	74
WS-40	0.026	0.004	16.620	0.016	0.010	0.026	83	2.10	81
WS-41	0.054	0.000	0.343	0.053	0.000	0.054	100	3.82	71
WS-42	0.026	0.003	10.479	0.006	0.006	0.012	90	1.03	85
WS-43	0.009	0.001	12.013	0.006	0.002	0.009	88	0.66	76
WS-44	0.034	0.003	8.418	0.024	0.008	0.033	92	2.56	78
WS-45	0.007	0.001	12.687	0.005	0.002	0.007	87	0.52	76
WS-46	0.006	0.001	9.678	0.004	0.002	0.006	90	0.52	88
WS-47	0.057	0.001	1.188	0.036	0.002	0.038	99	2.80	73
WS-48	0.008	0.000	4.756	0.007	0.001	0.008	95	0.70	82
WS-49	0.005	0.001	12.403	0.003	0.001	0.005	88	0.39	83
WS-65	0.007	0.001	14.280	0.005	0.002	0.007	86	0.57	81
WS-52	0.021	0.001	2.717	0.013	0.001	0.014	97	0.94	68
WS-53	0.067	0.001	1.975	0.018	0.004	0.021	98	1.58	74
WS-64	0.028	0.001	4.556	0.024	0.004	0.028	95	2.08	73
WS-55	0.024	0.004	14.875	0.016	0.008	0.024	85	1.93	80
WS-56	0.266	0.003	0.993	0.211	0.009	0.221	99	15.21	69
WS-57	0.062	0.000	0.768	0.047	0.002	0.049	99	3.50	71
WS-58	0.170	0.003	1.743	0.083	0.008	0.092	98	6.42	70
WS-59	0.013	0.002	16.704	0.008	0.005	0.013	83	1.06	81
WS-60	0.009	0.001	9.587	0.007	0.002	0.009	90	0.68	76
WS-61	0.024	0.001	4.050	0.021	0.004	0.024	96	1.85	76
WS-62	0.027	0.001	2.934	0.024	0.003	0.027	97	1.99	73
WS-63	0.003	0.000	11.322	0.002	0.001	0.003	89	0.27	81
WS-66	0.008	0.000	5.552	0.007	0.001	0.008	94	0.57	72
WS-67	0.004	0.000	8.828	0.003	0.001	0.004	91	0.35	81
WS-54	0.010	0.001	6.784	0.008	0.002	0.010	93	0.78	78
WS-51	0.006	0.001	14.833	0.003	0.002	0.006	85	0.49	84
WS-68	0.006	0.000	8.652	0.004	0.001	0.006	91	0.44	79

Anticipated Future Conditions Curve Number
Basin Summary

	sq mi	sq mi		sq mi			sq mi	
Basin	Total Area	DCIA	DCIA %	Pervious Area	Imp Area	Area	Non Connected / Pervious %	CN * Area	Composite Pervious CN
WS-50	0.514	0.008	1.585	0.490	0.023	0.513	98	36.90	72
WS-01	0.428	0.040	9.454	0.332	0.096	0.428	91	29.67	69
WS-02	0.103	0.005	4.827	0.088	0.015	0.103	95	6.34	61
WS-03	0.290	0.051	17.517	0.178	0.113	0.290	82	23.33	80
WS-04	0.305	0.005	1.679	0.289	0.016	0.305	98	21.28	70
WS-05	1.503	0.001	0.098	1.498	0.005	1.503	100	103.32	69
WS-06	0.398	0.007	1.882	0.374	0.024	0.398	98	23.21	58
WS-07	0.008	0.001	7.084	0.006	0.002	0.008	93	0.62	76
WS-08	0.015	0.002	10.256	0.011	0.004	0.015	90	1.08	73
WS-09	0.026	0.001	4.572	0.023	0.003	0.026	95	1.84	70
WS-10	0.211	0.008	3.976	0.190	0.021	0.211	96	12.76	60
WS-11	0.007	0.001	7.896	0.005	0.002	0.007	92	0.47	72
WS-12	0.010	0.001	13.314	0.006	0.004	0.010	87	0.79	76
WS-13	0.021	0.003	13.506	0.014	0.008	0.021	86	1.57	75
WS-14	0.021	0.001	6.278	0.017	0.004	0.021	94	1.33	64
WS-15	0.010	0.002	15.864	0.006	0.004	0.010	84	0.73	75
WS-16	0.006	0.001	14.931	0.004	0.002	0.006	85	0.47	76
WS-17	0.011	0.001	10.237	0.008	0.003	0.011	90	0.83	73
WS-18	0.034	0.004	11.667	0.022	0.012	0.034	88	2.53	74
WS-19	0.017	0.000	1.417	0.016	0.001	0.017	99	0.98	58
WS-20	0.007	0.001	13.483	0.004	0.002	0.007	87	0.49	74
WS-21	0.202	0.007	3.346	0.181	0.021	0.202	97	13.96	69
WS-22	0.022	0.000	0.966	0.021	0.001	0.022	99	1.47	68
WS-23	0.016	0.001	4.656	0.014	0.002	0.016	95	1.09	69
WS-24	0.587	0.002	0.277	0.584	0.003	0.587	100	40.78	69
WS-25	0.018	0.003	18.497	0.011	0.008	0.018	82	1.42	78
WS-26	0.005	0.001	12.271	0.004	0.001	0.005	88	0.39	78
WS-27	0.006	0.000	0.690	0.006	0.000	0.006	99	0.39	64
WS-28	0.066	0.000	0.012	0.066	0.000	0.066	100	4.42	67
WS-29	0.007	0.001	14.222	0.005	0.002	0.007	86	0.56	79
WS-30	0.036	0.002	6.373	0.032	0.004	0.036	94	2.55	71
WS-31	0.022	0.003	14.586	0.015	0.007	0.022	85	1.72	78
WS-32	0.158	0.000	0.083	0.158	0.000	0.158	100	11.43	72
WS-33	0.003	0.001	24.838	0.001	0.001	0.003	75	0.22	85
WS-34	0.099	0.001	0.887	0.097	0.002	0.099	99	7.01	71
WS-35	0.033	0.006	19.025	0.020	0.014	0.033	81	2.60	78
WS-36	0.005	0.000	2.867	0.005	0.000	0.005	97	0.38	71
WS-37	0.008	0.000	5.490	0.007	0.001	0.008	95	0.57	73
WS-38	0.013	0.001	6.617	0.011	0.002	0.013	93	0.98	73
WS-39	0.034	0.002	5.383	0.028	0.005	0.034	95	2.48	74
WS-40	0.026	0.004	17.167	0.016	0.010	0.026	83	2.12	82
WS-41	0.054	0.000	0.343	0.053	0.000	0.054	100	3.82	71
WS-42	0.026	0.003	11.406	0.006	0.006	0.012	89	1.04	86
WS-43	0.009	0.001	12.013	0.006	0.002	0.009	88	0.66	76
WS-44	0.034	0.003	8.418	0.024	0.008	0.033	92	2.56	78
WS-45	0.007	0.001	12.687	0.005	0.002	0.007	87	0.52	76
WS-46	0.006	0.001	9.678	0.004	0.002	0.006	90	0.52	88
WS-47	0.057	0.001	1.188	0.036	0.002	0.038	99	2.80	73
WS-48	0.008	0.000	4.756	0.007	0.001	0.008	95	0.70	82
WS-49	0.005	0.001	12.403	0.003	0.001	0.005	88	0.39	83
WS-65	0.007	0.001	14.280	0.005	0.002	0.007	86	0.57	81
WS-52	0.021	0.001	2.717	0.013	0.001	0.014	97	0.94	68
WS-53	0.067	0.001	1.975	0.018	0.004	0.021	98	1.58	74
WS-64	0.028	0.001	4.556	0.024	0.004	0.028	95	2.08	73
WS-55	0.024	0.004	14.875	0.016	0.008	0.024	85	1.93	80
WS-56	0.266	0.003	0.993	0.211	0.009	0.221	99	15.21	69
WS-57	0.062	0.000	0.768	0.047	0.002	0.049	99	3.50	71
WS-58	0.170	0.003	1.743	0.083	0.008	0.092	98	6.42	70
WS-59	0.013	0.002	16.704	0.008	0.005	0.013	83	1.06	81
WS-60	0.009	0.001	9.587	0.007	0.002	0.009	90	0.68	76
WS-61	0.024	0.001	4.050	0.021	0.004	0.024	96	1.85	76
WS-62	0.027	0.001	2.934	0.024	0.003	0.027	97	1.99	73
WS-63	0.003	0.000	11.322	0.002	0.001	0.003	89	0.27	81
WS-66	0.008	0.000	5.552	0.007	0.001	0.008	94	0.57	72
WS-67	0.004	0.000	8.828	0.003	0.001	0.004	91	0.35	81
WS-54	0.010	0.001	6.784	0.008	0.002	0.010	93	0.78	78
WS-51	0.006	0.001	14.833	0.003	0.002	0.006	85	0.49	84
WS-68	0.006	0.000	8.652	0.004	0.001	0.006	91	0.44	79

Watershed ID	Lag Time (min)	Method
WS-01	51	SIM
WS-02	27	SIM
WS-03	55	CSU
WS-04	44	SIM
WS-05	85	SIM
WS-06	49	SIM
WS-07	5	NRC
WS-08	41	CSU
WS-09	18	SIM
WS-10	40	SIM
WS-11	5	NRC
WS-12	21	CSU
WS-13	21	CSU
WS-14	9	NRC
WS-15	20	CSU
WS-16	17	CSU
WS-17	26	CSU
WS-18	45	CSU
WS-19	24	SIM
WS-20	16	CSU
WS-21	40	SIM
WS-22	17	SIM
WS-23	13	NRC
WS-24	56	SIM
WS-25	22	CSU
WS-26	4	NRC
WS-27	10	SIM
WS-28	28	SIM
WS-29	17	CSU
WS-30	10	NRC
WS-31	28	CSU
WS-32	42	SIM
WS-33	10	CSU
WS-34	29	SIM
WS-35	26	CSU
WS-36	12	SIM
WS-37	6	NRC
WS-38	7	NRC
WS-39	10	NRC
WS-40	29	CSU
WS-41	24	SIM
WS-42	39	CSU
WS-43	17	CSU
WS-44	12	NRC
WS-45	19	CSU
WS-46	19	CSU
WS-47	29	SIM
WS-48	5	NRC
WS-49	17	CSU
WS-50	63	SIM
WS-65	14	CSU
WS-52	20	SIM
WS-53	32	SIM
WS-64	11	NRC
WS-55	36	CSU
WS-56	39	SIM
WS-57	30	SIM
WS-58	49	SIM
WS-59	24	CSU
WS-60	10	CSU
WS-61	8	NRC
WS-62	25	SIM
WS-63	18	CSU
WS-66	8	NRC
WS-67	37	CSU
WS-54	5	NRC
WS-51	20	CSU
WS-68	26	CSU

Lag Time Calculations

SIM = Simas-Hawkins Lag Time Method
CSU = Colorado State University Lag Time Method
NRC = NRCS Lag Time Method

Simas-Hawkins Lag Time Method

$$T_L = 53.14 * W^{0.594} * S^{-0.150} * S_{nat}{}^{0.313}$$

W = Width of the watershed
S = Average Watershed Slope
Snat = Watershed Storage Coefficient

Colorado State University Lag Time Method

$$C_t = \frac{7.81}{I_a^{0.78}}$$

$$T_{LAG} = C_t(L * L_{ca})^{0.3}$$

where:

C_t = coefficient of watershed topography based on impervious area.

I_a = percentage of impervious area in the watershed (must be defined in the HEC-1 Loss methods).

T_{LAG} = watershed lag time in hours.

L = maximum flow path length in miles.

L_{ca} = *length to the centroid in miles.*

https://www.xmswiki.com/wiki/WMS:Colorado_State_Lag_Time_Equation

NRCS Lag Time Method

$$T_l = \frac{L^{0.8}\left(\frac{1000}{CN} - 9\right)^{0.7}}{1900S^{0.5}} \quad (1)$$

Where:
T_l = lag time (hrs)
L = longest hydraulic length of the watershed (ft)
CN = average watershed curve number
S = average watershed slope (%)

https://fscollab.tcnj.edu/wp-content/uploads/sites/255/2020/09/Dr.-Michael-Horst-Austin-Farnum-Amanda-Stephenson-NRCS-Lag-Time-Poster-1.pdf

APPENDIX B

Capital Projects Cost Estimates

Town of Hideout Capital Facility Plan
Stormwater Recommended Improvements
Preliminary Engineers Cost Estimates

		Item	Unit	2025 Unit Price	Quantity	Total Price
A1	***Longview Drive Upsizing***	**Channel 1 Excavation Cost**	CY	$ 30	3,600	$ 108,000
		Channel 2 Excavation Cost	CY	$ 30	5,600	$ 168,000
		Channel 1 Revegetation	SF	$ 1	2,300	$ 1,150
		Channel 2 Revegetation	SF	$ 1	5,400	$ 2,700
		Utility Conflict	Each	$ 50,000	1	$ 50,000
		Additional Project Cost (20% of total)				$ 65,970
					Total	$ 395,820
					Engineering & Admin. (10%)	$ 39,582
					Contingency (25%)	$ 98,955
					Total to Longview Drive Upsizing	**$ 534,000**
A2	***Gray Woolf Inlet Correction***	**18-inch HP Storm Pipe with 4 Inlets**	LF	$ 325	100	$ 32,500
		Additional Project Cost (20% of total)				$ 6,500
					Total	$ 39,000
					Engineering & Admin. (20%)	$ 7,800
					Contingency (25%)	$ 9,750
					Total to Gray Woolf Inlet Correction	**$ 57,000**
A3	***Shoreline Channel Improvements***	**Improve Channel**	Each	$ 5,000	1	$ 5,000
		Additional Project Cost (20% of total)				$ 1,000
					Total	$ 6,000
					Engineering & Admin. (20%)	$ 1,200
					Contingency (25%)	$ 1,500
					Total to Shoreline Channel Improvements	**$ 9,000**
A4	***Fox Hollow Inlet Correction***	**Excavate and Correct Inlets**	Each	$ 10,000	3	$ 30,000
		Additional Project Cost (20% of total)				$ 6,000
					Total	$ 36,000
					Engineering & Admin. (20%)	$ 7,200
					Contingency (25%)	$ 9,000
					Total to Fox Hollow Inlet Correction	**$ 52,000**
A5	***Soaring Hawk Inlet Correction***	**15-inch PVC Pipe with 4 Inlets**	LF	$ 190	400	$ 76,000
		Additional Project Cost (20% of total)				$ 15,200
					Total	$ 91,200
					Engineering & Admin. (10%)	$ 9,120
					Contingency (25%)	$ 22,800
					Total to Soaring Hawk Inlet Correction	**$ 123,000**
A6	***Longview Drive Connection***	**18-inch PVC Pipe**	Each	$ 246	400	$ 98,400
		Additional Project Cost (20% of total)				$ 19,680
					Total	$ 118,080
					Engineering & Admin. (10%)	$ 11,808
					Contingency (25%)	$ 29,520
					Total to Longview Drive Connection	**$ 159,000**
					Total	**$ 934,000**



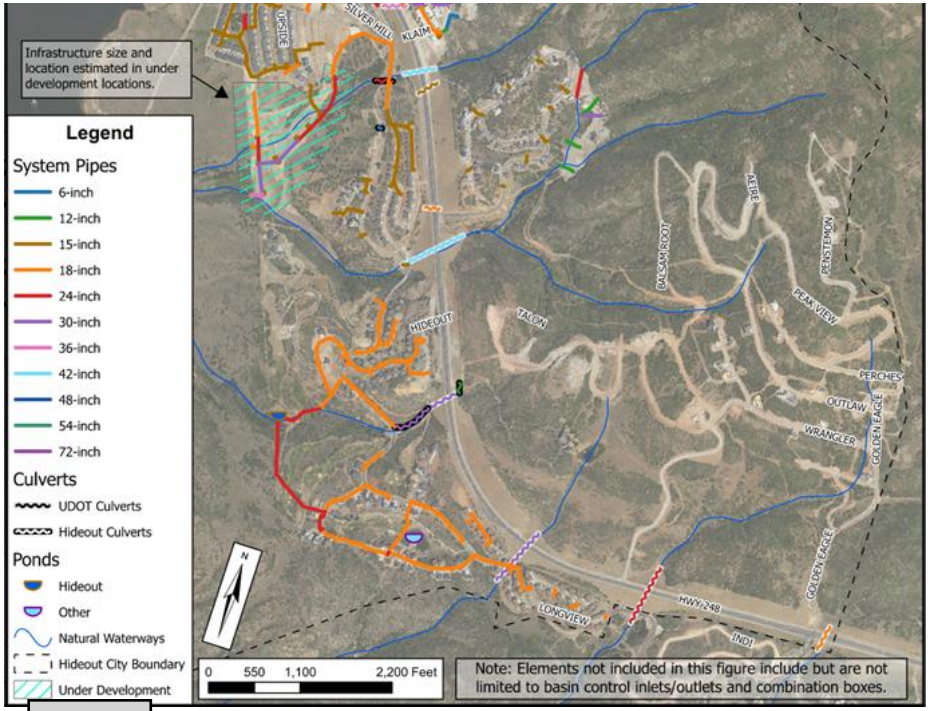
TOWN OF HIDEOUT STORM WATER MASTER PLAN

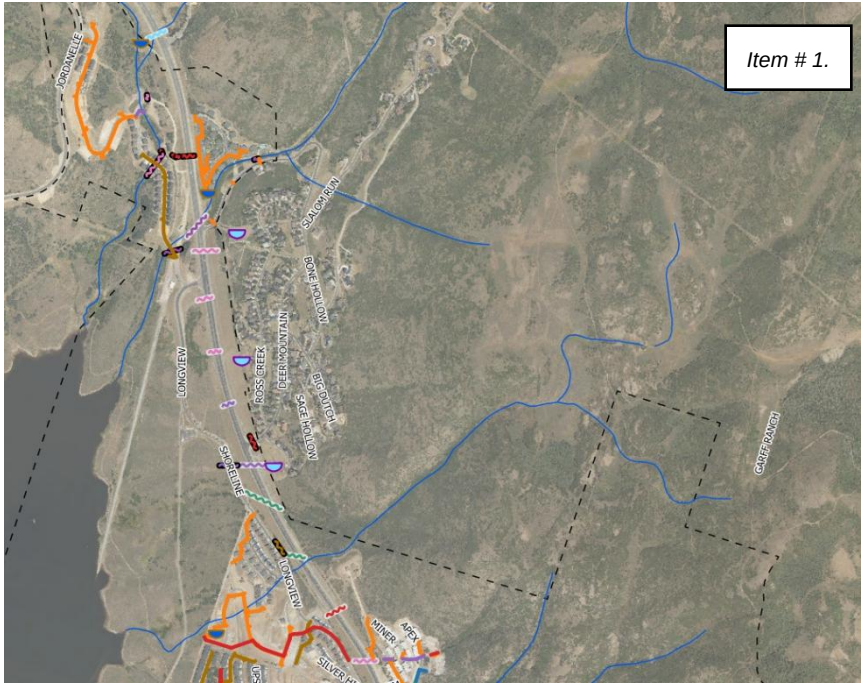
DENNIS PAY, P.E.
KATIE JACOBSEN, P.E.
ENOCH JONES, P.E.
Hansen, Allen & Luce, Inc.

Hideout Town Council
May 14, 2026

ASSUMPTIONS

- DATA
- AREA CHARACTERISTICS
- DESIGN STORM
- EVALUATING RESULTS


Infrastructure size and location estimated in under development locations.
Legend
System Pipes
6-inch
12-inch
15-inch
18-inch
24-inch
30-inch
36-inch
42-inch
48-inch
54-inch
72-inch
Culverts
UDOT Culverts
Hideout Culverts
Ponds
Hideout
Other
Natural Waterways
Hideout City Boundary
Under Development
SILVER HILL
KLAIM
AETRE
BALSAM ROOT
PENSTEMON
PEAK VIEW
HIDEOUT
TALON
PERCHES
OUTLAW
WRANGLER
GOLDEN EAGLE
LONGVIEW
HWY 248
IND1
0 550 1,100 2,200 Feet
Note: Elements not included in this figure include but are not limited to basin control inlets/outlets and combination boxes.


JORDANELLE
SLALOM RUN
BOXE HOLLOW
LONGVIEW
ROSS CREEK
DEER MOUNTAIN
BIG PUTCH
SKYE HOLLOW
SHORELINE
GOLF RANCH
MINER
APEX

ASSUMPTIONS



DATA





AREA CHARACTERISTICS

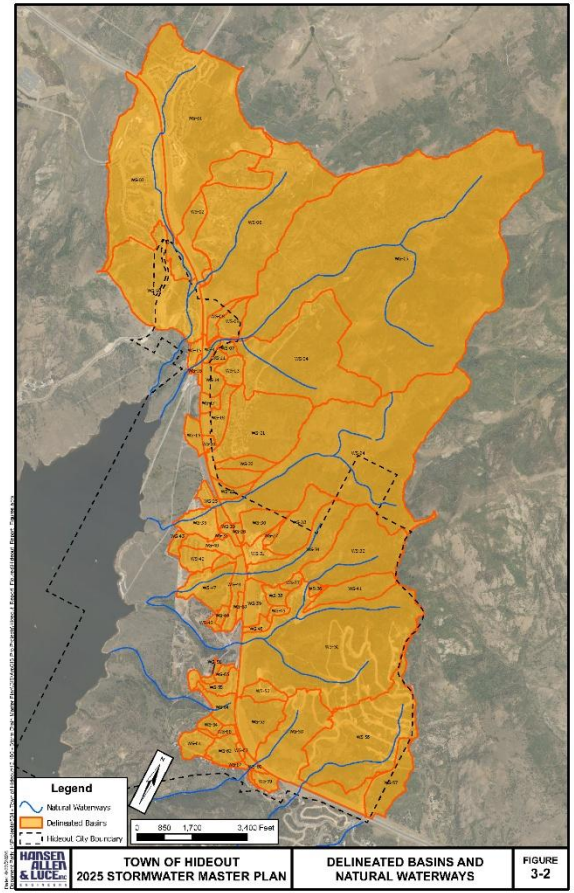


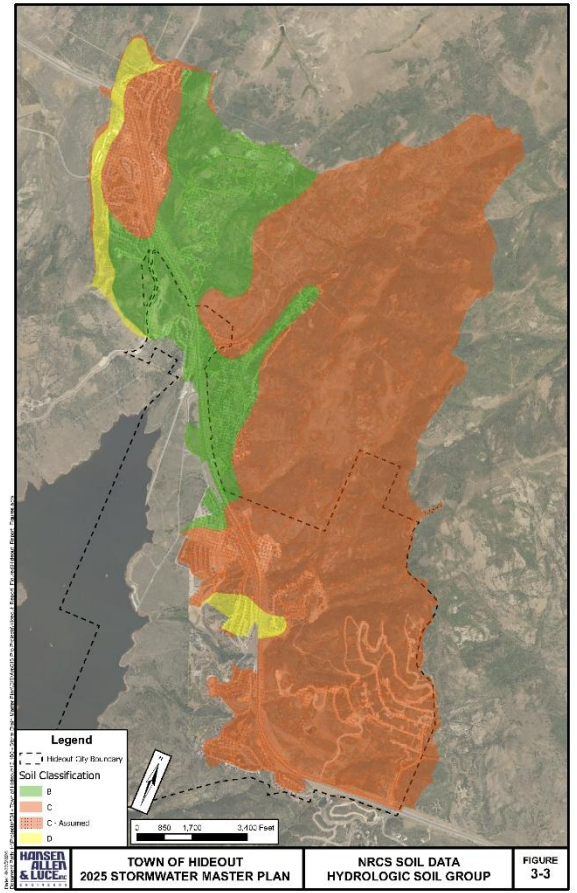
DESIGN STORM

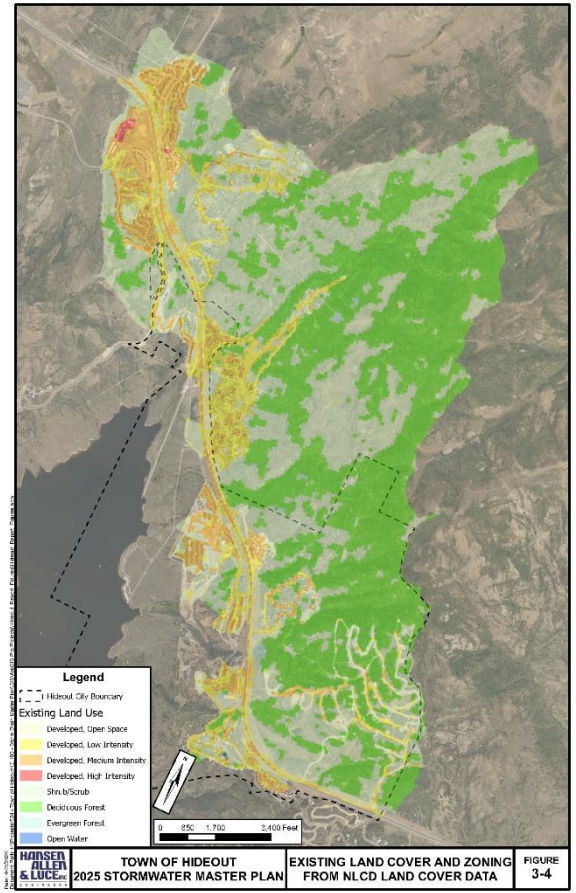


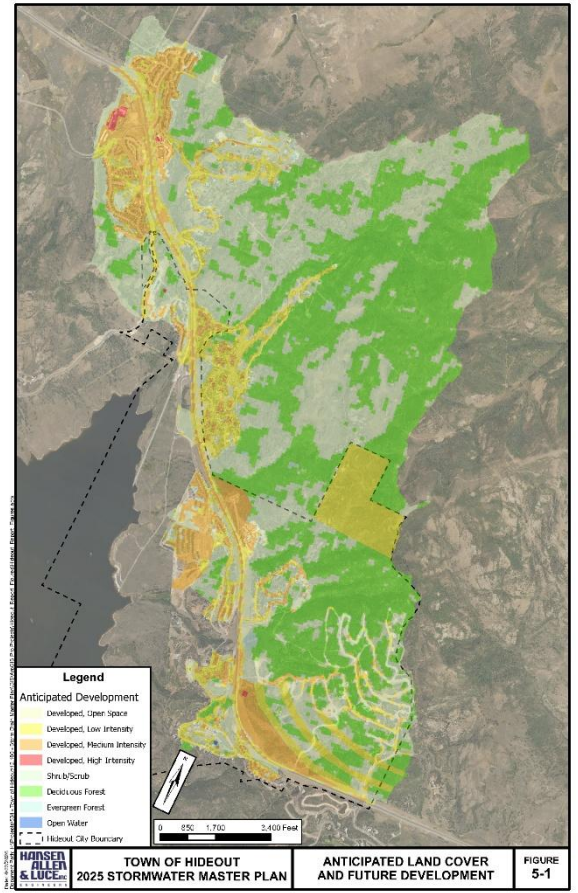
EVALUATING RESULTS

HANSEN ALLEN & LUCE inc
ENGINEERS

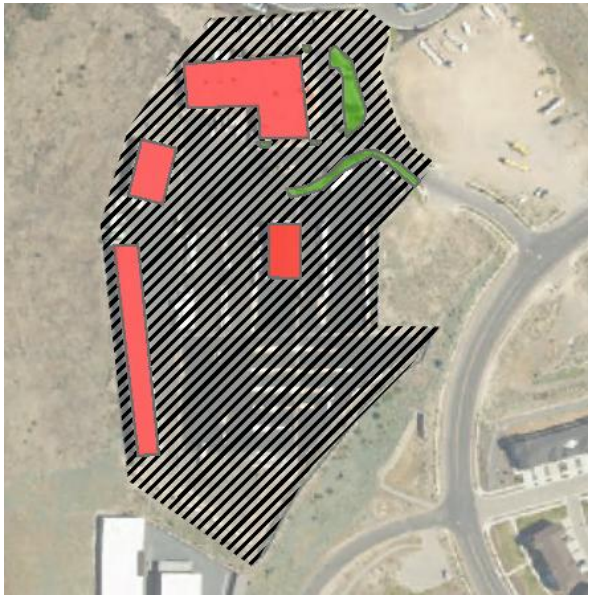

Legend
Natural Waterways
Delineated Basins
Hideout City Boundary
0 850 1,700 3,400 Feet
HANSEN ALLEN & LUCE INC
TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN
DELINEATED BASINS AND
NATURAL WATERWAYS
FIGURE
3-2


Legend
Hideout City Boundary
Soil Classification
B
C
C - Assumed
D
0 850 1,700 3,400 Feet
HANSEN ALLEN & LUCE INC
TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN
NRCS SOIL DATA
HYDROLOGIC SOIL GROUP
FIGURE
3-3

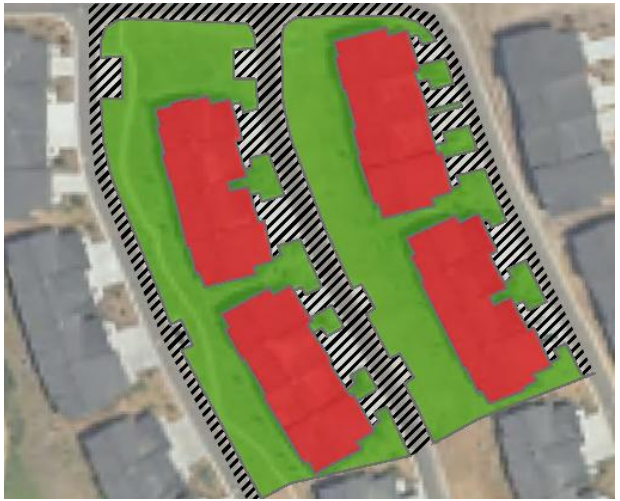

Legend
Hideout City Boundary
Existing Land Use
Developed, Open Space
Developed, Low Intensity
Developed, Medium Intensity
Developed, High Intensity
Shrub/Scrub
Deciduous Forest
Evergreen Forest
Open Water
0 850 1,700 3,400 Feet
HANSEN ALLEN & LUCE INC
TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN
EXISTING LAND COVER AND ZONING FROM NLCD LAND COVER DATA
FIGURE 3-4


Legend
Anticipated Development
Developed, Open Space
Developed, Low Intensity
Developed, Medium Intensity
Developed, High Intensity
Shrub/Scrub
Deciduous Forest
Evergreen Forest
Open Water
Hideout City Boundary
0 850 1,700 3,400 Feet
HANSEN ALLEN & LUCE INC
TOWN OF HIDEOUT
2025 STORMWATER MASTER PLAN
ANTICIPATED LAND COVER AND FUTURE DEVELOPMENT
FIGURE 5-1

Developed, High Intensity



Developed, Medium Intensity



Developed, Low Intensity



Legend

- Directly Connected Impervious Area
- Impervious Area
- Pervious Area

HANSEN ALLEN & LUCE inc ENGINEERS

ASSUMPTIONS

- DATA
- AREA CHARACTERISTICS
- **DESIGN STORM**
- EVALUATING RESULTS

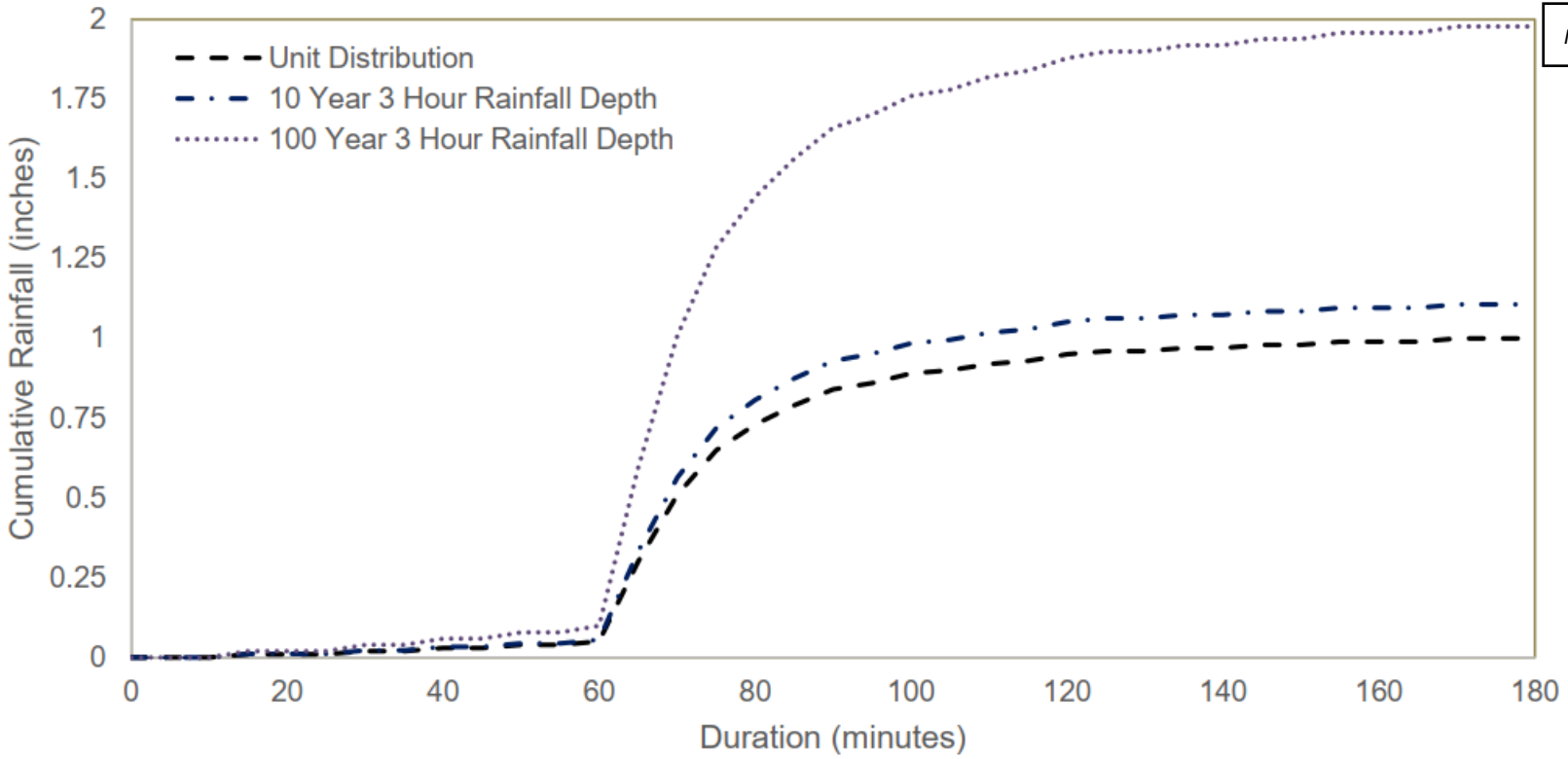


Figure 3-1 Farmer Fletcher Design Rainfall Distributions

ASSUMPTIONS



DATA



AREA CHARACTERISTICS



DESIGN STORM

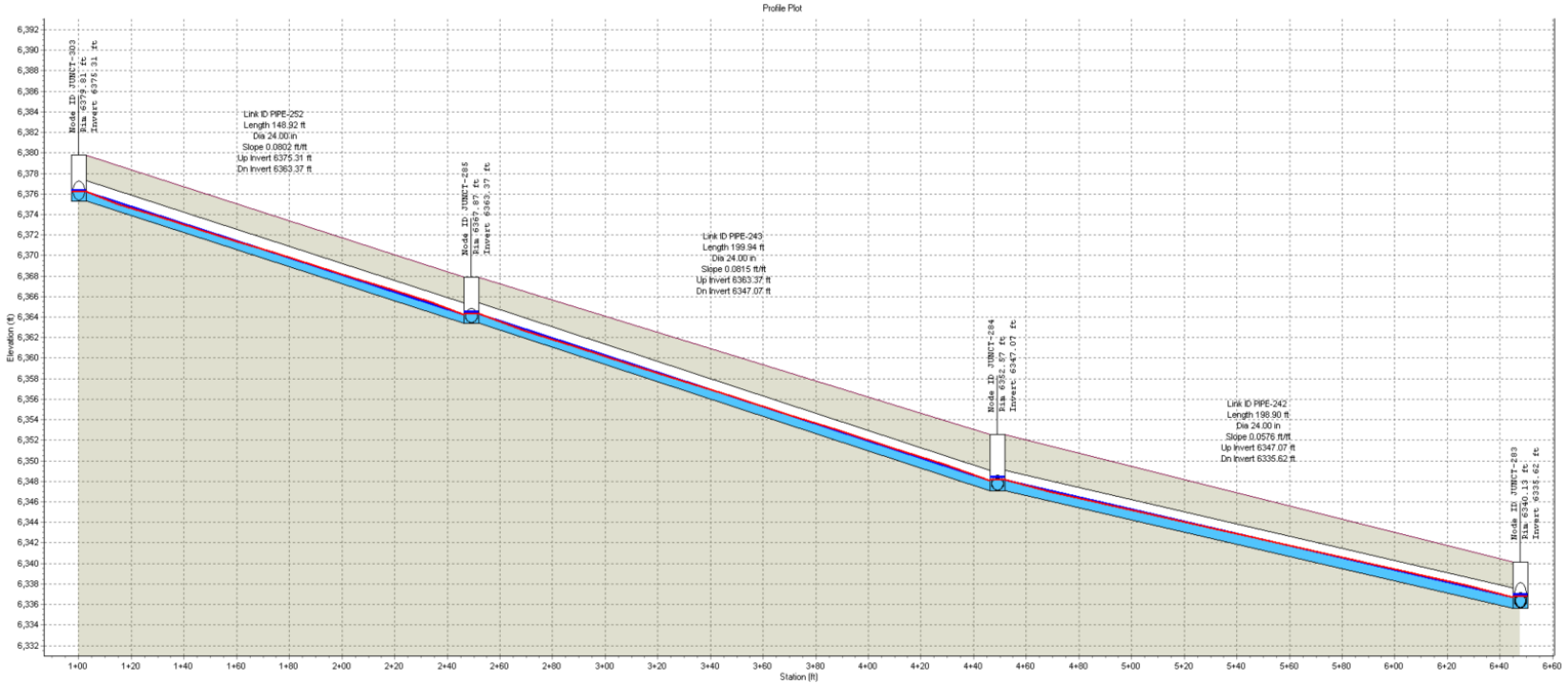


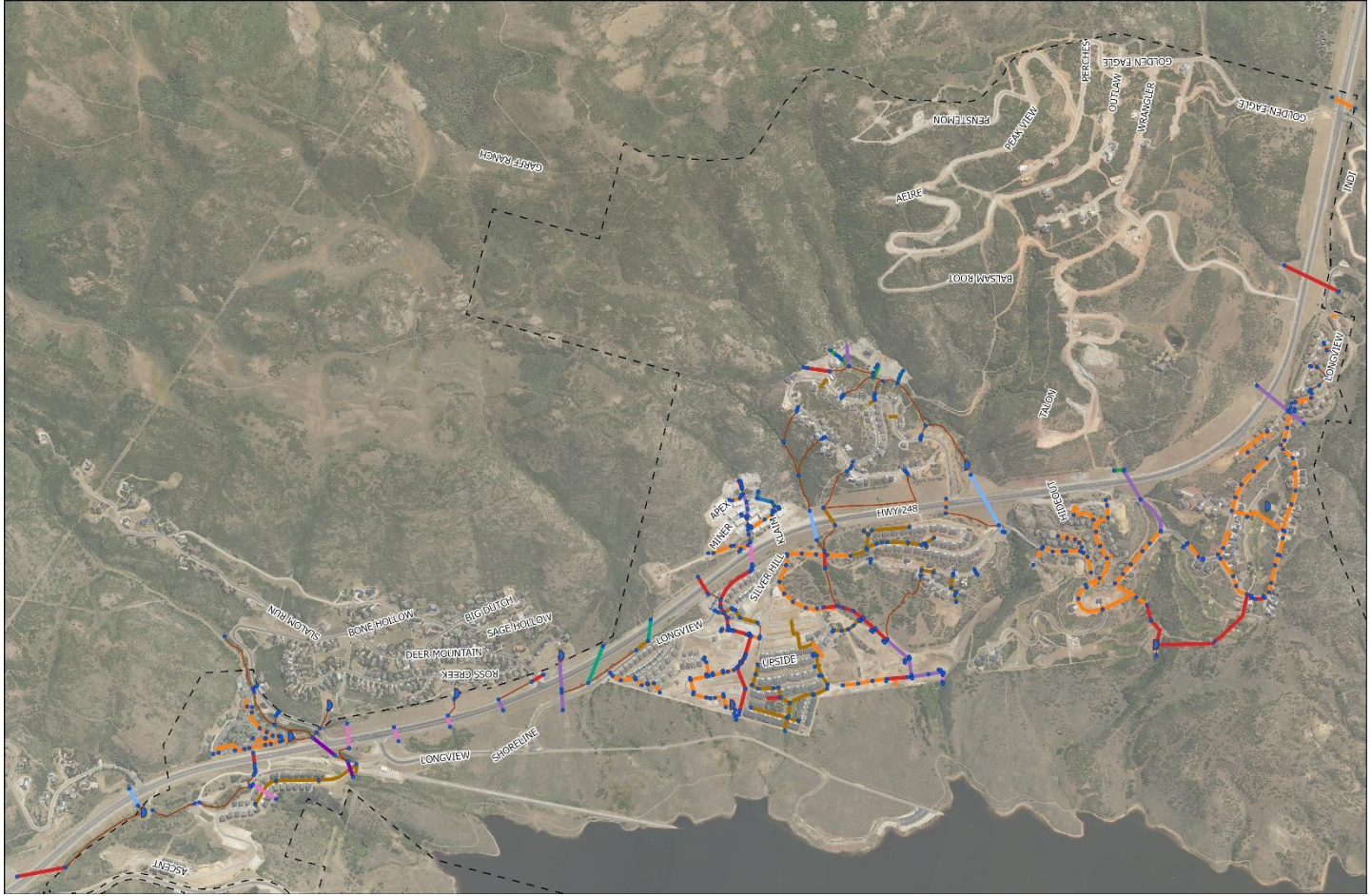


EVALUATING RESULTS

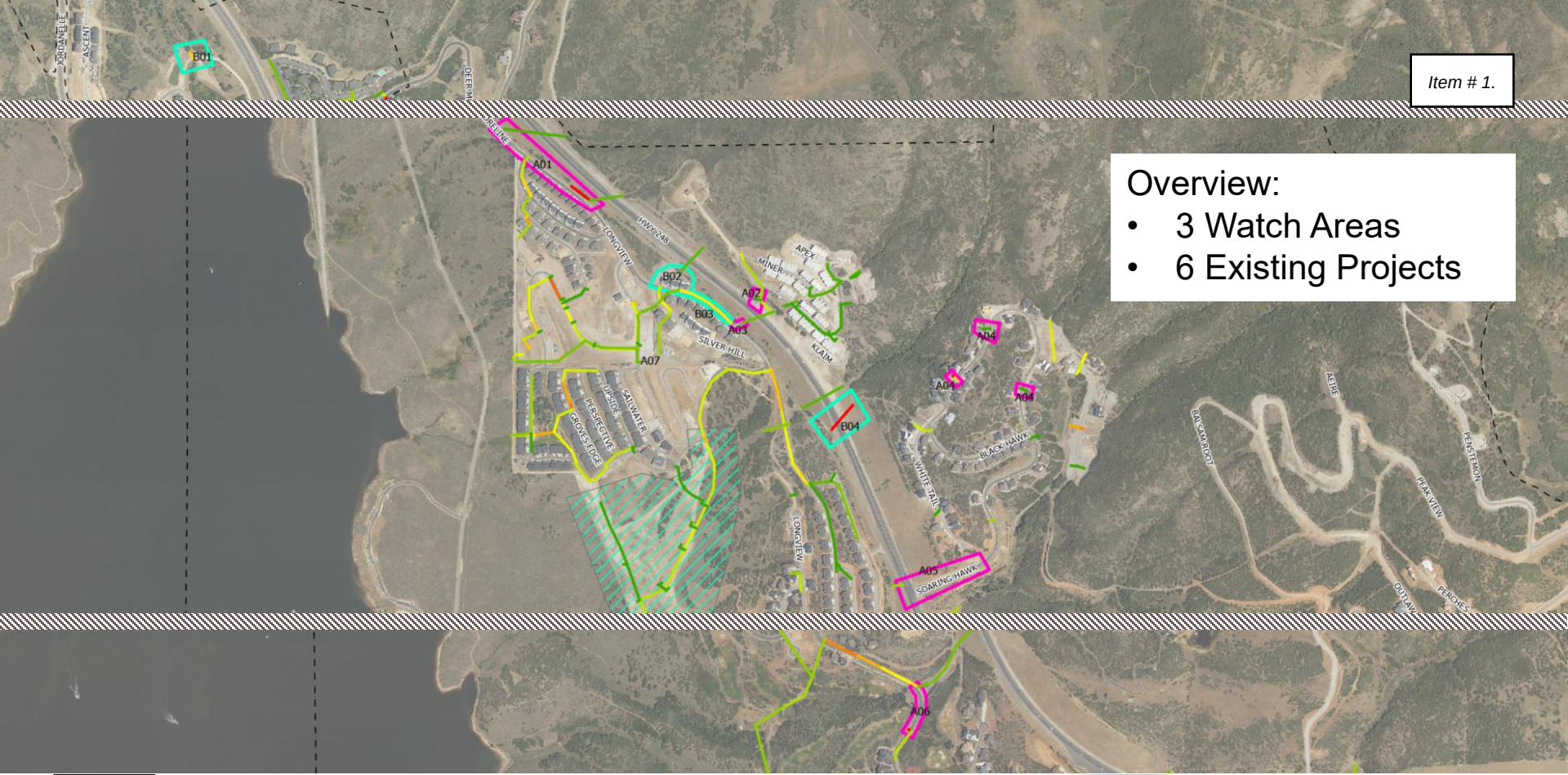
HANSEN ALLEN & LUCE inc
ENGINEERS

STORM AND SANITARY ANALYSIS MODELING




Legend
Model Nodes
Storage Nodes
Open Channel Flow
Model Pipes
6-inch
12-inch
15-inch
18-inch
24-inch
30-inch
36-inch
42-inch
54-inch
72-inch
HWY 248
LONGVIEW
SHORELINE
SILVER HILL
UPSIDE
APEX
MINER
RIDGE
BONE HOLLOW
BIG DUTCH
SAGE HOLLOW
DEER MOUNTAIN
ROSS CREEK
SALOMON
ASCENT
GARFF RANCH
PENSTEMON
PEAK VIEW
AERIE
BALSAM ROOT
PERCHES
GOLDEN EAGLE
OUTLAW
WRANGLER
IDLE
HIGHLOT
LOOKOUT

DEFICIENCIES AND RECOMMENDED CAPITAL IMPROVEMENT PROJECTS



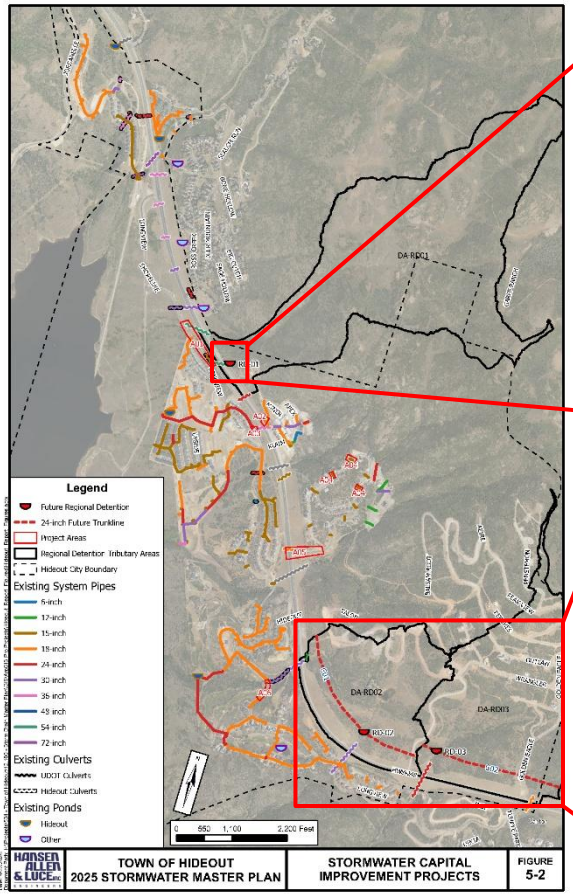
Overview:

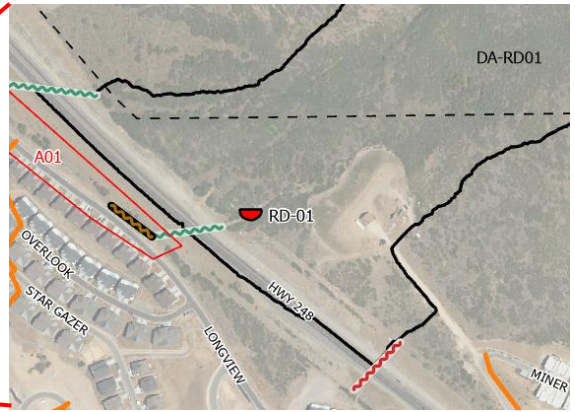
- 3 Watch Areas
- 6 Existing Projects

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CIP Projects

- Regional detention and pipelines for future development.
- Constructed as part of future development.





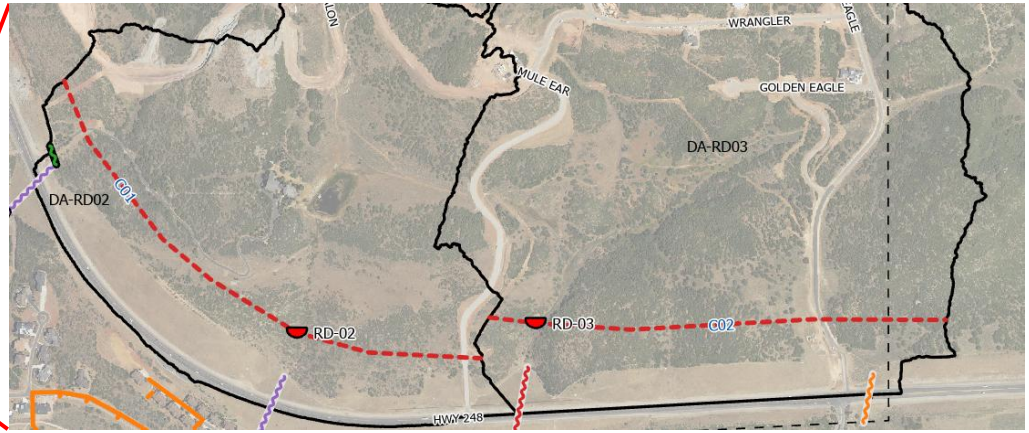
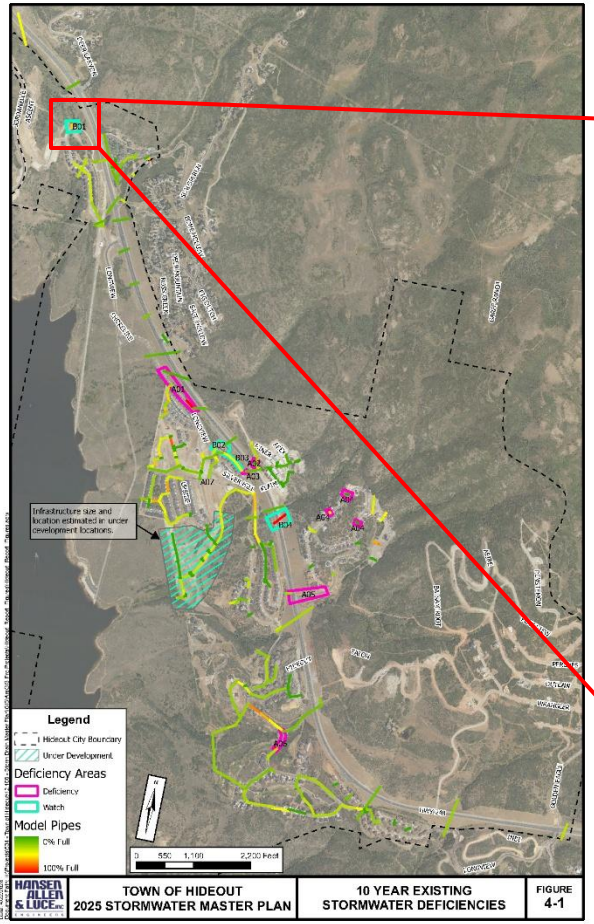


Table 5-1
Capital Improvement Plan for Existing Projects

Project ID	Location	Preferred Solution	Total with Eng & Cont.	Priority
A01	Near the intersection of Longview and Overlook	Construct a channel sized to convey the 100-year storm event from the outlet of the 54-inch culvert to the 30-inch culvert across Shoreline Drive to the North.	$534,000	4
A02	Klaim Subdivision Main Entrance: • The intersection of Gray Woolf and Highway 248	Install 2 to 4 additional inlets at the entrance to Gray Woolf to route runoff to the existing system.	$57,000	1
A03	Across the road from 11661 N Shoreline	Increase the capacity of the channel between the 36-inch culvert and 24-inch pipe to convey the 10-year storm event.	$9,000	4
A04	Soaring Hawk Subdivision: • 11589 White Tail Court, • 11535 White Tail Court, • 11547 North Soaring Hawk Lane	Excavate and correct stormwater outlets.	$52,000	2
A05	Soaring Hawk Subdivision: • The intersection of Soaring Hawk Lane and Highway 248	Install 4 inlets at the entrance to Soaring Hawk Lane to route runoff to Deadman's Gulch.	$123,000	4
A06	Approximately 220 feet northeast of 1090 Longview Drive	Install 18-inch pipe from the 18-inch pipe in Longview Drive to the existing stormwater system to the north.	$159,000	3
		Existing Projects Subtotal	**$934,000**	**-**

Table 5-2
Description of Capital Improvement Plan for Future Projects

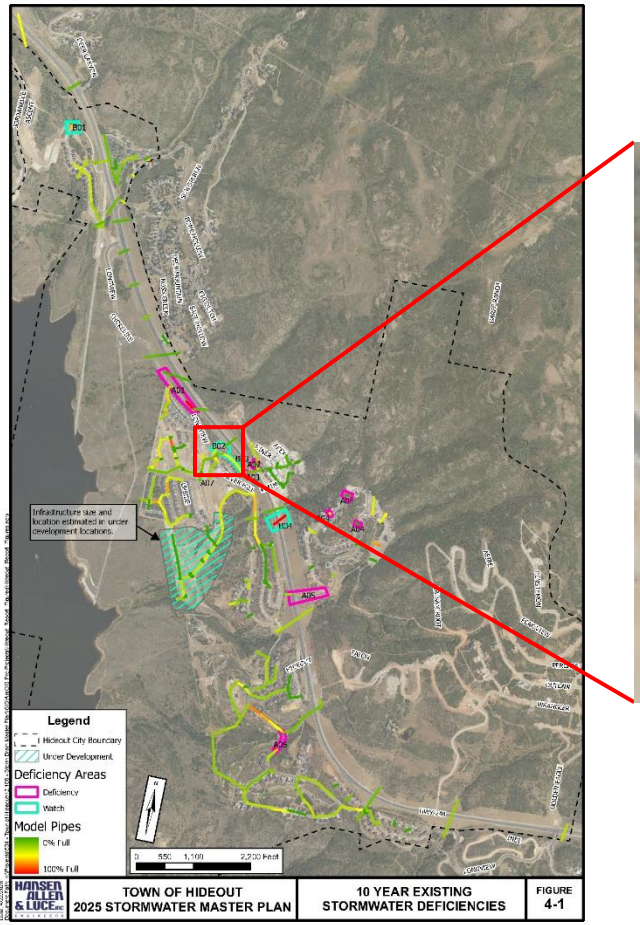
Project ID	Location	Project Description
C01	DA-RD02	A 24-inch trunkline to convey flows from DA-RD02 to future regional detention RD-02.
C02	DA-RD03	A 24-inch trunkline to convey flows from DA-RD03 to future regional detention RD-03.
RD-01	DA-RD01	Regional detention for DA-RD01.
RD-02	DA-RD02	Regional detention for DA-RD02.
RD-03	DA-RD03	Regional detention for DA-RD03.





Watch Area B01

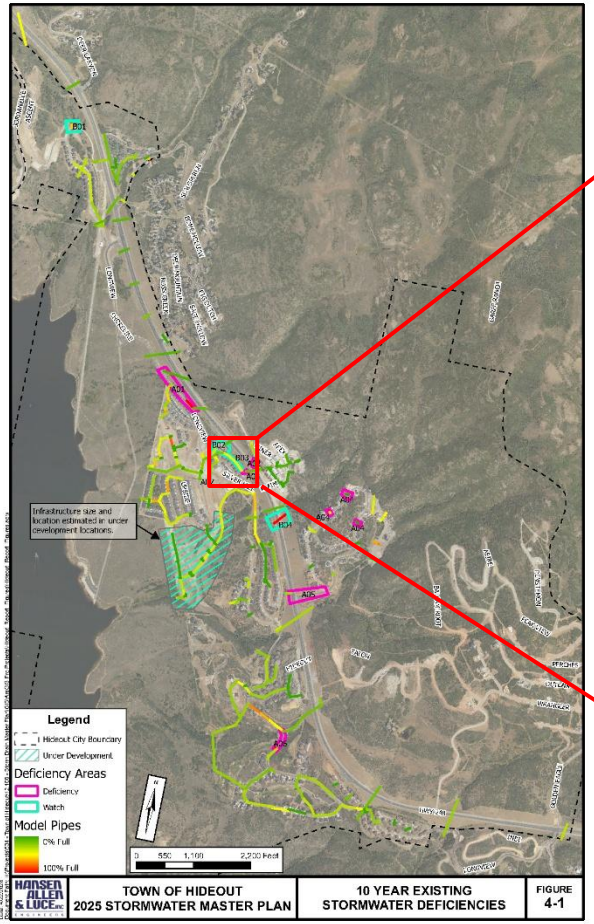
- The culvert may not have capacity to pass the 100-year flow.
- Survey should be collected to verify the culvert capacity.
- Watch for reports of ponding.
- A project may be required if ponding is observed.





Watch Area B02

- The inlet for the upstream culvert could not be located and is suspected to be buried. If the upstream culvert is ever utilized, the downstream constructed channel are undersized for the anticipated flows.
- Watch for reports of ponding.
- A project may be required if ponding is observed.

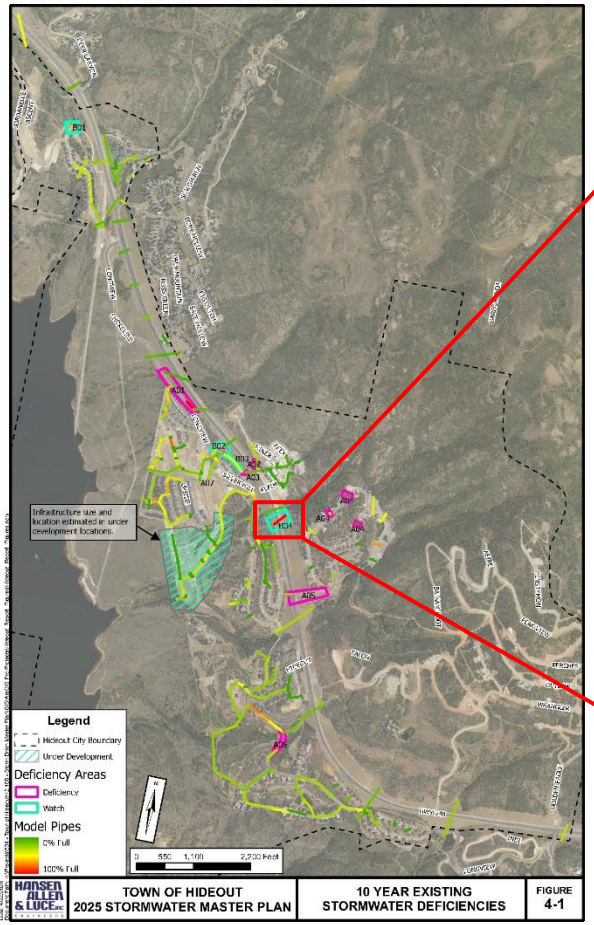




Watch Area B03

- Hydraulic modeling indicates that the 24-inch pipe is at capacity.
- Watch for reports of ponding.
- A project may be required if ponding is observed.

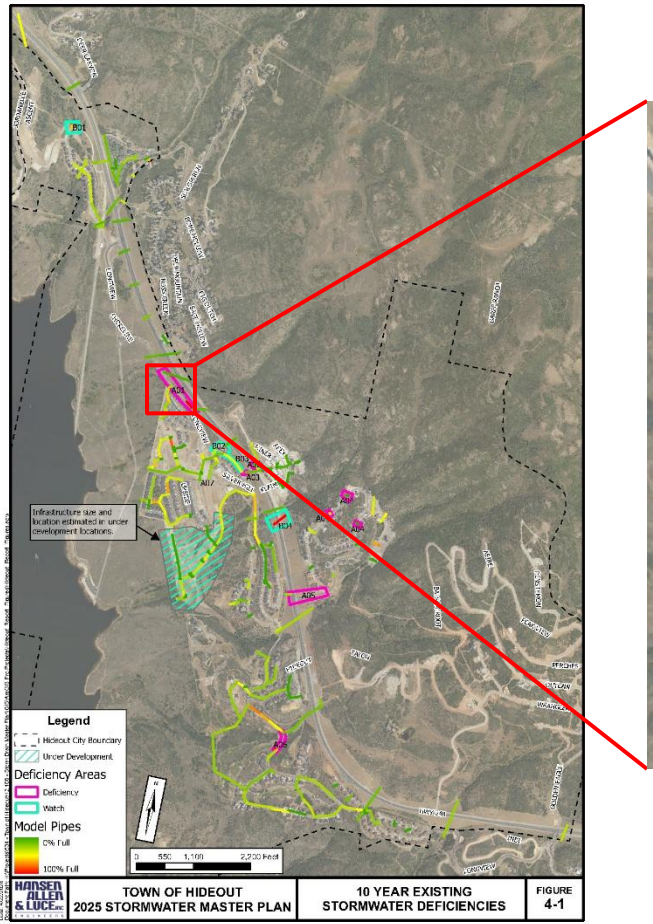
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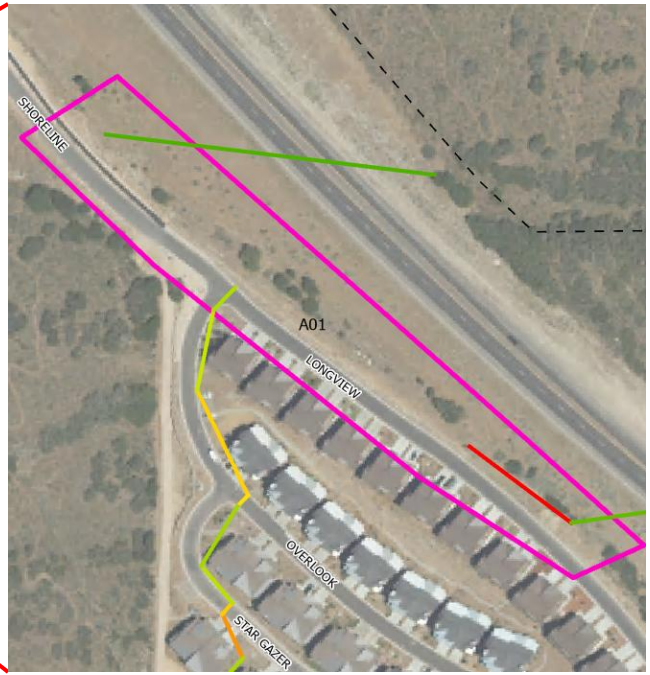




Watch Area B04

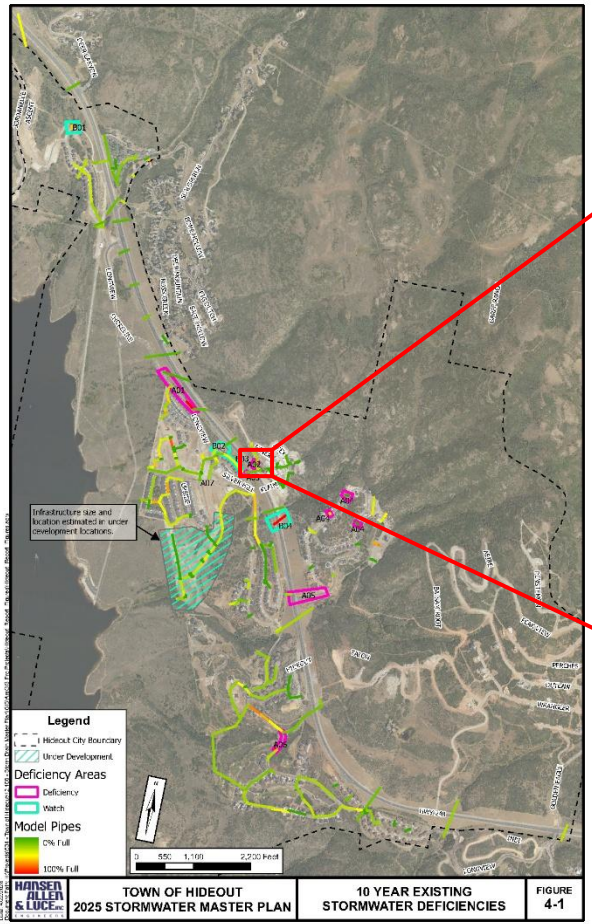
- Hydraulic modeling indicates that the 15-inch culvert under Highway 248 is over capacity.
- Survey should be collected to verify the culvert capacity.
- Watch for reports of ponding.
- A project may be required if ponding is observed.





Project A01

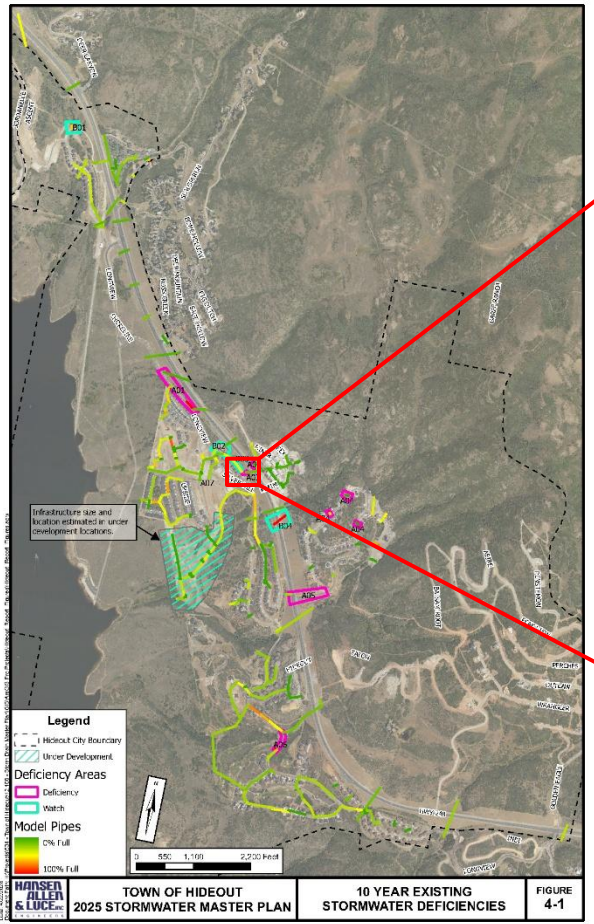
- The existing pipe and channel are undersized.
- Construct a channel sized to convey the 100-year storm event from the outlet of the 54-inch culvert to the 30-inch culvert across Shoreline Drive to the North.
- Estimated Cost: $534,000

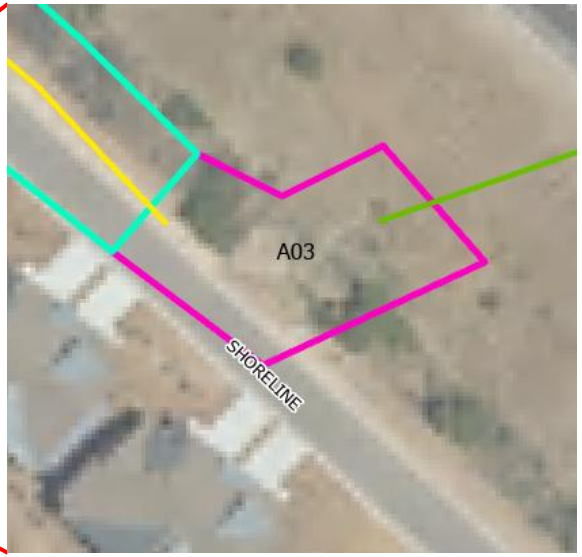




Project A02

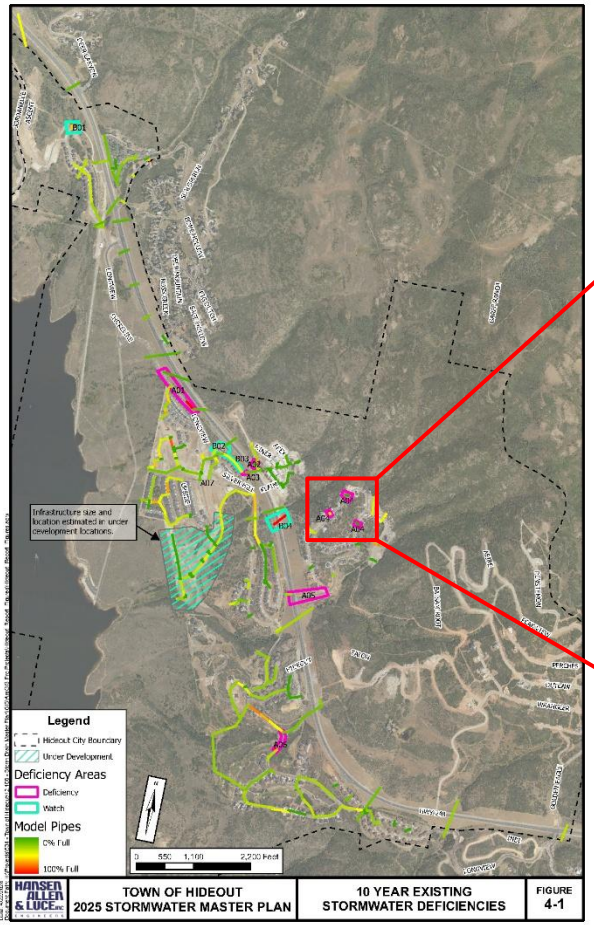
- There are insufficient stormwater inlets at the Klaim subdivision main entrance.
- Install 2 to 4 additional inlets at the entrance to Gray Woolf to route runoff to the existing system.
- Estimated Cost: $57,000





Project A03

- The existing channel is undersized to convey the required flow.
- Increase the capacity of the channel between the 36-inch culvert and 24-inch pipe to convey the 10-year storm event.
- Estimated Cost: $9,000

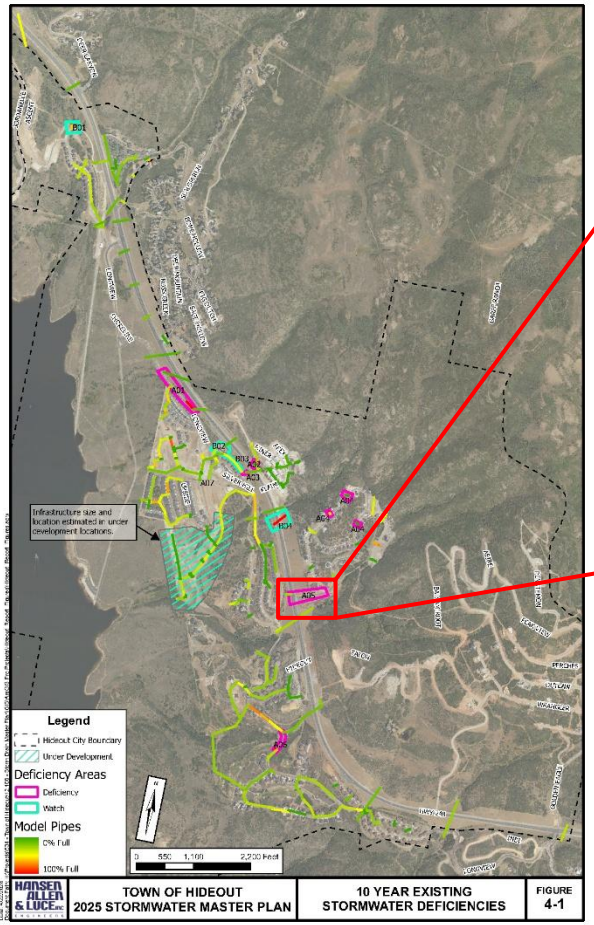




Project A04

- There are no outlets on the existing stormwater system at three locations.
- Excavate and correct stormwater outlets.
- Estimated Cost: $52,000

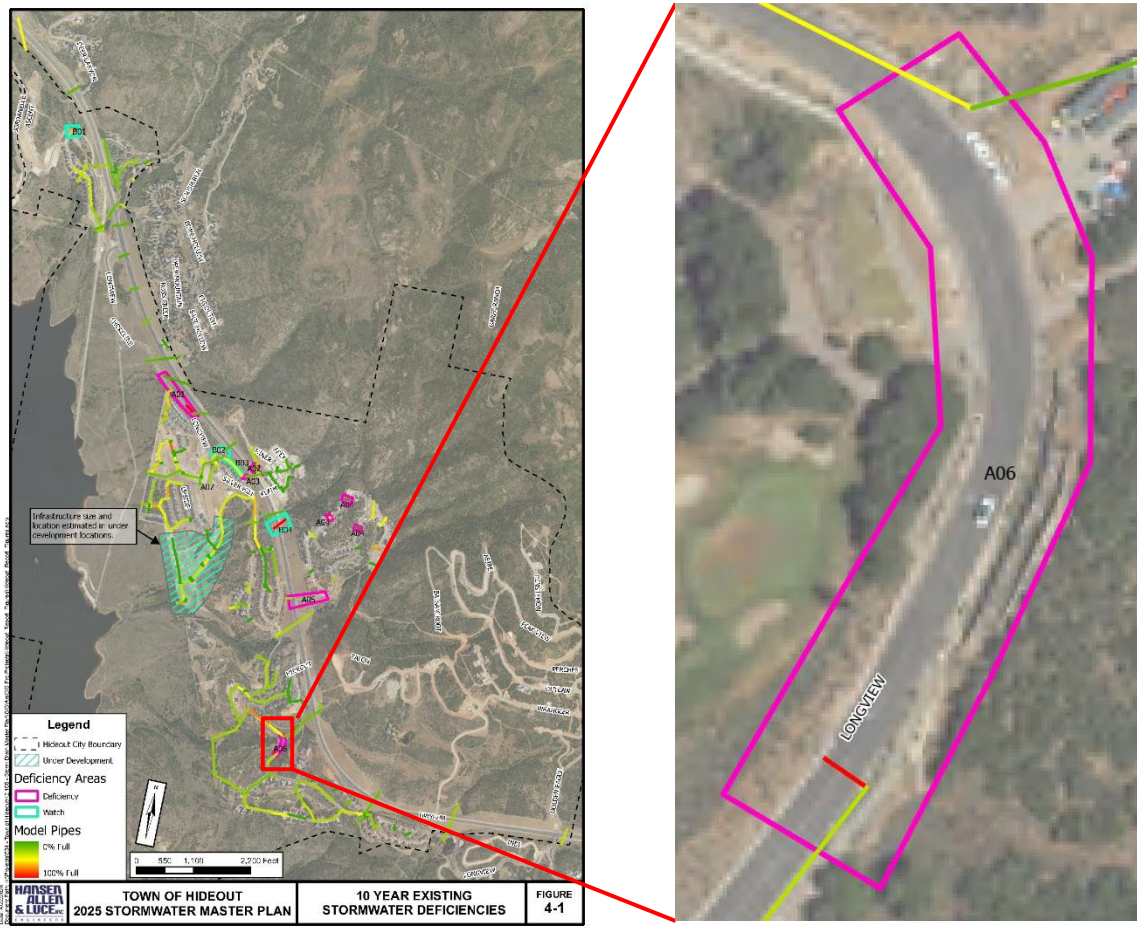
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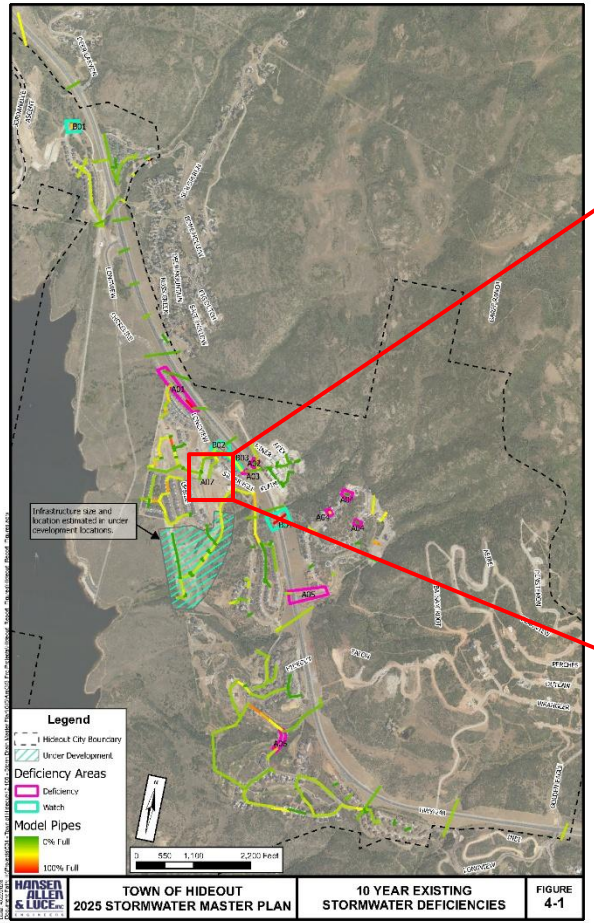
Project A05

- There are insufficient stormwater inlets at the intersection of Soaring Hawk and the Highway.
- Install 4 inlets at the entrance to Soaring Hawk Lane to route runoff to Deadman's Gulch.
- Estimated Cost: $123,000



Project A06

- There is no pipe connecting the pipe in Longview with the rest of the stormwater system.
- Install 18-inch pipe from the 18-inch pipe in Longview Drive to the existing stormwater system to the north.
- Estimated Cost: $159,000





Project A07

- The stormwater system is not properly routed and discharges behind homes.
- The Town is actively working to mitigate this deficiency. Accordingly, a capital facility project is not included for this deficiency.

Table 5-3
Capital Improvement Plan Summary

Projects	Cost ($)
Hideout Town Existing Projects	$934,000

Table 5-4
Facility Replacement Cost

Total Cost	Lifespan	Annual Cost
$17,178,000	65	$265,000

ADDITIONAL RECOMMENDATIONS

1. Replace poor quality inlets with a curved vane style inlet
2. Maintain an accurate GIS inventory
3. Maintain channels and detention / retention facilities
4. Budget for and implement a facility replacement plan

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THANK YOU

File Attachments for Item:

2. Discussion and Consideration for Adoption of the Hideout Sanitary Sewer Master Plan. - Jason Biesinger, P.E. HAL (10 min.)

HIDEOUT UTAH

TOWN OF HIDEOUT

SANITARY SEWER MASTER PLAN

(HAL Project No.: 534.11.100)

DRAFT

April 2026

HANSEN ALLEN & LUCE inc ENGINEERS

TOWN OF HIDEOUT

SANITARY SEWER MASTER PLAN

(HAL Project No.: 534.11.100)

DRAFT

HANSEN ALLEN & LUCE inc
ENGINEERS

April 2026

ACKNOWLEDGEMENTS

Successful completion of this master plan was made possible by the cooperation and assistance of many individuals, including those listed below:

Town of Hideout

Mayor

Ralph Severini

Town Council

Robert Nadelberg
Tanya Brady
Carol Haselton
Jonathan Gunn
Brian Cooper

Town Staff

Jan McCosh, Town Administrator
Carol Kusterle, Administrative Assistant / Building Permits
LuAnn Peterson, Billing Manager
Keri Wilson, Finance Manager
Stephen Miche, Public Works / Water Operator
Kent Cuillard, Operator
Maria Devereux, Hideout Recorder
Kathleen Hopkins, Deputy Recorder / Building Department
Daniel Allen, Director of Public Works
Polly McLean, Town Attorney

Hansen, Allen & Luce, Inc.

Ridley J. Griggs, P.E., Technical Advisor
Jason C. Biesinger, P.E., Project Engineer
Dennis Pay, P.E., Town Engineer

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EXECUTIVE SUMMARY

PURPOSE OF STUDY

The purpose of this study is to help the Town of Hideout provide efficient and reliable sanitary sewer service to its customers, both now and into the future, at the lowest reasonable cost. The master plan identifies a prioritized list of capital projects that can most efficiently accommodate existing users and future development at the Town's selected level of service. By carefully planning for properly sized infrastructure projects, the Town will not waste money by constructing infrastructure projects which are either over-sized or under-sized.

PLANNING HORIZONS

The ultimate planning horizon for this study is the buildout condition of the Town of Hideout, which is projected to take place at approximately year 2040. However, this report provides guidance applicable at the following time intervals:

1. Near future: low-cost actions and best practices the Town can implement to reduce costs and improve operations.
2. 10-year: system improvements needed within 10 years to provide capacity for anticipated new development. The cost of these improvements will be used to set impact fees and guide the formulation of near-term budgets.
3. Buildout: all system improvements necessary to serve the Town at year 2040 or when it is developed at the density defined by the Town's current general plan and zoning ordinances. These recommendations will help the Town secure land and work with developers to plan for infrastructure that is necessary for the future system.

COMPONENTS OF A SANITARY SEWER SYSTEM

The following components of a sanitary sewer system were analyzed to determine the capacity and ability of the water system to meet existing and future loading:

1. Collection network – gravity and force mains that convey wastewater to the Jordanelle Special Service District (JSSD) through the system.
2. Lift stations – used to pump wastewater from low-elevation points in the system up to higher-elevation gravity mains.

Each of these components must have enough capacity and capability to serve existing and future loading.

METHODS

The existing sanitary sewer facilities, including pipelines and lift stations, were evaluated to ensure adequate collection and conveyance capacity. Flows within the collection system were characterized based on available data. Hydraulic models were then constructed to evaluate the system under existing and expected future scenarios.

EVALUATION CRITERIA

A range of potential evaluation criteria and values were suggested by HAL and reviewed by the Town. The criteria and values adopted for this master plan and the modeling effort are included in Table ES-1.

TABLE ES-1 EVALUATION CRITERIA

CRITERIA	VALUE OR ASSUMPTION
Peak System Loading	Existing and future system loading was developed based on a level of service (LOS) of 183.9 gpd per equivalent residential unit (ERU). This represents the peak 14-day average flows that can occur seasonally with increased occupancy rates. Existing infiltration is 45 gpd/ERU, resulting in a composite LOS of 228.9 gpd/ERU. This is derived from the analyses made in JSSD's Sewer Master Plan. These peak flows don't occur on a daily basis, are based on seasonal peaking and higher occupancy rates, and are used to size wastewater infrastructure, such as pipes.
Average System Loading	Based on the Town's drinking water billing data, actual average wastewater flows are lower than the seasonal peaks found during winter months.
Daily Flow Variation	Diurnal curves were developed and adjusted from winter drinking water production data.
Peak Flow	Peaking factors were derived using Ten State Standards (Ten State Standards, 2014). Predicted peak flows were developed from the AutoCAD Storm and Sanitary Analysis (SSA) model.
Inflow and Infiltration	Infiltration was accounted for in both existing and future scenarios. Remaining capacity was built in when sizing pipes to provide capacity for inflow.
Future Planning Periods	Years 2035 (10-year) and estimated buildout.
Land Use & Population Projections	Land uses in undeveloped areas were assumed to occur as specified in the Hideout General Plan. Where available, development plans were used to further refine projections for future land use. ERU projections were based on historic trends in growth and development.
Pipe Capacity (Peak Flow/Full Flow Q/Q)	Roughness Coefficient = 0.013 Manning's n Maximum Q/Q = 0.75 for all pipes (Consistent with the JSSD Sewer Master Plan)

SYSTEM VULNERABILITIES

Vulnerabilities refer to conditions within the collection system that are satisfactory now, but which merit special attention so that capacity problems do not occur in the future. The system was analyzed to identify existing vulnerabilities and areas which will need improvements to support future growth. Table ES-2 contains a summary of system vulnerabilities. Further information about these vulnerabilities is described in subsequent sections.

TABLE ES-2
SYSTEM VULNERABILITIES

ID	Description	Notes
V1	**Lift Station Performance and Redundancy**	The Town would have few options if the New Vantage force main was to break or needed to be shut down at some point. The Town should consider the importance of redundancy at this lift station as it will soon convey more flow when the Dead Man's Gulch Lift Station is decommissioned.
V2	**Growth**	The Town of Hideout is currently experiencing growth.
V3	**Infiltration and Inflow**	Inflow to the sewer system occurs during storm events. Infiltration also occurs. Infiltration and inflow consume capacity in pipes and lift stations and lead to increased treatment volumes.

Recommended solutions to these vulnerabilities are shown in Table ES-3 and described in further detail in subsequent Chapters.

TABLE ES-3
PROPOSED SOLUTIONS TO SYSTEM VULNERABILITIES

Description	Notes	Vulnerabilities Addressed
Parallel Force Main Project	After the Dead Man's Gulch lift station is decommissioned, have the New Vantage Lane lift station tie into its 6" force main to increase capacity to convey pumped wastewater and provide a redundant pathway in case of force main failure.	V1
Increase New Vantage Lane Lift Station Capacity	Increase pump capacity in the New Vantage Lane Lift Station by upgrading its electrical components to allow two pumps to run simultaneously into two force mains.	V1
Modeling Reviews	Periodically conduct a review of hydraulic models to update them with new information and re-calibrate them to current conditions. Use updated models to help identify unknown deficiencies, determine timing of projected projects, and find any changes needed to the projected projects.	V2
Inflow Mitigation	Reduce inflow by improving stormwater conveyance. Consider discontinuing use of vented manholes in problem areas unless venting is needed to dissipate sewer gas or provide air monitoring access.	V3

CAPITAL FACILITY PLAN

Projects necessary to support growth over the next 15 years are identified and described in the Capital Facility Plan. Conceptual-level cost estimates were prepared for each project. No existing deficiencies were found in the system.

Projects recommended to accommodate future growth are summarized in Table ES-4.

TABLE ES-4 FUTURE CAPITAL FACILITY PROJECTS & COST ESTIMATES

PROJECT ID	DESCRIPTION	COST[1]
10-Year Projects		
F-1	Perform electrical upgrades to the New Vantage Lane lift station and tie into the existing 6" force main currently being used for Dead Man's Gulch. Upsize 8" gravity pipe to 12".	**$131,000**
F-2	Install 300 ft of 8" gravity line and tie into the JSSD trunkline downstream of Soaring Hawk.[2]	**$280,000**
	TOTAL	**$411,000**

1. All costs include 20% for engineering, administrative costs, and contingencies. Costs are shown in 2026 dollars.
2. See Appendix C for construction drawings. It is anticipated that costs for this project will be shared between Hideout and HLD1.

CONCLUSIONS

Key conclusions from the master plan are as follows:

- To convey the projected wastewater generation from all vested units, and for buildout conditions, the New Vantage Lane lift station will need electrical upgrades and a second, parallel force main. The parallel force main provides redundancy in case of a line break or if it ever needed to be shut down at some point.
- Rerouting existing and future wastewater flows from Soaring Hawk and areas of Golden Eagle to the JSSD trunkline found in Highway 248 will create more efficiency in the system and reduce the flows to Dead Man's Gulch lift station (and New Vantage Lane lift station once Dead Man's Gulch is decommissioned).
- Capital projects are necessary to improve the performance of the existing system and accommodate future growth.

CHAPTER 1
INTRODUCTION

BACKGROUND AND PURPOSE

The Town of Hideout retained Hansen, Allen & Luce, Inc. (HAL) to prepare a sanitary sewer master plan. The purpose of the master plan is to 1) estimate wastewater generation and flow rates for the existing system, 2) evaluate the existing system's ability to convey existing wastewater flows, 3) prepare growth projections, 4) project growth areas with Town input, 5) prepare future wastewater flow rate estimates based on projected growth, 6) evaluate future infrastructure needs, and 7) recommend projects that will create the additional needed wastewater conveyance capacity.

While considerable effort has been made to ensure an accurate study based on the best available data, the results of this study are limited by the accuracy of the development projections and other assumptions used in preparing the master plan.

Planned development can change in density and timing. Therefore, it is expected that the Town will continue to review and update this master plan every 5-10 years, or more frequently if the assumptions included in this effort change significantly.

SCOPE OF WORK

A summary of the scope of work is as follows:

1. Communicate and coordinate with Town personnel and other relevant entities
2. Analyze flow data and characterize the flow
3. Investigate and characterize inflow and infiltration
4. Create a hydraulic model
5. Identify existing system deficiencies
6. Project future wastewater generation and flow rates in the sewer system
7. Identify the capital facilities necessary to correct existing deficiencies and accommodate future growth
8. Prepare the capital facilities plan

CHAPTER 2
EXISTING SANITARY SEWER SYSTEM

INTRODUCTION

A key component of this master plan is evaluating the existing system, including its physical facilities and their current performance. This section presents key information about the existing system, including the sanitary sewer service area, pipe network, and lift stations.

SERVICE AREA

The service area of the Town's sanitary sewer system includes most land areas within the Town of Hideout municipal boundary. Currently the sewer system for the Golden Eagle development is considered private and not owned or maintained by the Town. However, there are 37 units found in Golden Eagle Phase 2 and 128 units in Golden Eagle Phase 3 that are currently tributary to the Town and will be conveyed through the Town's infrastructure before reaching JSSD conveyance. These flows from Golden Eagle are accounted for in this master plan. The Silver Meadows development (located west of Deer Waters) was recently annexed into the Town, but this annexation is not included in this master plan. Additionally, the Elkhorn Springs and Wild Horse developments are not included in this master plan. These two developments are currently being designed, are anticipated to flow directly into JSSD's trunkline on Highway 248 and will not be pumped through lift stations owned by the Town. The existing service area is shown on Figure 2-1.

EXISTING SANITARY SEWER SYSTEM

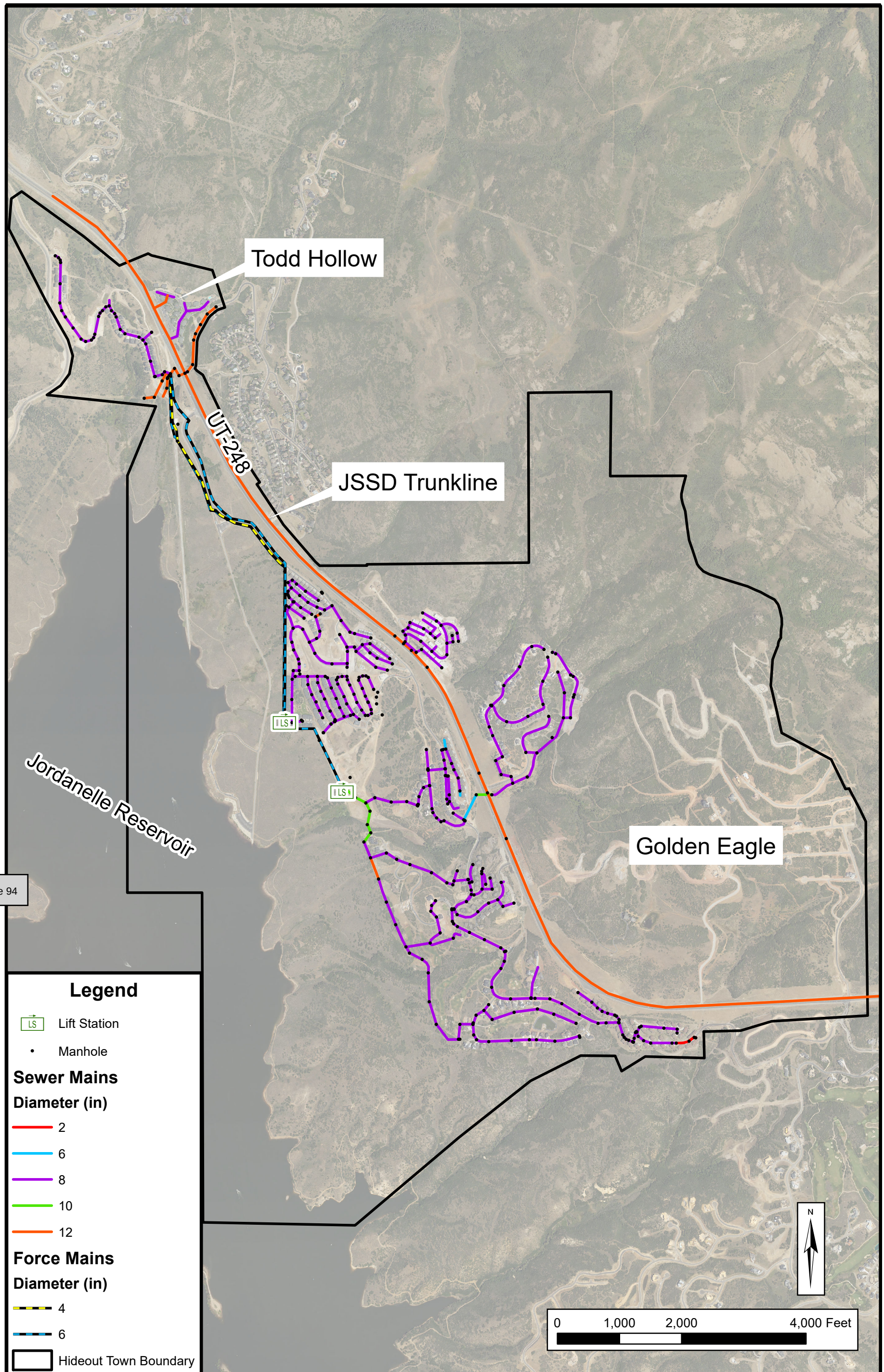
The existing sanitary sewer system consists of lift stations, force mains, and gravity sewers, including laterals, collectors, interceptors, and outfalls. The existing system, its service area, and areas draining to each lift station are shown on Figures 2-1 and 2-2.

Sources of Data

Data for the existing sanitary sewer system facilities were provided by the Town of Hideout, including the following:

- GIS files with information on manholes, sewers, lift stations, and force mains
- Elevation data for manhole rims and inverts
- Subdivision and project record drawings
- A verbal description of wastewater facilities from Town personnel with knowledge of the system

The elevation data that was provided to HAL in the form of GIS shapefiles and models was not produced by HAL. It is recommended that manholes be surveyed or dipped and that any uncertainty in elevation data be checked in the field. Dipping a manhole is the process of measuring the depth of a manhole to the pipe's invert.



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Town of Hideout
Sanitary Sewer Master Plan

Existing System

FIGURE
2-1

Todd Hollow

JSSD Trunkline

Golden Eagle

UT-248

Jordanelle Reservoir

LS

LS

Legend

- LS — Lift Station
- • — Manhole

Sewer Mains

Diameter (in)

- 2
- 6
- 8
- 10
- 12

Force Mains

Diameter (in)

- 4
- 6

Lift Station Tributary Area

- Dead Man's Gulch
- New Vantage Lane
- Hideout Town Boundary

N

0 1,000 2,000 4,000 Feet

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Town of Hideout
Sanitary Sewer Master Plan

Existing System
Lift Station Tributary Area

FIGURE
2-2

Collection Network

The existing Town sanitary sewer system consists of approximately 15.6 miles of pipeline and approximately 378 manholes. Pipe sizes range from 2-inch to 12-inch diameter. The most common pipe diameter in the system is 8 inches, totaling around 12.2 miles. Tables 2-1 and 2-2 display the total length of each diameter pipe that is found in the Town's system.

TABLE 2-1 LENGTH OF GRAVITY PIPES BY DIAMETER

Diameter (in)	Approx. Length (ft)	Approx. Length (mi)
6	695	0.13
8	66,032	12.51
10	1,337	0.25
12	913	0.17

TABLE 2-2 LENGTH OF FORCE MAINS BY DIAMETER

Diameter (in)	Approx. Length (ft)	Approx. Length (mi)
2	481	0.09
6	14,490	2.74

Water Reclamation Facility

The wastewater from the Town of Hideout is conveyed to the JSSD-owned Ross Creek lift station and subsequently sent to the water reclamation facility operated by Heber City.

Lift Stations

Lift stations are used to pump wastewater through pressurized pipes (called force mains) from low-elevation points in the system uphill to higher-elevation gravity mains. All of the Town's sanitary sewer flows to the Ross Creek Lift Station, which is owned and operated by JSSD, and ultimately flows to the Heber City Reclamation Facility.

The Town of Hideout currently owns and operates two lift stations. Both lift stations have backup power, SCADA, and a variable frequency drive (VFD), which helps maintain a flow rate under a variety of flow conditions.

The Dead Man's Gulch lift station currently pumps into a single 6-inch force main pipe. The lift station has two pumps installed, with one pump running at a time. Currently, the Soaring Hawk subdivision is tributary to Dead Man's Gulch where the flows pass under Highway 248 towards Dead Man's Gulch. If Soaring Hawk were to tie into the existing JSSD trunkline found in Highway 248, then all the Soaring Hawk development and some future Golden Eagle sanitary sewer flows could gravity flow to JSSD and would not need to be lifted.

The New Vantage Lane lift station also currently pumps into a single 6-inch force main pipe. The lift station has three KSB pumps installed, which run in sequence, one at a time. Currently there is power to run only one of the pumps at a time. However, the electrical equipment in the lift station can be upgraded to run two pumps at a time for future demands.

TABLE 2-3 LIFT STATION INVENTORY

Lift Station	Address	Pump Configuration (gpm)	Rated Capacity (gpm)	Peak Hour Flow (gpm)
Dead Man's Gulch	South of Upside Dr, west of Lariat Ct, and east of Jordanelle Reservoir	2 x 355	355	387
New Vantage Lane	South of 11467 N Vantage Ln	3 x 390	390	164

As shown in the table above, the existing level of service flows to Dead Man's Gulch exceed its rated capacity. However, actual wastewater flows to Dead Man's Gulch do not exceed the lift station's capacity due to the Town's lower-than-usual occupancy rates and number of second homes, and the fact that only about half of the Town's vested units are constructed (see Table 2-3 below). It is projected that once all the Town's vested units are built, then the Dead Man's Gulch lift station will be over capacity.

EXISTING DEVELOPMENT

A review of available information revealed that Hideout has approximately 895 existing ERUs as of December 31, 2025, that reside within the service area, and that the Town is committed to serving an estimated 1,616 ERUs by the sanitary sewer system for all existing and vested developments. A characterization of ERUs by subdivision is included in Table 2-4.

TABLE 2-4 EXISTING DEVELOPMENTS

Development Subdivision[1]	Approximate Existing ERUs[2]	Vested ERUs
Deer Springs (All Phases)	91	248
Deer Waters (Phases 1,2,3,4)	101	103
Forevermore	8	12
Glistening Ridge	30	63
Golden Eagle (Phase 2)	0	37
Golden Eagle (Phase 3)	2	128

Development Subdivision[1]	Approximate Existing ERUs[2]	Vested ERUs
Lakeview (Phases 1,2,3)	22	69
Klaim	78	88
Overlook Village	34	47
Perches / The Settlement	0	150
Reflection Lane	4	9
Reflection Ridge	5	14
Rustler	88	88
Shoreline (Phases 1,2,3)	174	199
Shoreline (Remaining)	0	0
Silver Sky	13	26
Soaring Hawk (Phases 1,2,3,4)	58	142
Sundown Ridge (Plumb)	0	4
Todd Hollow	185	185
Venturi	0	2
Woolf, Salzman (No designated subdivision)	2	2
Total	**895**	**1,616**

1. Golden Eagle is considered private and not part of the Town's sanitary sewer service area. However, 37 units from Golden Eagle Phase 2 and 128 units from Golden Eagle Phase 3 will be conveyed through Hideout's sewer system.
2. Number of Certificates of Occupancy (COs) issued by December 31, 2025.

CHAPTER 3
FLOW CHARACTERIZATION

METHODOLOGY

The purpose of flow characterization is to determine the flow patterns and variations in a sanitary sewer system so that sewer pipes, lift stations, and treatment facilities can be evaluated and sized appropriately. The following wastewater flow characteristics were evaluated:

- Unit Flows
- Daily Flow Variation
- Annual Flow Variation
- Long Term Flow Variation
- Extraordinary Flows

UNIT FLOWS

Unit flows within the system were based on JSSD standards and are expressed in terms of Equivalent Residential Units (ERUs). An ERU represents the flow generation of an average residential unit. Flow generation for commercial and other non-residential types of uses can be expressed in ERUs. For example, a commercial development that generates a flow 5 times that of an average residence will be designated as representing 5 ERUs. This does not account for inflow.

An average unit flow rate of 228.9 gpd/ERU was designated for connections within the system, based on JSSD's Sewer Master Plan. This includes the effects of infiltration and represents the peak 14-day average flows that can occur seasonally with increased occupancy rates. These peak flows don't occur on a daily basis, are based on seasonal peaking and higher occupancy rates, and are used to size wastewater infrastructure, such as pipes.

Hydraulic Loading / ERU = 228.9 gallons/day

DAILY FLOW VARIATION

Flow in a sanitary sewer system varies throughout the day. The pattern of daily variation can be explained by a diurnal curve. Diurnal curves were developed and adjusted using winter drinking water production data from other comparable cities.

Peaking Factors

The peaking factor in a sanitary sewer system is the ratio between the peak instantaneous flow and the average day flow. Peaking factors were developed for the Town's sanitary sewer system and derived from the Ten State Standards. The Ten State Standards gives recommendations for standards to use when designing wastewater facilities, and the peaking factor was calculated using a formula which takes into account the Town's population. Figure 3-1 shows the diurnal flow pattern estimated for the Hideout sanitary sewer system.

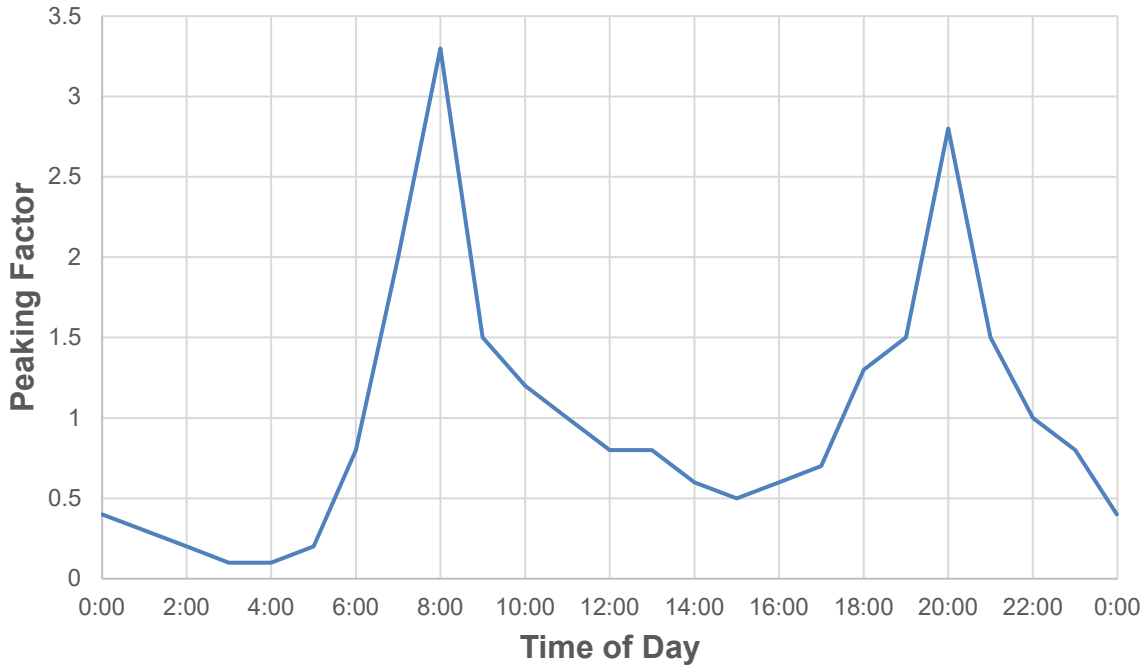


FIGURE 3-1 FLOW PATTERN

A maximum peaking factor of 3.3 was estimated for the system.

ANNUAL FLOW VARIATION

Some sanitary sewer systems experience annual flow variations related to factors such as changing groundwater levels, rainfall, snowmelt, or seasonal changes in customer behavior.

Infiltration

Infiltration is defined as groundwater which enters a sanitary sewer system through pipe joints, cracks in the pipe, and leaks in manholes. Variations in infiltration may occur due to seasonal increases in groundwater level or storm events.

Infiltration is accounted for in the level of service and assumed to be 45 gpd/ERU. This is consistent with JSSD's standards and level of service.

Inflow

Inflow is defined as surface water that enters a sanitary sewer system during a rainfall or snowmelt event. Inflow can enter through rain gutters, foundation drains, area drains, cooling water discharges, manhole covers, cross connections from storm drains, and any other place where surface water can physically enter a sewer pipe.

Data indicating quantities of inflow in the Hideout sewer system are not available. Information about how inflow was accounted for in system planning is discussed in Chapter 5.

LONG-TERM FLOW VARIATION

Average annual wastewater flow rates typically vary from year to year. The most predictable changes in average annual flows are typically associated with changes in population.

Changes in weather patterns can result in changes in infiltration and water use patterns. Decreased precipitation results in lower groundwater levels and less infiltration. Water conservation measures implemented during droughts may result in a reduction in both indoor and outdoor water use. A reduction in indoor use results in less domestic wastewater generation. A reduction in outside use for watering lawns and gardens may lead to lowering of the groundwater table and less infiltration.

EXTRAORDINARY FLOWS

Extraordinarily high flows may occasionally occur due to large gatherings of people or certain events. It is assumed that unusual flows in Hideout would be those attributable to storms. It is recommended that some excess capacity be included in the sewers for such unexpected events (see further discussion in Chapter 5).

CHAPTER 4
SANITARY SEWER FLOW PROJECTIONS

PLANNING PERIOD

The periods of time evaluated using the hydraulic model include existing conditions, year 2035 (10-year scenario), and the projected buildout condition. Growth areas and growth projections were developed based on the best available data and in cooperation with Town personnel.

GROWTH PROJECTIONS

Future ERU growth rates were estimated based on an evaluation of expected future developments as indicated by the Town of Hideout planning documents and personnel from the Community Development Department. See Figure 4-1, below, for estimated growth in ERUs throughout the planning period for the entire system. Details regarding these projections are included in this chapter and in Appendix A.

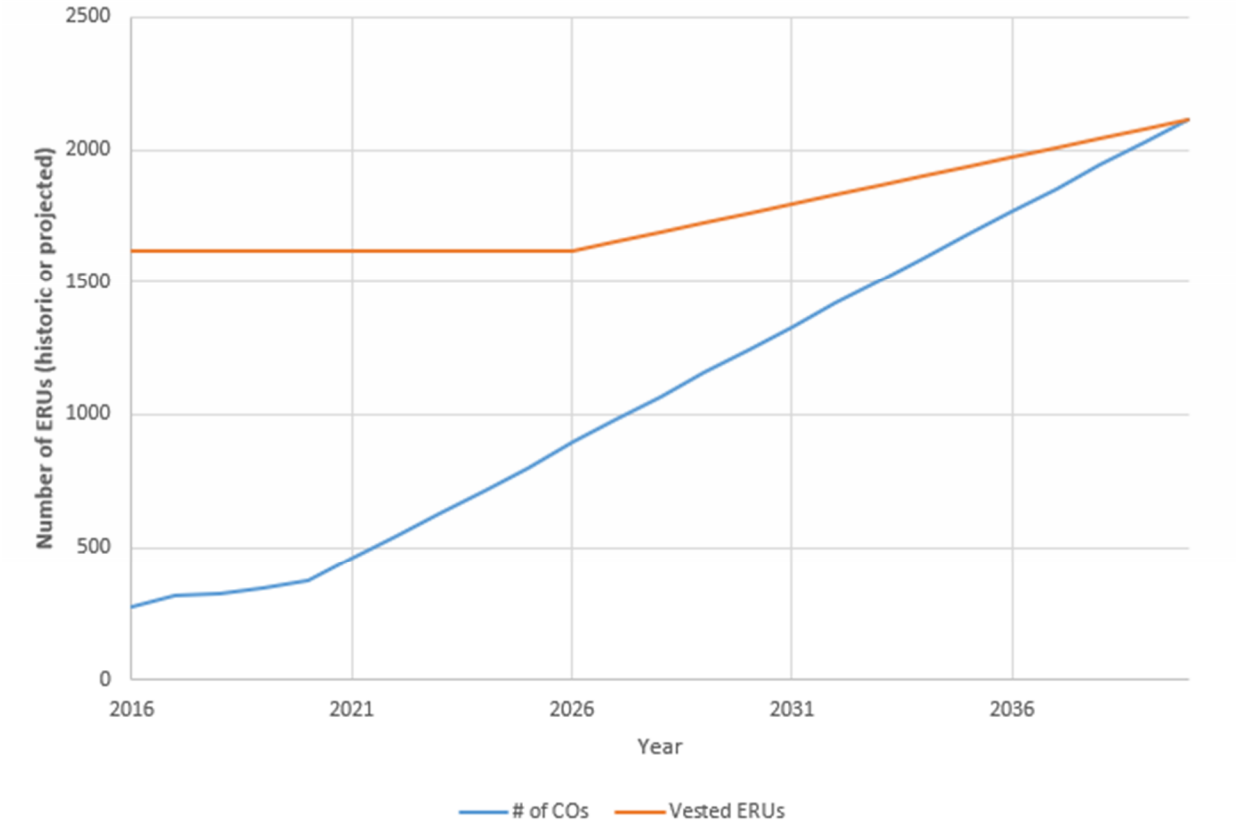


FIGURE 4-1 ERU PROJECTIONS

Total ERUs in the sanitary sewer system were projected for each planning period. See Table 4-1. Projections by year are listed in Appendix A.

TABLE 4-1 EXISTING CONDITIONS AND PROJECTIONS

Approximate Year	Estimated Certificates of Occupancy[1]	Vested ERUs[1]	Description
2026	895	1,616	Existing System
2036 (10-Year)	1,768	1,974	10-Year Development
2040 Buildout	2,117	2,117	System at Buildout

1. Golden Eagle is considered private and not part of the Town's sanitary sewer service area. However, 37 units from Golden Eagle Phase 2 and 128 units from Golden Eagle Phase 3 will be conveyed through Hideout's sewer system.

The following section includes discussion about the numbers listed in Table 4-1.

FLOW PROJECTIONS

The magnitude and location of projected future sanitary sewer flows were estimated based on planned future developments. These projections considered planned future land uses and the level of service of 228.9 gpd/ERU.

Table 4-2 shows the projected number of non-vested units for planned future developments.

TABLE 4-2 PROJECTED FUTURE DEVELOPMENTS

Future Development	Estimated Number of Units
Shoreline (Remaining after Phases 1, 2, and 3)	501
Total	501

10-Year Flows

Areas where growth is expected to occur within the next 10 years were identified in consultation with Town personnel. Future sanitary sewer flow rates were projected for these areas.

Buildout Flows

Future sanitary sewer flow rates were projected for the entire service area at the buildout condition. For each planned development in Hideout, primarily the future phases of Shoreline, future sanitary sewer flow projections were forecasted (see Table 4-2). Values in Table 4-2 were used together with the level of service of 228.9 gpd/ERU to forecast future wastewater loading at the buildout condition.

Table 4-3 shows the existing and projected average wastewater generated in the Town. The flows presented include the influence of infiltration but are not peaked.

TABLE 4-3 SYSTEM FLOW PROJECTIONS TO JSSD

Approximate Year	Certificates of Occupancy[1]	Projected Peak Daily Flow (MGD)
2026	895	0.2049
2036 (10-Year)	1,768	0.4047
Buildout	2,117	0.4846

1. Golden Eagle is considered private and not part of the Town's sanitary sewer service area. However, 37 units from Golden Eagle Phase 2 and 128 units from Golden Eagle Phase 3 will be conveyed through Hideout's sewer system.

As shown in the table above, growth is expected to occur in the Town of Hideout. The total number of ERUs is estimated to double within the next 10 years.

CHAPTER 5
SANITARY SEWER SYSTEM EVALUATION

This chapter describes the sanitary sewer system evaluation, including developing the model. The steps are as follows:

- Choose the model software
- Establish the system layout in the model
- Develop the design criteria for the collection system
- Create different scenarios in the model
- Perform modeling
- Review and evaluate results
- Identify existing deficiencies
- Develop solutions

MODEL SELECTION

HAL and Town personnel decided to use the Autodesk Storm and Sanitary Analysis (SSA) Model Software for the master plan hydraulic analysis. The software was selected because it is freely available with an AutoCAD license and because of its ability to import GIS data and export models to EPA SWMM (free distribution).

SYSTEM LAYOUT AND MODEL CONSTRUCTION

Information about how the model was built and calibrated is included in this section.

System Facilities

The sanitary sewer system layout was provided by the Town of Hideout in a GIS data format. The GIS database included information about the material and diameter of collection system pipes, invert elevations of pipes, and manhole rim elevations. The data was mostly complete but lacked some important information and did not reflect recent construction from the last few years.

An export of the Town's previous sewer model was also provided to HAL and imported into the SSA modeling software. Updates were made to both the model and GIS dataset in consultation with Town personnel.

Design drawings and design reports provided layout information for each wet well and for the pumping characteristics of each lift station pump.

Collection Areas

A collection area is defined as a geographic area that contributes flow to a common point in the collection system. Collection areas in the collection system consisted of generally 400 ERUs or less. This level of detail is standard in sanitary sewer master planning. Delineated collection areas

are shown on Figure 5-1. The total existing or projected future wastewater flow from each collection area was assigned to an associated model node.

Flow Allocation

Wastewater flow was spatially allocated in the model to match flow values and projections listed in Chapter 4. Inflow was assumed to be contained within the remaining capacity of the pipes. For both the existing model and future projections, flows were distributed using planned development densities.

Calibration

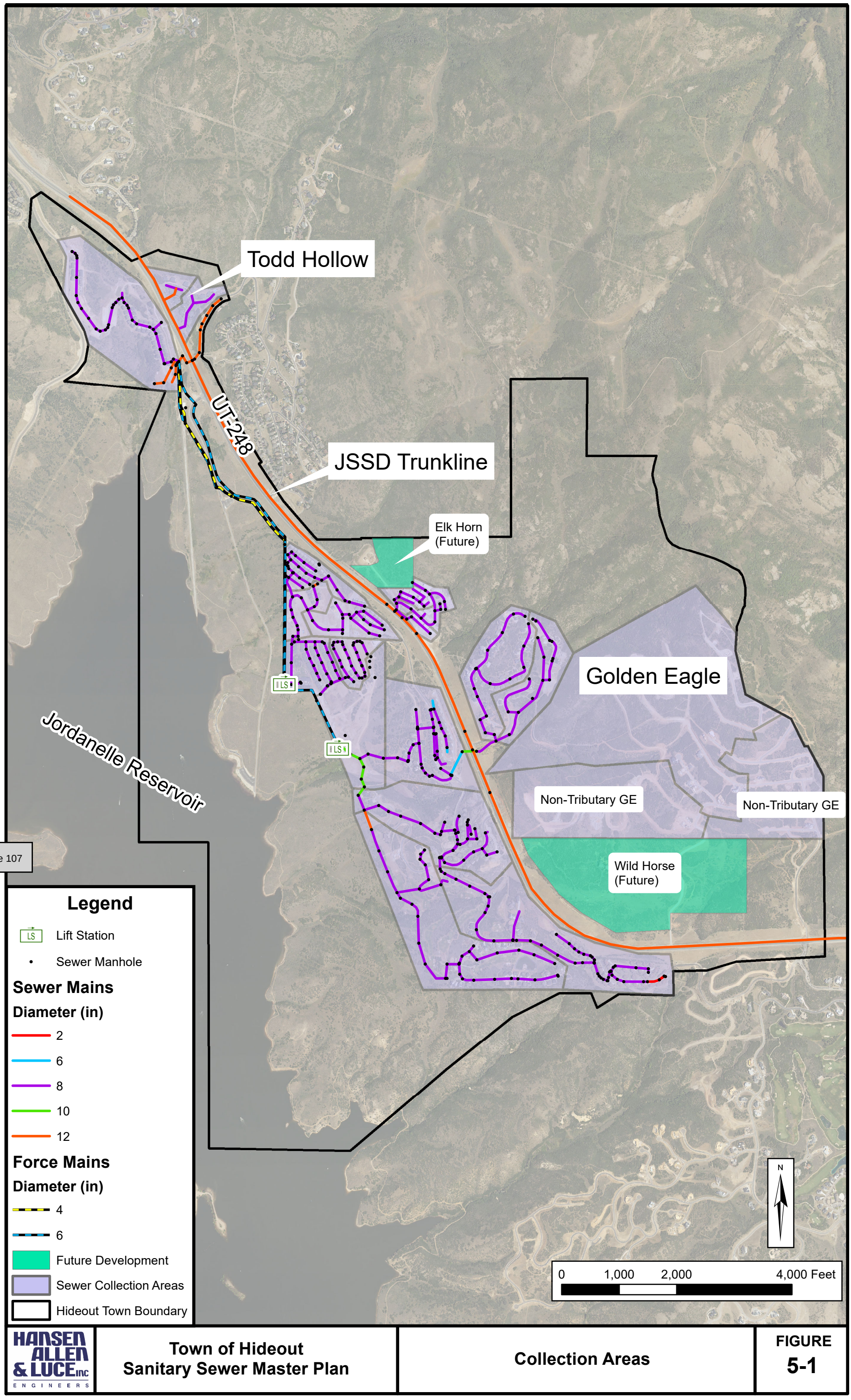
Available data was reviewed, and the model was found to be generally consistent with the Town operator's description of the system.

EVALUATION CRITERIA

The evaluation criteria used for Hideout derived from JSSD's Sewer Master Plan. These inputs were used to create the hydraulic model and account for average customer wastewater generation, daily flow variation, peak flows, and planning for buildout conditions. The criteria and values adopted for modeling are included in Table 5-1.

TABLE 5-1 EVALUATION CRITERIA

Criteria	Value or Assumption
Peak System Loading	Existing and future system loading was developed based on a level of service (LOS) of 183.9 gpd per equivalent residential unit (ERU). This represents the peak 14-day average flows that can occur seasonally with increased occupancy rates. Existing infiltration is 45 gpd/ERU, resulting in a composite LOS of 228.9 gpd/ERU. This is derived from the analyses made in JSSD's Sewer Master Plan. These peak flows don't occur on a daily basis, are based on seasonal peaking and higher occupancy rates, and are used to size wastewater infrastructure, such as pipes.
Average System Loading	Based on the Town's drinking water billing data, actual average wastewater flows are lower than the seasonal peaks found during winter months.
Daily Flow Variation	Diurnal curves were developed and adjusted from winter drinking water production data.
Peak Flow	Peaking factors were derived using Ten State Standards (Ten State Standards, 2014). Predicted peak flows were developed from the AutoCAD Storm and Sanitary Analysis (SSA) model.
Inflow and Infiltration	Infiltration was accounted for in both existing and future scenarios. Remaining capacity was built in when sizing pipes to provide capacity for inflow.
Future Planning Periods	Years 2035 (10-year) and estimated buildout.



HANSEN ALLEN & LUCE inc ENGINEERS

Town of Hideout
Sanitary Sewer Master Plan

Collection Areas

FIGURE
5-1

Criteria	Value or Assumption
Land Use & Population Projections	Land uses in undeveloped areas were assumed to occur as specified in the Hideout General Plan. Where available, development plans were used to further refine projections for future land use. ERU projections were based on historic trends in growth and development.
Pipe Capacity (Peak Flow/Full Flow Q/Q)	Roughness Coefficient = 0.013 Manning's n Maximum Q/Q = 0.75 for all pipes (Consistent with the JSSD Sewer Master Plan)

MODEL SCENARIOS

Three modeling scenarios were developed and evaluated for the Town's sanitary sewer system as shown in Table 5-2.

TABLE 5-2 MODEL SCENARIOS

Scenario	Description
Existing	The existing scenario was used to identify deficiencies in the sanitary sewer system, and to establish a baseline for evaluation of future conditions.
Buildout	The buildout scenario includes projected future wastewater flows but only existing infrastructure. It was used to identify areas where the buildout projected flows exceed the existing pipe capacity criteria or lift station capacity.
Buildout Corrected	The corrected scenario includes system improvements that accommodate all projected buildout flows.

PEAK HYDRAULIC LOADING

The hydraulic models were used to analyze the collection system. For each scenario, projected average daily flow rates were spatially allocated in the model. The models applied peaking factors to generate peak flow rates at the lift stations. The existing and future peak flow rates are listed in Table 5-3.

TABLE 5-3 PEAK HYDRAULIC LOADING

Planning Period	Estimated Certificates of Occupancy[1]	System Hydraulic Loading (MGD)[2]
Existing Conditions	895	0.6761
Existing Conditions (Vested)	1,616	1.2207
2036	1,768	1.3355
Buildout	2,117	1.5991

1. Golden Eagle is considered private and not part of the Town's sanitary sewer service area. However, 37 units from Golden Eagle Phase 2 and 128 units from Golden Eagle Phase 3 will be conveyed through Hideout's sewer system.
2. Calculated peak flow rates.

3. Modeled peak flow rates do not account for inflow.

It should be noted that results listed in Table 5-3 are peak instantaneous system hydraulic loading, whereas results in Table 4-4 are daily hydraulic loading values (including infiltration) but are not peaked.

EXISTING DEFICIENCIES

The maximum flow ratio is the ratio between the maximum flow in the sewer and full pipe flow (Q/Q). Pipes were considered deficient if, in the model, the Q/Q exceeded 0.75 during peak flow conditions. No existing pipe capacity deficiencies were identified in the Existing Scenario models.

BUILDOUT LIFT STATION CAPACITY

Dead Man's Gulch lift station is expected to be decommissioned and flows re-routed downstream to the New Vantage Lane lift station as future phases of the Shoreline development are constructed. Table 5-4 shows future lift station rated capacity, buildout requirements, and future surplus or deficit capacity. Refer to Table 2-2 for existing lift station inventory.

TABLE 5-4 BUILDOUT LIFT STATION REQUIREMENTS

Lift Station	Current Rated Capacity (gpm)[1]	Buildout Peak Hour Requirement (GPM)	Future Surplus/ Deficit
New Vantage Lane	390	829	-439

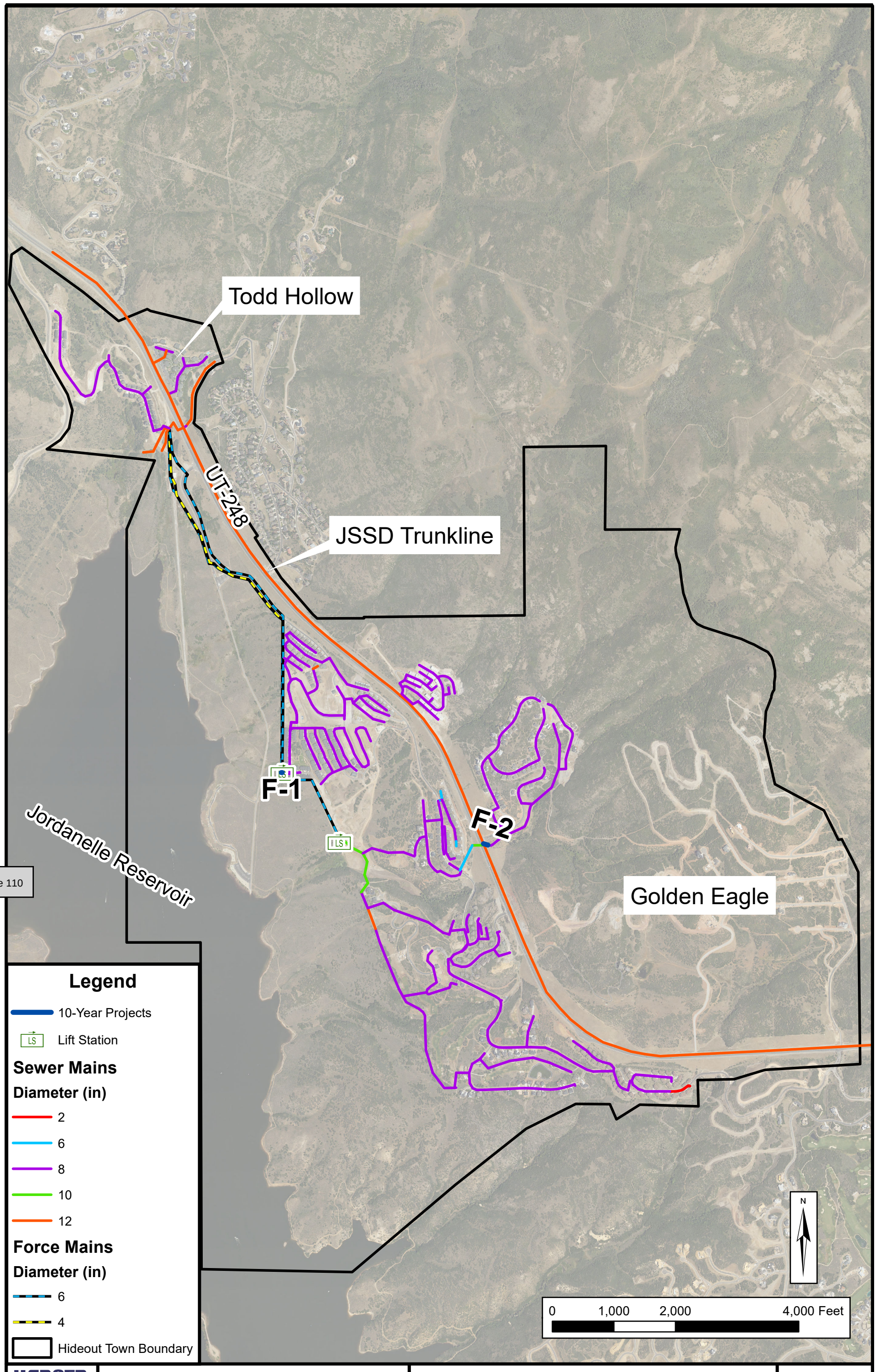
1. After pumping capacity is increased at the New Vantage Lane lift station, the rated capacity is anticipated to be 780 gpm.

After the Dead Man's Gulch lift station is decommissioned, the New Vantage Lane lift station will receive substantially more flow than it does now. The New Vantage Lane lift station will need electrical upgrades and a second force main to convey future flows and provide redundancy.

After these projects are completed, two pumps can pump into two force mains. However, two pumps would not be enough to convey the buildout peak hour requirement of 829 gpm. This is because there is tributary flow from Soaring Hawk and Golden Eagle to the New Vantage Lane lift station. Re-routing those flows to the JSSD trunkline in Highway 248 would reduce the buildout peak hour flows and allow the lift station to have sufficient capacity for buildout peak hour events.

FUTURE IMPROVEMENTS

Future improvements were identified using the hydraulic model and are designed to accommodate projected future sanitary sewer flows. Sewer system improvements required to serve projected future growth are shown on Figure 5-2 and are summarized in Table 5-5.



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Town of Hideout
Sanitary Sewer Master Plan

10-Year Projects

FIGURE
5-2

TABLE 5-5 FUTURE 10-YEAR CAPITAL FACILITY PROJECTS

Project ID	Location	Issue	Solution
10-Year Projects			
F-1	New Vantage Lane lift station	Future development. Redundancy in the force main.	Perform electrical upgrades to the New Vantage Lane lift station and tie into the existing 6" force main currently being used for Dead Man's Gulch. Upsize 8" gravity pipe to 12".
F-2	Entrance of Soaring Hawk development at Hwy 248	Future development downstream capacity. Inefficiency in pumping wastewater.	Install 300 ft of 8" gravity line and tie into the JSSD trunkline downstream of Soaring Hawk.[1,2]

1. Lengths are approximate and will be refined further as development plans in these areas are better defined.
2. See Appendix C for construction drawings.

LOCATIONS TO MONITOR

A potential future deficiency, found near the New Vantage Lane lift station, was identified using the hydraulic model (see Figure 5-3). It is recommended that this area be monitored as growth continues to verify if any hydraulic deficiency occurs and if a capital facility project is needed. The potential deficiency is dependent on backwater effects and pipe slopes.

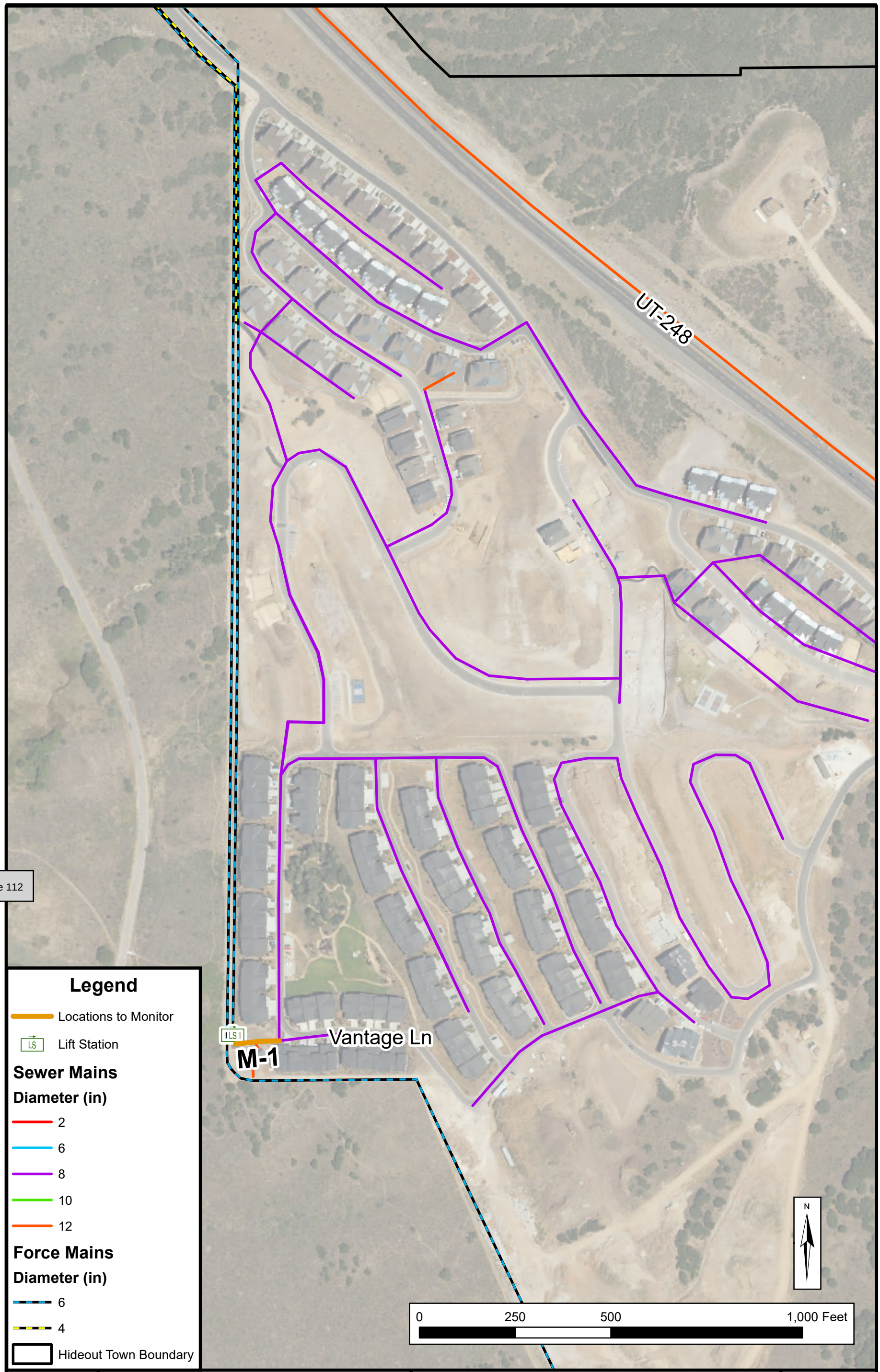
LIFT STATION PROJECT PHASING

The New Vantage Lane lift station will need electrical upgrades to be able to run two pumps and to tie into the second force main. It is recommended that this be done before the Dead Man's Gulch lift station is decommissioned to provide capacity and redundancy for all the tributary flows. The New Vantage Lane lift station upgrades are expected to happen as part of the Shoreline Phase 4 development.

In order to have sufficient capacity in the New Vantage Lane lift station for buildout conditions, Project F-1 should be performed first to increase capacity from 390 gpm to 780 gpm. Then Project F-2 should be completed before flows reach the lift station's peak capacity of 780 gpm. Buildout wastewater peak flows tributary to the lift station before implementing Project F-2 are anticipated to be about 829 gpm. However, after Project F-2 is implemented, buildout tributary flows are reduced to about 670 gpm, resulting in sufficient capacity at the New Vantage Lane lift station.

CONTINUED MODEL UPDATES

In order to ensure that the hydraulic model is up to date and is providing accurate collection and system performance information, the model should continually be updated with new information and re-calibrated to match current conditions. The model can then continue to be used to evaluate planned developments and refine the timing and characteristics of master planned projects as additional information becomes available.



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Town of Hideout
Sanitary Sewer Master Plan

Locations to Monitor

FIGURE
5-3

CHAPTER 6
OPERATIONS AND MAINTENANCE ALTERNATIVES

Recommendations for key operations and maintenance procedures have been developed. Many of these recommendations are a continuation of procedures already in effect. A discussion is included below, along with a recommendation for continued practice.

SYSTEM MONITORING

It is difficult to determine the condition of the sanitary sewer system based on age alone. The typical design life for a sanitary sewer is between 50 and 100 years. Factors affecting design life may include pipe material, soil conditions, and quality of construction. Sewer video inspection is very useful at identifying cracks, holes, offset joints, erosion, low points in pipes, and significant inflow/infiltration. The Town currently does not use sewer video inspection technology to evaluate the structural integrity of the pipes in the sewer network. It is recommended that the Town create a sewer system video schedule, start sewer video inspections, and use the inspections to plan for future repair projects.

PIPELINE IMPROVEMENTS

The following improvement alternatives are typically considered when addressing pipeline deficiencies.

Cleaning

If the slope of the pipe is insufficient to provide adequate flow velocity, deposition of solids will occur. Solids deposition decreases pipe capacity. Several locations within the Town's sanitary sewer system are relatively flat, resulting in slopes too low to produce scour velocity. It is recommended that Town crews start cleaning pipes in the system on a regular schedule. Problem areas should be cleaned more frequently.

Replacement Sewers

Historically, where pipe capacity has been identified as being insufficient, the typical solution has been to provide additional capacity by replacing the existing sewer with a larger sewer.

Bypass Sewers/Re-routing Flows

While replacement of an existing sewer may be appropriate when the existing sewer is structurally inadequate, construction of a bypass or parallel sewer to supplement the capacity of the existing sewer may be a less expensive alternative.

New Sewers

New sewers are often the only option to collect flows from future development or previously inaccessible areas. Because some future growth within Town's service area is expected to occur

in some areas without existing sewer networks, new sewer networks are expected to be constructed in the foreseeable future.

Alternative Construction Technologies

Within the last few years, several alternative technologies have become popular when sewers need to be replaced, when pipeline capacity needs to be increased, or when there are significant constraints to more conventional construction methods. Typical alternative technologies include:

New Construction

- Steered Auger Boring (Directional Drilling)
- Micro-tunneling

Sewer Pipe Rehabilitation

- Cured-in-Place Pipe
- Slip Lining
- Pipe Bursting
- Pipe Eating (drilling away the old pipe as a new pipe is installed)
- Thermoforming (Fold and Form)

COMPARISON OF IMPROVEMENT ALTERNATIVES

Future Considerations

During design of the recommended improvements, the Town will review all assumptions, compare improvement alternatives, and will decide on the most cost-effective and appropriate improvement method at that time.

CHAPTER 7
CAPITAL FACILITY PLAN

Recommended capital facilities and their estimated construction costs were identified based on the findings described in the previous chapters. These recommendations are intended to correct existing deficiencies and support population growth and development.

PROJECT COST ESTIMATES

Typical representative unit costs were used to develop the project construction cost estimates. Project cost estimates and related material are included in Appendix B.

ACCURACY OF COST ESTIMATES

When considering cost estimates, there are several levels or degrees of accuracy, depending on the purpose of the estimate and the percentage of detailed design that has been completed. The following levels of accuracy are typical:

Type of Estimate	Accuracy
Master Plan	-50% to +100%
Preliminary Design	-30% to +50%
Final Design or Bid	-10% to +10%

For example, at the master plan level (or conceptual or feasibility design level), if a project is estimated to cost $1,000,000, then the accuracy or reliability of the cost estimate would typically be expected to range between approximately $500,000 and $2,000,000. While this may not seem very accurate, the purpose of master planning is to develop general sizing, location, cost, and scheduling information on a number of individual projects that may be designed and constructed over a period of many years. Master planning also typically includes the selection of common design criteria to help ensure uniformity and compatibility among future individual projects. Details such as the exact capacity of individual projects, the level of redundancy, the location of facilities, the alignment and depth of pipelines, the extent of utility conflicts, the cost of land and easements, the construction methodology, the types of equipment and material to be used, the time of construction, interest and inflation rates, permitting requirements, etc., are typically developed during the more detailed levels of design.

At the preliminary design level, some of the aforementioned information will have been developed. Major design decisions such as the size of facilities, selection of facility sites, pipeline alignments and depths, and the selection of the types of equipment and material to be used during construction, will typically have been made. At this level of design, the accuracy of the cost estimate for the same $1,000,000 project would typically be expected to range between approximately $700,000 and $1,500,000.

After the project has been completely designed and is ready to bid, all design plans and technical specifications will have been completed and nearly all of the significant details about the project should be known. At this level of design, the accuracy of the cost estimate for the same

$1,000,000 project would typically be expected to range between approximately $900,000 and $1,100,000.

RECOMMENDED CAPITAL FACILITY PROJECTS

Factors considered as recommended projects were identified including the following:

- Input by Town sewer system operation personnel regarding their experience with, and opinions regarding, the deficiency and potential solutions.
- Input from Town management regarding a wide range of issues, including development schedules, budgeting issues, and coordination with other public works projects.
- Priority indicated by hydraulic modeling
- Project cost estimates

No existing deficiencies were identified. Table 7- identifies projects recommended to provide capacity for projected future 10-year flows in the sanitary sewer system.

TABLE 7-1 FUTURE CAPITAL FACILITY PROJECTS & COST ESTIMATES

Project ID	Description	Cost[1]
10-Year Projects		
F-1	Perform electrical upgrades to the New Vantage Lane lift station and tie into the existing 6” force main currently being used for Dead Man’s Gulch. Upsize 8” gravity pipe to 12”.	**$131,000**
F-2	Install 300 ft of 8” gravity line and tie into the JSSD trunkline downstream of Soaring Hawk.[2]	**$280,000**
	TOTAL	**$411,000**

1. All costs include 20% for engineering, administrative costs, and contingencies. Costs are shown in 2026 dollars.
2. See Appendix C for construction drawings. It is anticipated that costs for this project will be shared between Hideout and HLD1.

Before constructing each of these projects, additional flow monitoring and data collection (including survey to verify elevations) should occur to verify current conditions and confirm the need for the project.

FINANCIAL CONSIDERATIONS

Costs for construction, materials, and labor have changed significantly in the last several years. To maintain adequate funding for the sanitary sewer system, the following actions are recommended:

- Periodically review and update sanitary sewer rates
- Regularly update impact fees to fund projects to meet future needs

SUMMARY OF CAPITAL FACILITY RECOMMENDATIONS

Recommendations

- Plan for and allocate funds for the recommended projects.
- Perform improvements at the New Vantage Lane lift station before decommissioning Dead Man's Gulch lift station.
- Reroute Soaring Hawk flows to JSSD's gravity trunkline. Doing so will reduce the strain on the lift stations and create more efficiency by pumping less.
- Create a sewer system video schedule, start sewer video inspections, and use the inspections to plan for future repair projects.
- Clean pipes in the system on a regular schedule.
- Maintain and replace inadequate infrastructure.
- Periodically review sanitary sewer user rates.
- Regularly update impact fees to fund projects to meet future needs.
- Periodically perform model reviews.
- Update the master plan and capital facilities plan regularly and on an as-needed basis.
- Monitor flows in areas of concern and where projects are recommended.

REFERENCES

Jordanelle Special Service District website. Retrieved March 26, 2025, from http://jssd.us

Ten State Standards. 2014. *Recommended Standards for Wastewater Facilities*. 28 April 2025. <https://www.health.state.mn.us/communities/environment/water/docs/tenstates/tenstatestan2014.pdf>

Utah Division of Administrative Rules. 2025. *Utah Administrative Code, R317-3*. The Department of Administrative Services.

APPENDIX A

Growth Projections and Projected ERUs

Town of Hideout
Appendix A - Growth Projections and Projected ERUs

Year	# of COs	Vested ERUs
2016	276	1616
2017	316	1616
2018	325	1616
2019	345	1616
2020	373	1616
2021	457	1616
2022	542	1616
2023	630	1616
2024	715	1616
2025	798	1616
2026	895	1616
2027	982	1652
2028	1070	1688
2029	1157	1723
2030	1244	1759
2031	1331	1795
2032	1419	1831
2033	1506	1867
2034	1593	1902
2035	1681	1938
2036	1768	1974
2037	1855	2010
2038	1942	2045
2039	2030	2081
2040	2117	2117

APPENDIX B

Cost Estimates

Town of Hideout Capital Facility Plan
Wastewater 10-Year Recommended Improvements
Preliminary Engineers Cost Estimates

	Item	Unit	Unit Price	Quantity	Total Price
F-1.	***New Vantage Lane Lift Station Improvements***				
	Electrical upgrades for New Vantage Lane lift station	LS	$ 20,000	1	$ 20,000
	Upsize 8" to 12" gravity pipe and manhole connections	LS	$ 79,578	1	$ 79,578
	Tie into existing 6" force main	LS	$ 10,000	1	$ 10,000
				Total	$ 109,578
				Engineering & Admin. (10%)	$ 10,958
				Contingency (10%)	$ 10,958
				Total to New Vantage Lane Lift Station Improvements	**$ 131,000**
F-2.	***Soaring Hawk to JSSD Sewer Connection***				
	Install 8" gravity line and tie into JSSD trunkline	LS	$ 280,055	1	$ 280,055
				Total	$ 280,055

**Engineering and contingency was accounted for in the cost estimate.*
**See next page for a breakdown of the costs.*

Total to Soaring Hawk to JSSD Sewer Connection $ 280,000

Total Costs $ 411,000

SOARING HAWK TO JSSD SEWER CONNECTION - COST ESTIMATE					
No.	Recommended Action	Quantity	Unit	Rate	Total Cost
1	Mobilization and Demobilization	1	Lump	$50,000.00	$ 50,000
2	Traffic Control	21	Days	$ 3,000.00	$ 63,000
3	Remove Existing Pipe	79	LF	$ 45.00	$ 3,555
4	Remove Manhole	1	Ea	$ 2,500.00	$ 2,500
5	Remove Existing Surface Materials	371	LF	$ 20.00	$ 7,420
6	Install 8" Sanitary Sewer Pipe	292	LF	$ 60.00	$ 17,520
7	Install 5-Foot Diameter Manhole	1	Ea	$ 5,500.00	$ 5,500
8	Connect to Existing System	1	Ea	$10,000.00	$ 10,000
9	Roadway Patching	126	SY	$ 45.00	$ 5,675
10	Landscaping and Surface Restoration	36	SY	$ 10.00	$ 361
	Construction Subtotal				$ 165,531
11	Engineering	1	Lump	$38,400.00	$ 38,400
12	Permitting	1	Lump	$15,000.00	$ 15,000
13	Bid Document preparation	20	HR	$ 135.00	$ 2,700
12	Construction Management	20	HR	$ 750.00	$ 15,000
13	Materials Testing	12	HR	$ 290.00	$ 3,480
14	Town Administration	12	HR	$ 290.00	$ 3,480
	Contingency	1	Lump	15.00%	$ 24,830
TOTAL COST					$ 268,421

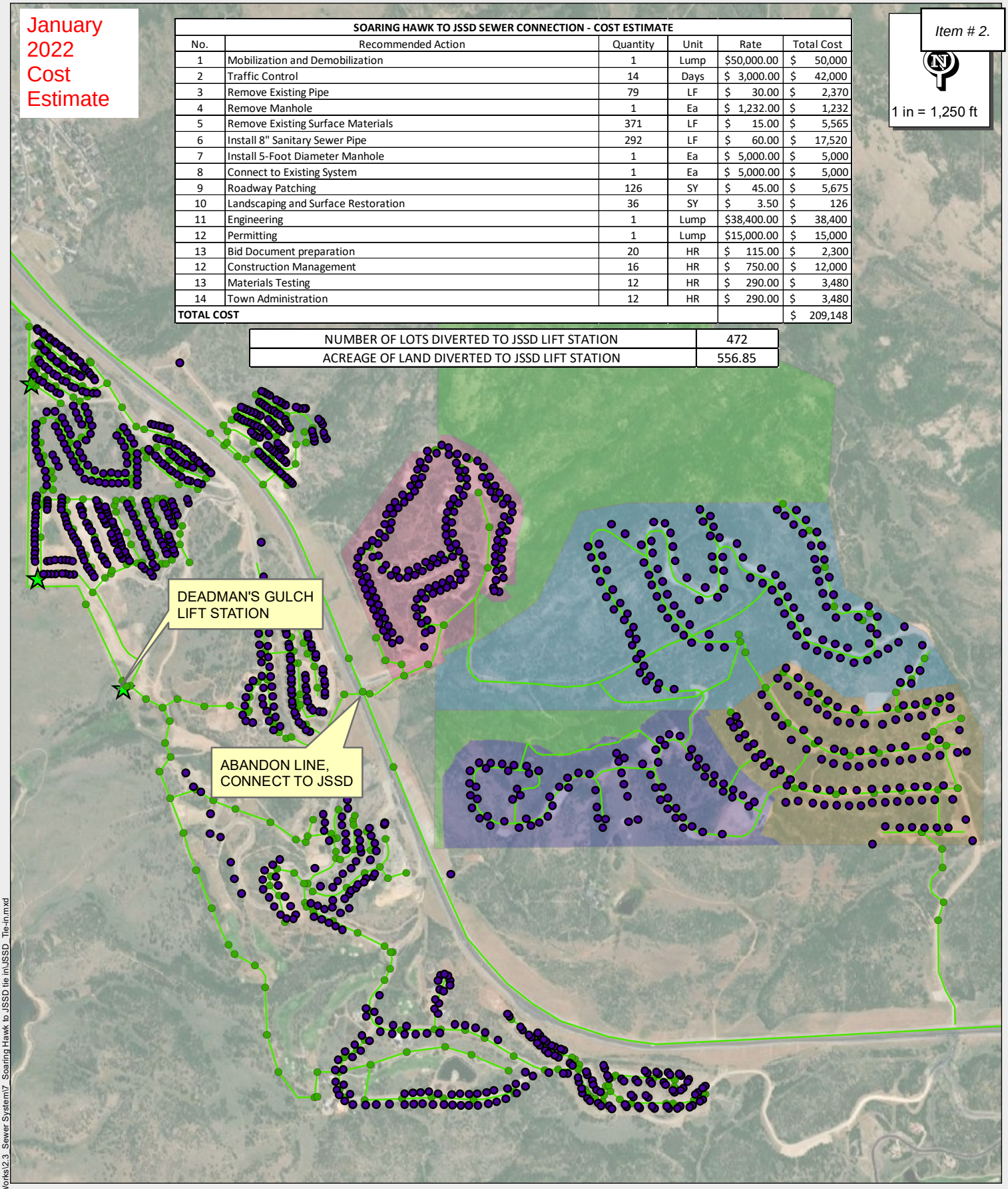
January 2022 Cost Estimate

SOARING HAWK TO JSSD SEWER CONNECTION - COST ESTIMATE

No.	Recommended Action	Quantity	Unit	Rate	Total Cost
1	Mobilization and Demobilization	1	Lump	$50,000.00	$ 50,000
2	Traffic Control	14	Days	$ 3,000.00	$ 42,000
3	Remove Existing Pipe	79	LF	$ 30.00	$ 2,370
4	Remove Manhole	1	Ea	$ 1,232.00	$ 1,232
5	Remove Existing Surface Materials	371	LF	$ 15.00	$ 5,565
6	Install 8" Sanitary Sewer Pipe	292	LF	$ 60.00	$ 17,520
7	Install 5-Foot Diameter Manhole	1	Ea	$ 5,000.00	$ 5,000
8	Connect to Existing System	1	Ea	$ 5,000.00	$ 5,000
9	Roadway Patching	126	SY	$ 45.00	$ 5,675
10	Landscaping and Surface Restoration	36	SY	$ 3.50	$ 126
11	Engineering	1	Lump	$38,400.00	$ 38,400
12	Permitting	1	Lump	$15,000.00	$ 15,000
13	Bid Document preparation	20	HR	$ 115.00	$ 2,300
12	Construction Management	16	HR	$ 750.00	$ 12,000
13	Materials Testing	12	HR	$ 290.00	$ 3,480
14	Town Administration	12	HR	$ 290.00	$ 3,480
TOTAL COST					$ 209,148

NUMBER OF LOTS DIVERTED TO JSSD LIFT STATION	472
ACREAGE OF LAND DIVERTED TO JSSD LIFT STATION	556.85

1 in = 1,250 ft



Legend

- PLATTED LOT
- Sewer Manhole
- Lift Station
- ain
- Eagle Phase 1
- Golden Eagle Phase 2
- Golden Eagle Phase 3
- Golden Eagle Remaining
- Soaring Hawk

TOWN OF HIDEOUT
JSSD CONNECTION
DATE: 1/31/2022

T-O ENGINEERS

Document Path: P:\19016802 Public Works\2.3 Sewer System\7 Soaring Hawk to JSSD tie in\JSSD Tie-in.mxd

APPENDIX C

Soaring Hawk to JSSD
Sewer Connection Drawings

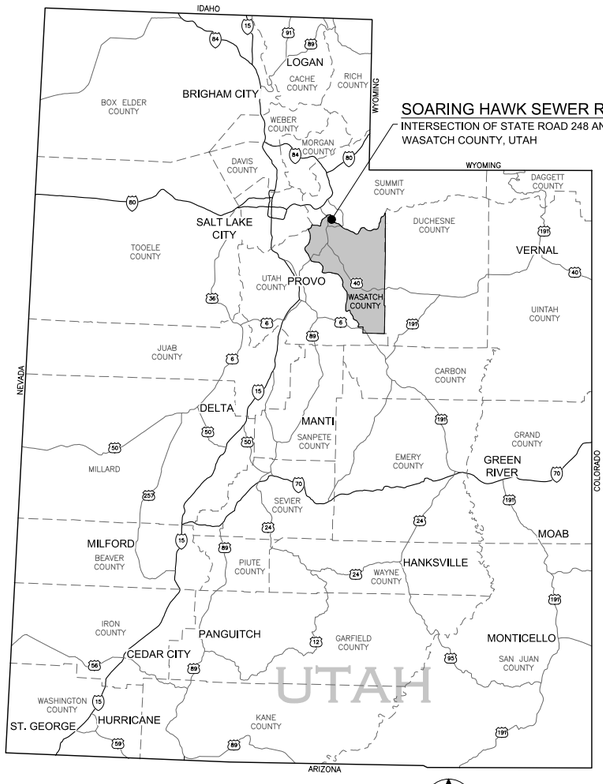
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CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT

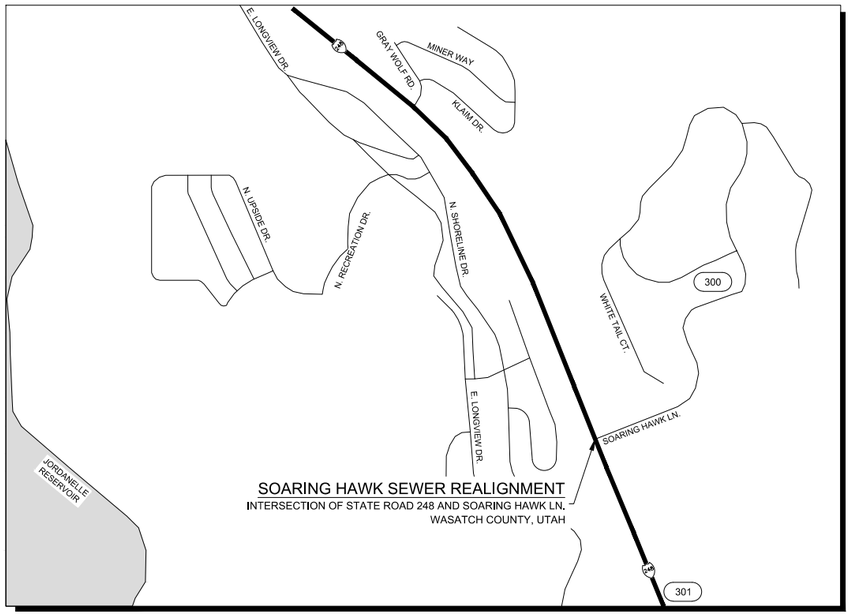
INTERSECTION OF STATE ROAD 248 AND SOARING HAWK LN.
SETTLEMENT AT HIDEOUT CANYON
WASATCH, UTAH
2022

ABBREVIATIONS

BOW	BACK OF WALK
CB	CATCH BASIN
EX	EXISTING
FF	FINISHED FLOOR
FL	FLOWLINE
GIRR	GRAVITY IRRIGATION
HP	HIGH POINT
LP	LOW POINT
ME	MATCH EXISTING
PC	POINT OF CURVATURE
PI	PRESSURE IRRIGATION
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL CURVATURE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SGT	SAND/GREASE TRAP
SL	STREET LIGHT
SEW	SANITARY SEWER
S / SSMH	SANITARY SEWER MANHOLE
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TRC	TOP OF ROLLED CURB
TVC	TOP OF VERTICAL CURB
W	WATER



VICINITY MAP
NTS



LOCATION MAP
NTS

NOTE:

1. CONTRACTOR IS TO LOCATE, EVALUATE, AND VERIFY ALL UTILITY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION. THE LOCATION AND SIZES OF UTILITIES SHOWN ON THESE PLANS HAVE BEEN TAKEN FROM RECORD DATA AND SHOULD NOT BE CONSTRUED TO BE EXACT OR COMPLETE. DAMAGE TO EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. CONTRACTOR TO PRESENT A TRAFFIC CONTROL PLAN TO HIDEOUT FOR REVIEW & APPROVAL OF PROJECT. SOARING HAWK LN MAY NOT BE CLOSED.
3. DENSITY TESTING FREQUENCY SHOULD BE PER APWA 33 05 22, 32 05 10, & 31 23 23. CONTRACTOR TO SCHEDULE TESTING

LEGEND

SEWER LINE	SEW	EXISTING FENCE	X X X
STORM DRAIN LINE	SD	EXISTING SEWER LINE	SEW
TREATED WATERLINE	W	EXITING STORM DRAIN LINE	SD
POWERLINE	UGP	EXISTING TREATED WATERLINE	W
EXISTING BOUNDARY		EXISTING POWERLINE	UGP
EASEMENT LINE		EXISTING FIBER	FO
LOT LINES		EXISTING PAVEMENT	
PHASE LINE			
NEW PAVEMENT			
STORM DRAIN INLET			
SEWER MANHOLE			

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	PLAN AND PROFILE SHEET
5	DETAILS - SHEET 1
6	DETAILS - SHEET 2
7	DETAILS - SHEET 3

UTILITY REPRESENTATIVES

UTILITY	CONTACT	PHONE
TREATED WATER	TIMM DIXON	(435) 300-44159
SANITARY SEWER	TIMM DIXON	(435) 300-44159
ELECTRIC	ROCKY MOUNTAIN POWER	(888) 221-7070
NATURAL GAS	DOMINION ENERGY	(435) 722-2521
STORM	TIMM DIXON	(435) 300-44159

COORDINATE SYSTEM

COORDINATE SYSTEM IS UTAH STATE PLANE COORDINATES CENTRAL
ZONE:UTAH CENTRAL NAD83(4302) GEOID12B
VERTICAL DATUM: NAVD 88
NETWORK: UTAH TURN GPS VRS
LATITUDE: N40°38'35.79351"
LONGITUDE:W111°23'54.49793"
ELLIPSOID HEIGHT: 6617.168
COMBINED SCALE FACTOR (GRID TO GROUND): 1.0003174407

PROJECT CONTROL				
POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
300	7404106,564	1669315,303	6819,39	AC, E1/4, S17, T2S, R5E
301	7401514,078	1669348,919	6788,62	AC, SE, S17, T2S, R5E

811 CALL BEFORE YOU DIG!
CALL DIGLINE INC.
PRIOR TO COMMENCING
UNDERGROUND WORK
DIAL: 811

NOTE:
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN APPROXIMATELY ONLY PRIOR TO CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM ALL UTILITY COMPANIES OF THE CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR BY FAILURE TO EXACTLY LOCATE AND PROTECT ALL UTILITIES.

NOTICE TO CONTRACTORS

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD SALT LAKE COUNTY, THE CITY OF COTTONWOOD HEIGHTS, AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES: THE DESIGN CONSULTANT PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

No. 12478951-2202
DILLON JACOB BULLER
STATE OF UTAH

BORDER SIZE: 22"x34"
DESIGNED: BS
DRAWN: TI
CHECKED: GB
APPROVED: GB

REVISIONS
NO. | DESCRIPTION | DATE

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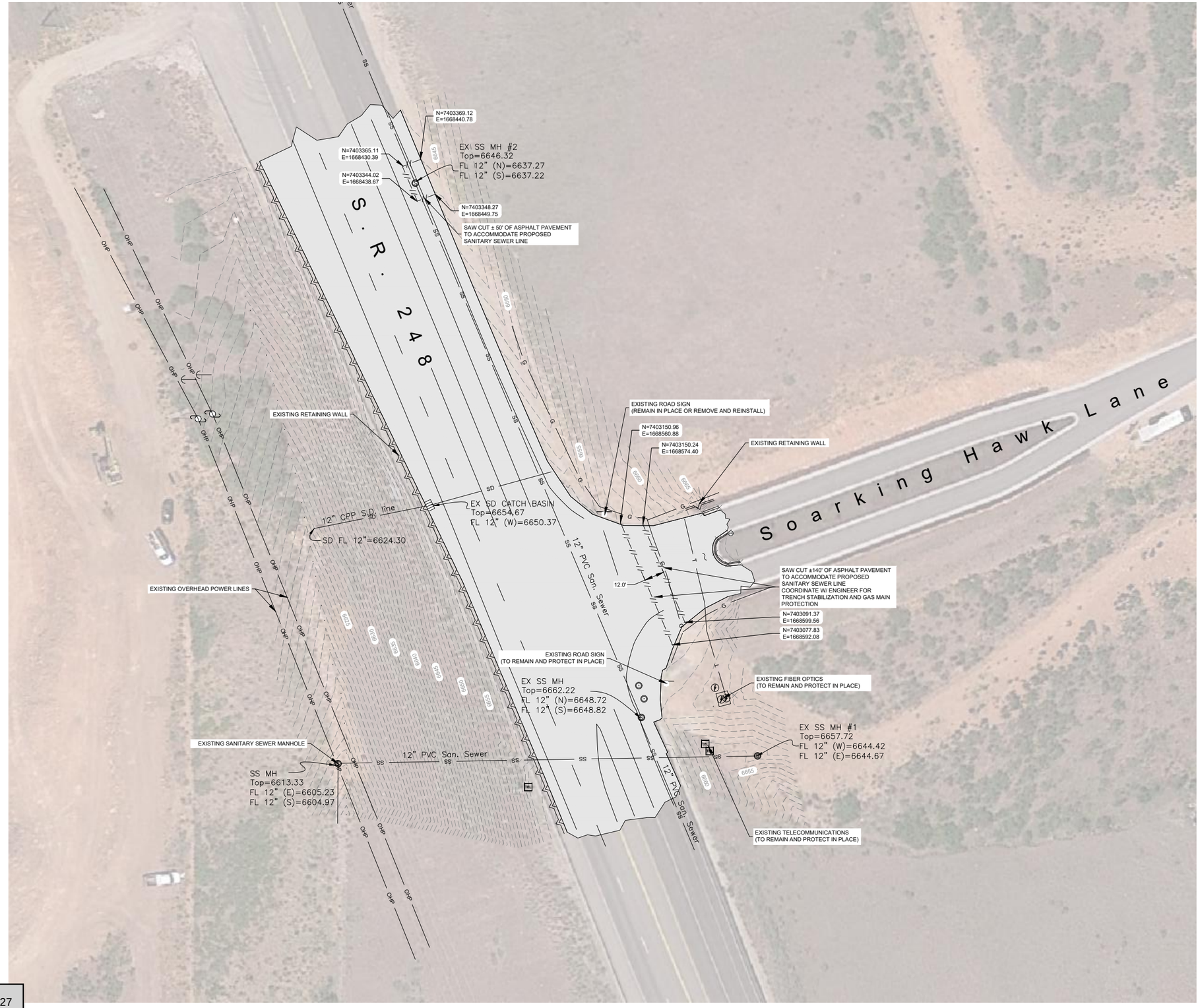
CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
COVER SHEET

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: October 14, 2022
PROJECT: 220140
SHEET: 1 OF 7

P:\220140\3_DEVELOPMENT\17_SOARING HAWK\7_SEWER REALIGNMENT\3_ACAD\DWG\SHEET\01 COVER SHEET.DWG, 10/13/2022

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GENERAL NOTES

1. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER, OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK.
   IF DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE OWNER/ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID.

   SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGEMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF: (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THE CONTRACT.

   THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID.

2. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

0 15 30 60 90

Item # 2.

PROFESSIONAL ENGINEER
No. 12478951-2202
DILLON JACOB
BLILER
STATE OF UTAH

BORDER SIZE	22"x34"
DESIGNED	BS
DRAWN	TI
CHECKED	GB
APPROVED	GB

REVISIONS

NO.	DESCRIPTION	DATE

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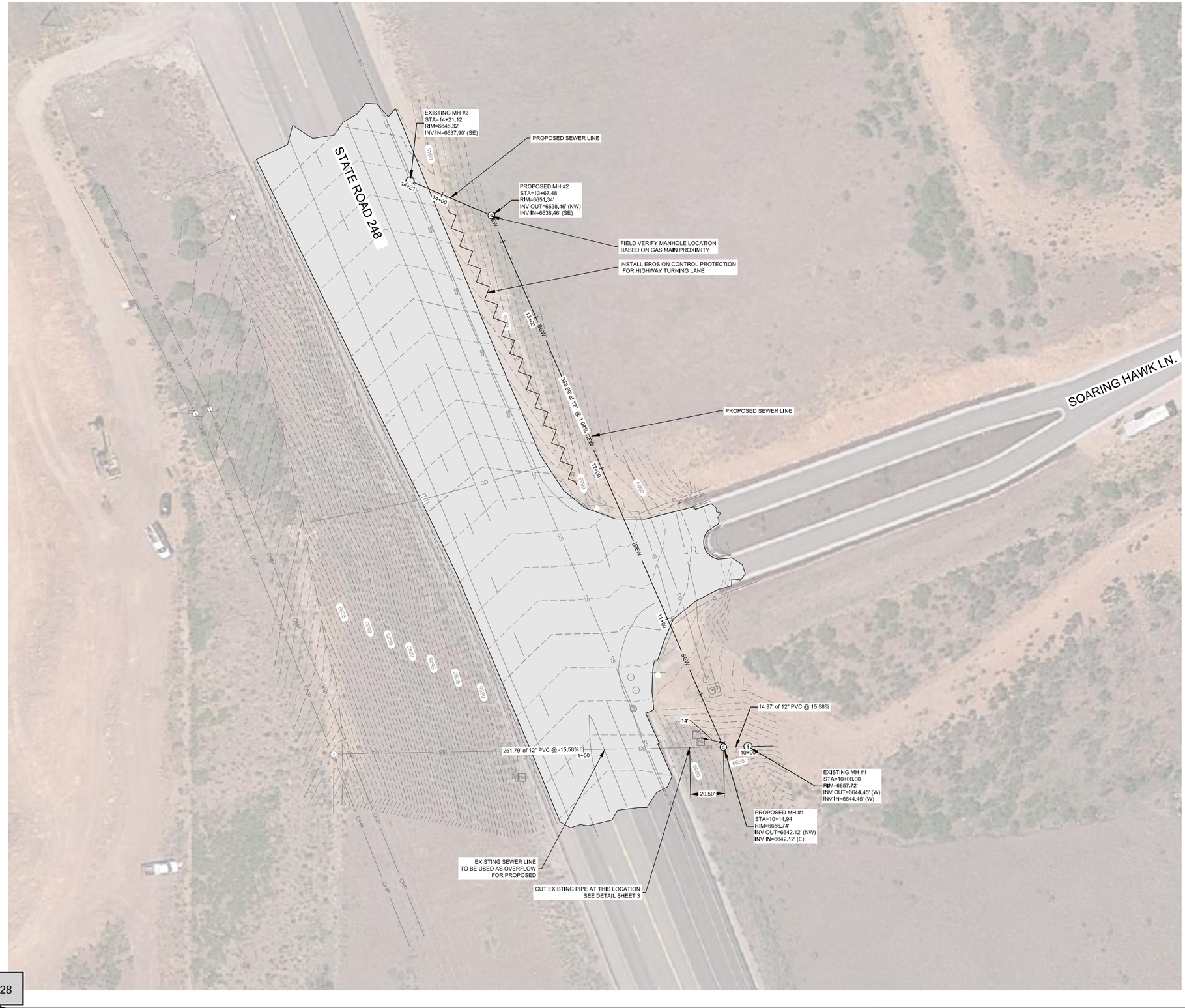
CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
EXISTING CONDITIONS & DEMOLITION PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: October 17, 2022
PROJECT: 220140
SHEET: 2 OF 7

P:\2022\L601_DEVELOPMENT\317_SOARING HAWK\7_SEWER REALIGNMENT\3_ACAD\DWG\SHEET\2 EXISTING CONDITIONS & DEMOLITION PLAN.DWG, 10/17/2022

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GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING TOWN OF HIDEOUT STANDARD SPECIFICATIONS, AND THE UTAH CHAPTER AMERICAN PUBLIC WORKS GENERAL CONDITIONS AND STANDARD SPECIFICATIONS FOR CONSTRUCTION IN ITS LATEST EDITION (UPW), WHERE APPLICABLE.
2. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEERS INTERPRETATION THEREOF SHALL BE CONCLUSIVE.
3. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT, AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF WAY OR EASEMENTS FROM TOWN OF HIDEOUT AND/OR WASATCH COUNTY, AND/OR UDOT. CONTRACTOR SHALL NOTIFY CITY, COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.
6. THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

0 15 30 60 90

Item # 2.

No. 12478951-2202
DILLON JACOB
BLILER
STATE OF UTAH

REVISIONS		
NO.	DESCRIPTION	DATE

BORDER SIZE	22"x34"
DESIGNED	BS
DRAWN	TI
CHECKED	GB
APPROVED	GB

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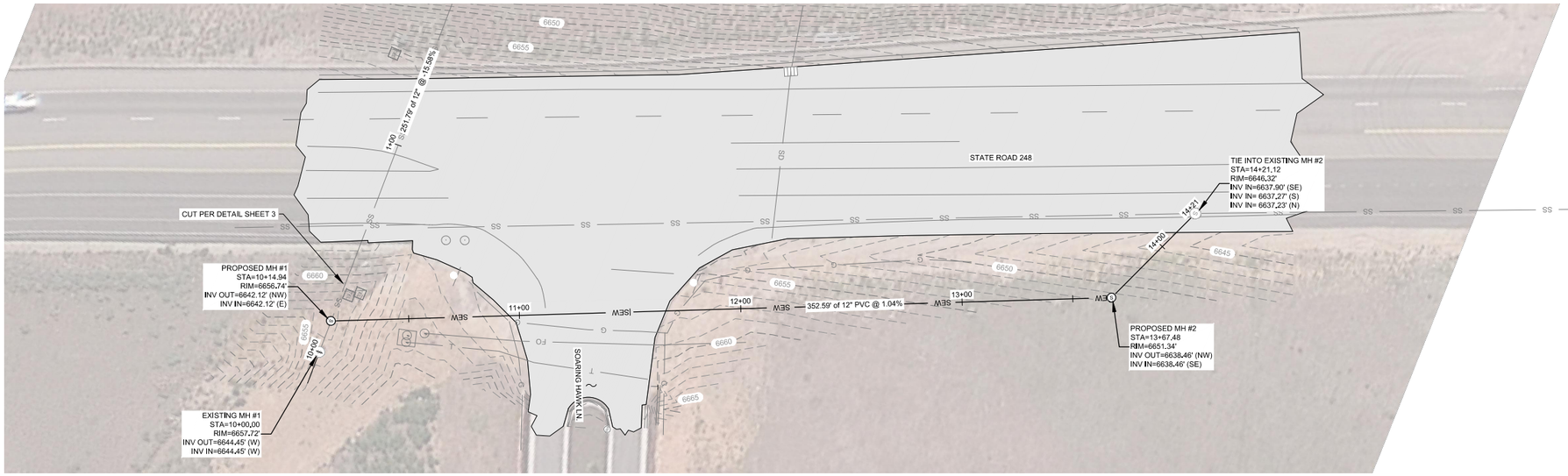
CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
SITE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: October 14, 2022
PROJECT: 220140
SHEET: 3 OF 7

P:\2022\0613_DEVELOPMENTS\17_SOARING HAWK\7_SEWER REALIGNMENT\3_ACAD\DWG\SHEET\03 SITE PLAN.DWG, 10/14/2022

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Item # 2.

PROFESSIONAL ENGINEER
No. 12478951-2202
DILLON JACOB
BLILER
STATE OF UTAH

BORDER SIZE	22"x34"
DESIGNED	BS
DRAWN	TI
CHECKED	GB
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CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
PLAN AND PROFILE SHEET

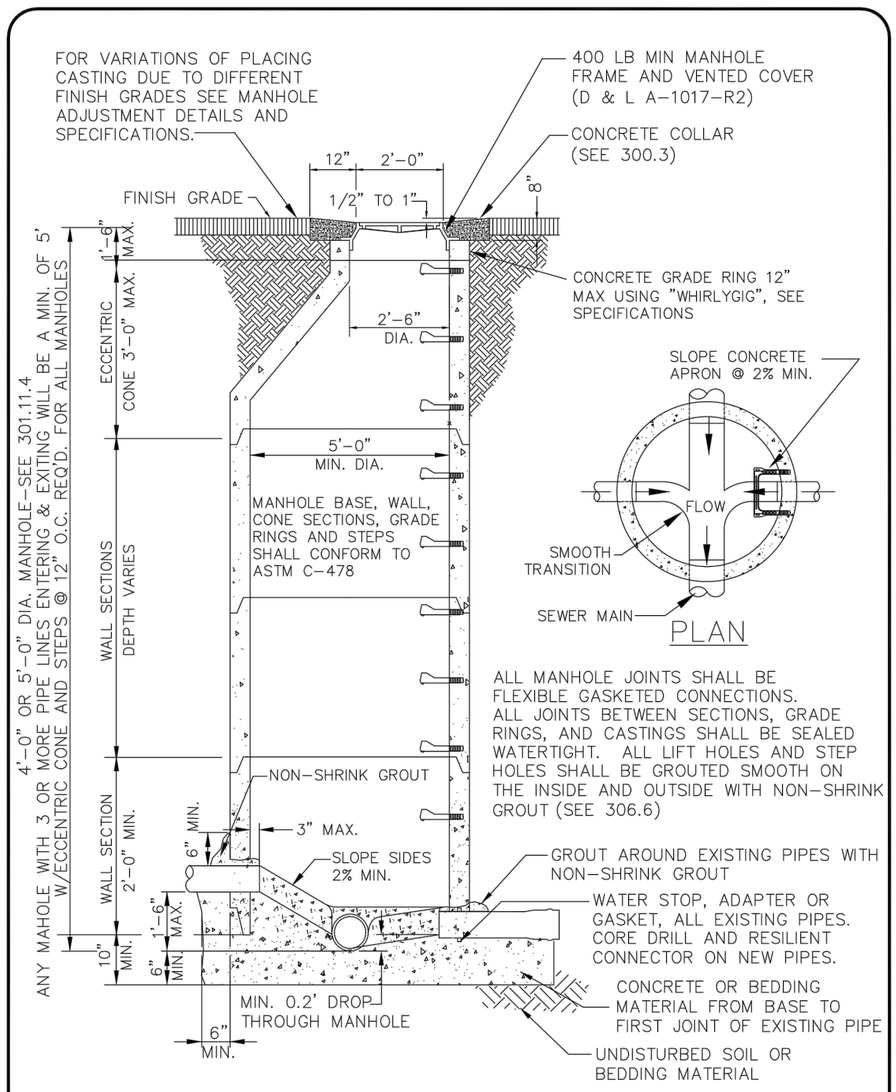
ATTENTION:
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DATE: October 14, 2022
PROJECT: 220140
SHEET: 4 OF 7

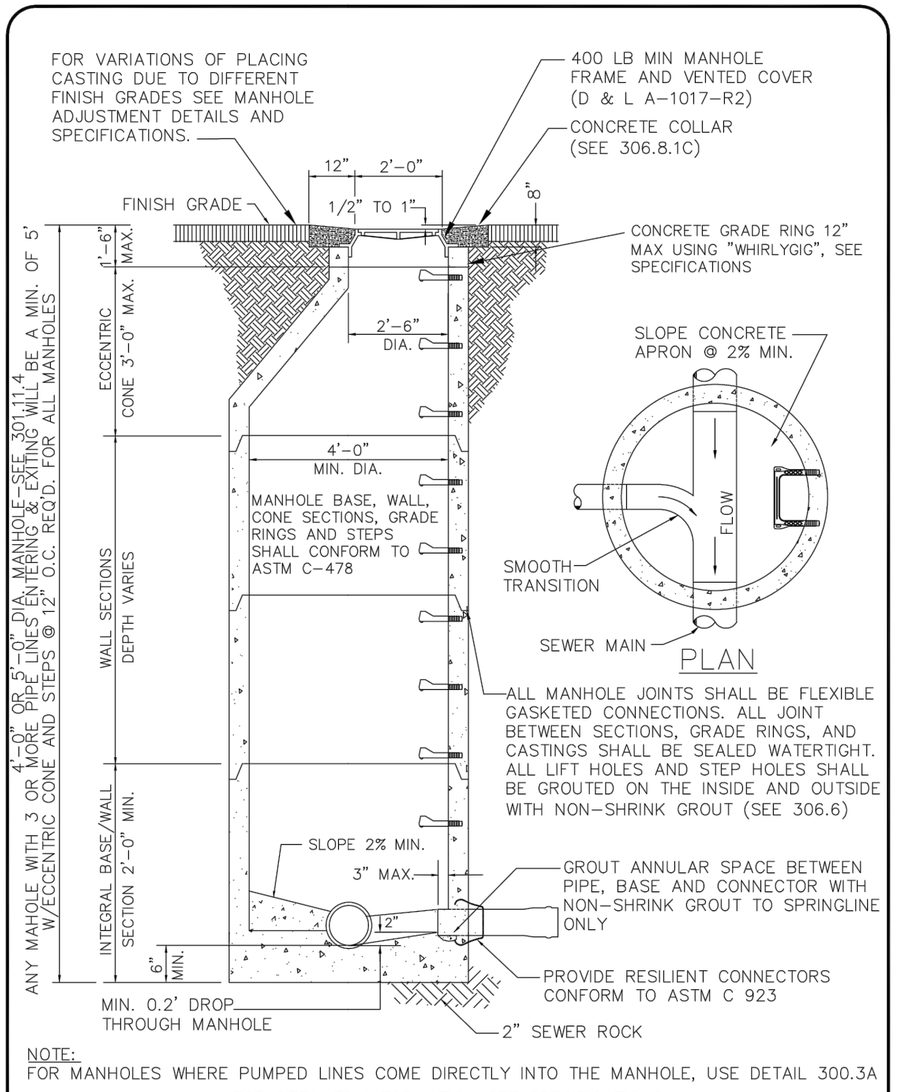
P:\2022\4631.1-DEVELOPMENT\17_SOARING HAWK\C_SEWER REALIGNMENT\3_ACAD\VG\SHEET\04 PLAN AND PROFILE SHEET.DWG, 10/14/2022

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Jordanelle	DRAWN BY: JC CHECKED BY: EN/LS REV. DATE: MAY 2016 BOWEN COLLINS	CAST-IN-PLACE MANHOLE	DWG. 300.4



NOTE:
FOR MANHOLES WHERE PUMPED LINES COME DIRECTLY INTO THE MANHOLE, USE DETAIL 300.3A
FOR DETAILED INFORMATION SEE SPECIFICATIONS

Jordanelle	DRAWN BY: JC CHECKED BY: EN/LS REV. DATE: MAY 2016 BOWEN COLLINS	PRECAST MANHOLE	DWG. 300.3

Item # 2.

No. 12478951-2202
DILLON JACOB BLILER
STATE OF UTAH

BORDER SIZE: 22"x34"		
DESIGNED	BS	
DRAWN	TI	
CHECKED	GB	
APPROVED	GB	

REVISIONS		
NO.	DESCRIPTION	DATE

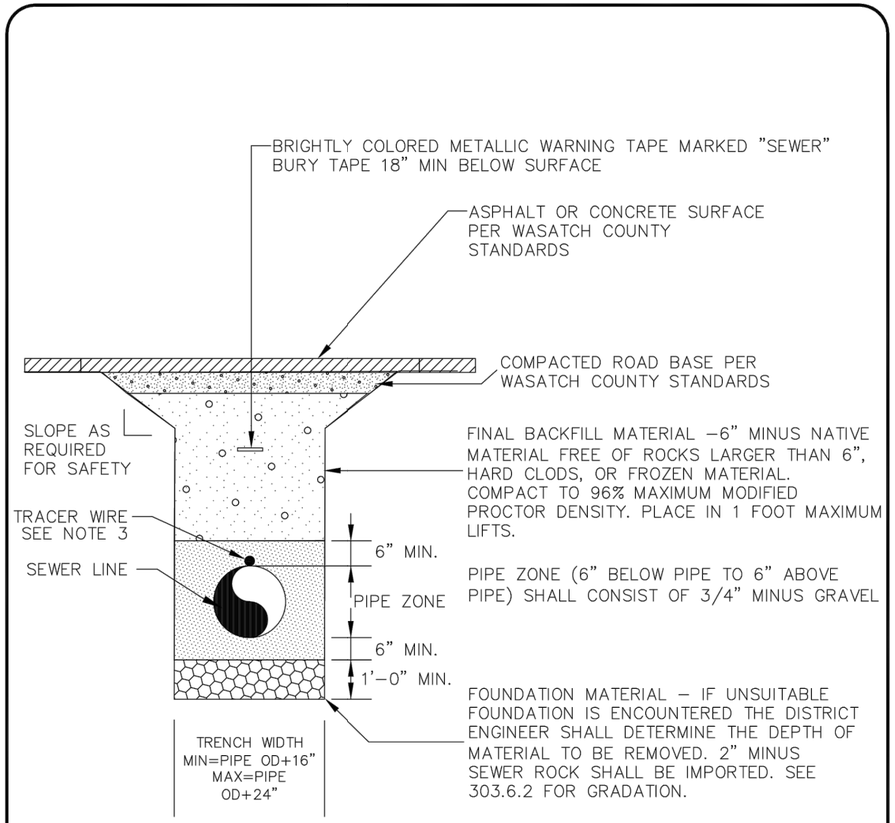
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CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
DETAILS - SHEET 1

ATTENTION:
0 1/2 1
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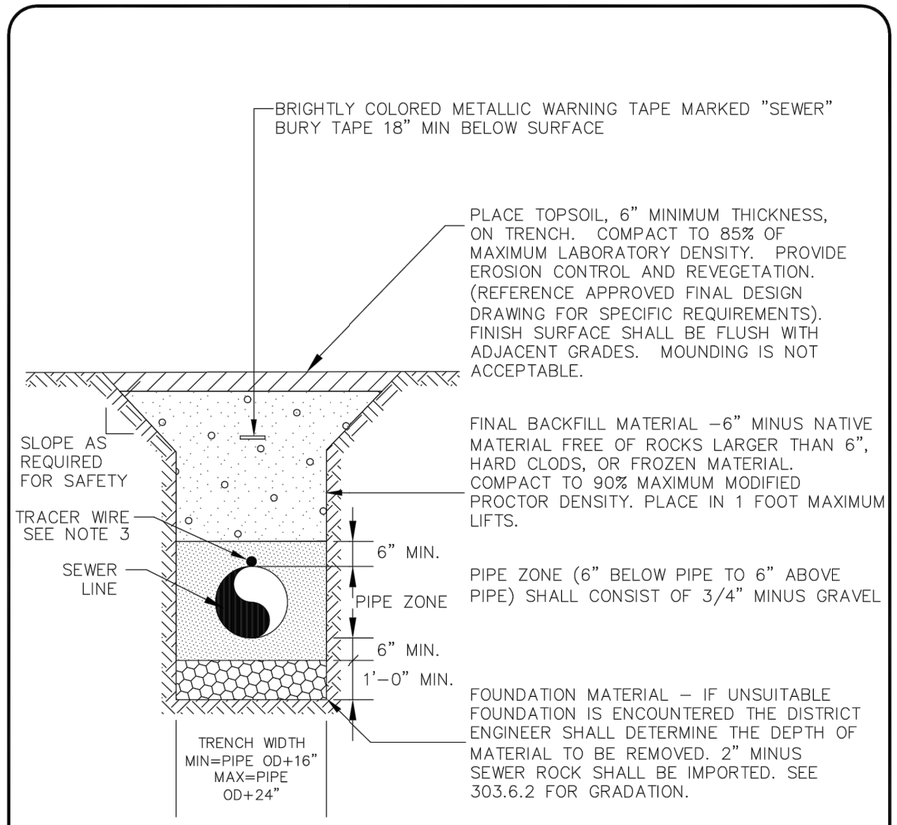
DATE: October 14, 2022
PROJECT: 220140
SHEET: 5 OF 7

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NOTES:
1. SEE SPECIFICATIONS FOR SPECIFIC MATERIAL REQUIREMENTS
2. BACKFILL UNDER WALKS, TRAILS, ETC. SHALL BE STRUCTURAL FILL COMPACTED TO 96% OF MAXIMUM MODIFIED PROCTOR DENSITY.
3. TRACER WIRE SHALL BE #12 – GAUGE, 600 VOLT COPPER WIRE. PVC JACKETED FOR UNDERGROUND SERVICES. PROVIDE SURFACE CONNECTIONS AT ALL CLEANOUTS AND MANHOLES. WIRE CONTINUITY WILL BE SUBJECT TO DISTRICT TESTING DURING AND AFTER CONSTRUCTION. CONTRACTOR SHALL FIX ANY DAMAGED LINES TO THE SATISFACTION OF THE DISTRICT.

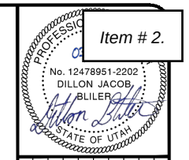
Jordanelle	DRAWN BY: JC CHECKED BY: EN/LS REV. DATE: MAY 2016 BOWEN COLLINS	SEWER LINE DETAIL IN ROADWAY	DWG. 300.1



NOTES:
1. SEE SPECIFICATIONS FOR SPECIFIC MATERIAL REQUIREMENTS
2. BACKFILL UNDER WALKS, TRAILS, ETC. SHALL BE STRUCTURAL FILL COMPACTED TO 96% OF MAXIMUM MODIFIED PROCTOR DENSITY.
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Jordanelle	DRAWN BY: JC CHECKED BY: EN/LS REV. DATE: MAY 2016 BOWEN COLLINS	SEWER LINE DETAIL NOT IN ROADWAY	DWG. 300.2

Item # 2.



BORDER SIZE: 22"x34"
DESIGNED BS
DRAWN TI
CHECKED GB
APPROVED GB

REVISIONS

NO.	DESCRIPTION	DATE

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CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
DETAILS - SHEET 2

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: October 14, 2022
PROJECT: 220140
SHEET: 6 OF 7

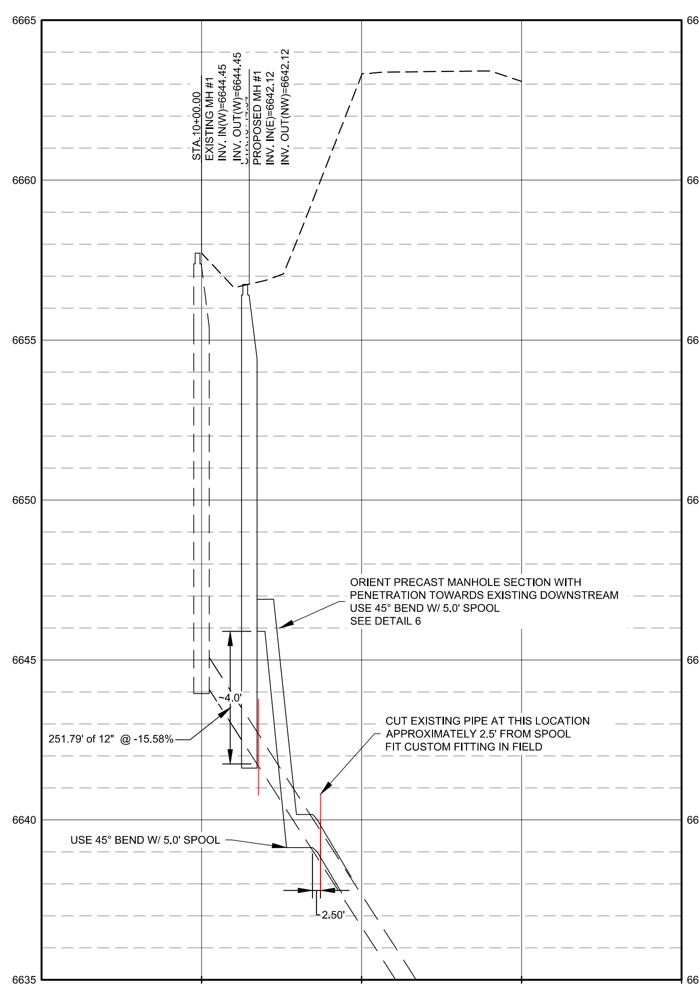
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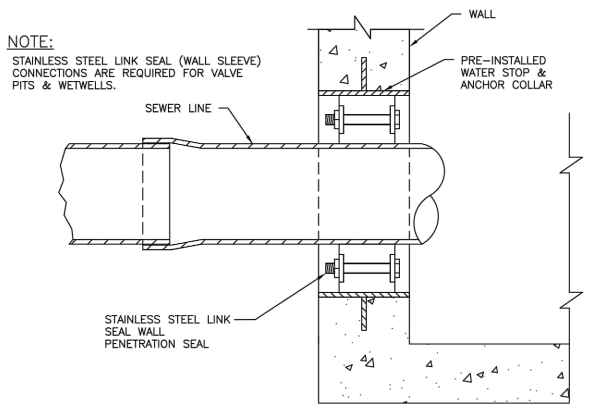
NOTES:

1. VERTICAL DISTANCE IN MANHOLE SHALL BE NO SHORTER THAN 4.0'
2. CONNECTION TO EXISTING TO BE FIELD VERIFIED
3. THRUST BLOCK MUST BE POURED ON THE SECOND/ LOWER 45° BEND
4. CONNECTION TO MANHOLE PER DETAILS IN THIS PLAN SET

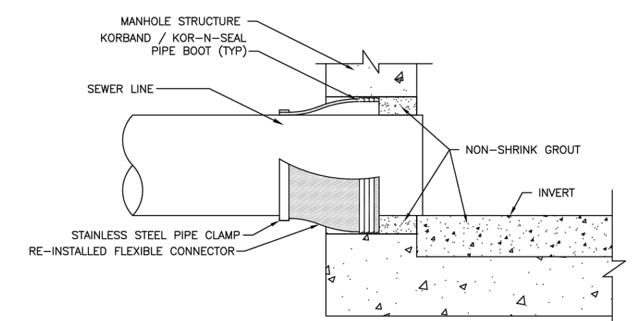


ERGENCY OVERFLOW TO EXISTING SYSTEM DETAIL | SCALE: 1"=30' | 5

NOTE:
STAINLESS STEEL LINK SEAL (WALL SLEEVE) CONNECTIONS ARE REQUIRED FOR VALVE PITS & WETWELLS.



"LINK SEAL" CONNECTION



"BOOT" CONNECTION

TYP. PIPE CONNECTION DETAIL | N.T.S. | 6

PROFESSIONAL ENGINEER No. 12478951-2202 DILLON JACOB BLILER STATE OF UTAH

BORDER SIZE	22"x34"
DESIGNED	BS
DRAWN	TI
CHECKED	GB
APPROVED	GB

REVISIONS

NO.	DESCRIPTION	DATE

T-O ENGINEERS
CONSULTING ENGINEERS, SURVEYORS & PLANNERS
2175 W. 3000 S., SUITE 200
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HEBER CITY • MERIDIAN • NAMPA • SPOKANE

CONSTRUCTION DRAWINGS FOR:
SOARING HAWK SEWER REALIGNMENT
DETAILS - SHEET 3

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: October 14, 2022
PROJECT: 220140
SHEET: 7 OF 7

P:\220140\1_DEVELOPMENTS\17_SOARING HAWK\7_SEWER REALIGNMENT\3_ACADDWG\SHEETS\5 DETAILS - SHEET 1.DWG, 10/14/2022

File Attachments for Item:

3. Review and Acceptance of the 2025 Water Audit Report.- Presented by Dennis Pay, P.E. HAL (10 min.)

TOWN OF HIDEOUT

DRINKING WATER AUDIT

(HAL Project No.: 534.13.100)

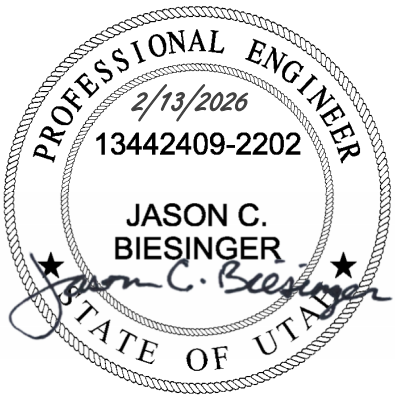
February 2026

HANSEN ALLEN & LUCE INC ENGINEERS

TOWN OF HIDEOUT

DRINKING WATER AUDIT

(HAL Project No.: 534.13.100)



Jason Biesinger, P.E.
Project Engineer

Gordon Miner, P.E.
Senior Engineer

Steve Jones, P.E.
Principal-In-Charge

HANSEN ALLEN & LUCE inc
ENGINEERS

February 2026

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EXECUTIVE SUMMARY

HAL proposes a demand of 321 gallons per day (0.36 acre-feet per year) per equivalent residential connection (ERC) as the new level of service (LOS) for the Hideout drinking water system. “LOS” means the defined performance standard or unit of demand for each capital component of a public facility within a service area.

This LOS accounts for both indoor use and outdoor use. To reach this conclusion, we analyzed recent metered use data. The Town’s LOS policy is that the Town must be able to provide full-time service at 90% occupancy to every connection because every connection has the potential for full-time service. Therefore, we found an average use per typical full-time residential connection and applied 90% of it to every residential connection to simulate 90% full-time occupancy. We accounted for irrigation water use by calculating an average volume of outdoor water needed per typical residential connection based on the Town’s metered data. We added this typical irrigation water use to the typical full-time residential use. We accounted for non-revenue water by comparing supply versus customer use data. Other uncertainties in year-to-year variability and future water use were accounted for by applying a variability factor (see Appendix A).

Jordanelle Special Service District (JSSD) supplies water to the Town on a wholesale basis. We analyzed meter data from JSSD for comparison purposes. We divided the supply data by the number of residential connections (including multifamily) and found some variability in average use per connection year over year from 2022 to 2025 and included a 20% variability factor.

We applied the demand of 0.36 acre-feet per year to every ERC the Town is committed to serve. Annexations to the Town have not been included in this study. Then, we compared the total commitment to the Town’s current total water supply. We estimate a deficit to be about 32 acre-feet, which, relative to the total current supply and the projected growth rate of the Town, is small. It will take approximately 8 years until the committed-to platted subdivision demands reach the existing supply.

The Town does not have enough water for build-out conditions. To preserve an adequate water supply for the Town, all future and un-platted developments should be required to dedicate water to the Town.

INTRODUCTION

The Town of Hideout's (Town) current Level of Service (LOS) for its drinking water system is 0.45 acre-feet per equivalent residential connection (ERC). Considering the increasing complexity and size of the Town's water system, the Town's plans for growth, the installation of separate recently-metered outdoor irrigation systems in other cities in Utah, and the "Per Capita Consumptive Use" Act of 2023 (Utah Code 73-5-8.5), the Town hired Hansen, Allen & Luce, Inc. (HAL) to audit its drinking water system, to revise its Level of Service (LOS), and determine the Town's present and future water needs.

APPROACH TO THE WORK

HAL approached this work by:

1. determining use of a typical full-time residential connection at 90% occupancy, which includes indoor and outdoor use
2. adding outdoor common space irrigation use to a typical full-time residential connection
3. accounting for non-revenue use
4. accounting for variability by applying a variability factor
5. establishing a recommended new LOS for the Town
6. comparing the recommended new LOS to levels of service of other cities
7. determining the Town's current water surplus or deficit, based on current commitments (demand) on the Town's water system and the Town's current water supply, and
8. estimating, using growth projections, the date when the Town will need more water supply, and
9. estimating the supply of water the Town will need at when it is built out.

1. ACCOUNTING FOR PART-TIME RESIDENTIAL OCCUPANCIES

The Town's LOS policy is that the Town must be able to provide full-time service to every connection at 90% occupancy because every connection has the potential for full-time occupancy while it's unlikely that the Town will ever reach 100% occupancy. Therefore, we accounted for residences that are occupied part of the year by determining a typical use of full-time residences based on the billing data. The Town's current full-time occupancy rate is 38% according to Wasatch County Tax records.

We based the Town's average full-time usage on actual meter usage data. We determined full-time occupancy by choosing a threshold of 2,750 gallons per month. This is based on researched indoor water use (See Appendix B), the Town's estimated average occupancy of about 2 people per residence, and census data for estimating the number of full-time residences. We assumed that connections using greater than 2,750 gallons per month on average over the year of data analyzed are occupied full-time. By using an average of 2,750 gallons per month as the threshold, we are being conservative and not underestimating the number of full-time users. There were 271 single-family residential (SFR) connections over the year of data analyzed that were found to be considered full-time. These 271 connections had an

average water use of 0.24 ac-ft per year, which includes indoor and outdoor use. At 90% occupancy, the average water use for full-time users is **0.22 ac-ft per year**.

2. ADDED OUTDOOR COMMON SPACE IRRIGATION USE TO A TYPICAL SFR CONNECTION

The Town does not have a dedicated outdoor irrigation system. Irrigation water is provided by the drinking water system. While the majority of connections to the water system are for residential use, thirty-three (33) connections are dedicated to outdoor irrigation.

The data for these irrigation connections was reported for December 2024 through November 2025. With a data set representing an entire year, we arrived at a total annual outdoor irrigation use of 10,655,234 gallons. We apportioned the total annual outdoor irrigation use over the total number of connections (856) to arrive at an annual use of 12,450 gallons per connection, which equates to 0.04 acre-feet per typical residential connection. Therefore, each connection will include **0.04 acre-feet per year** to account for these landscape meters.

3. ACCOUNTING FOR NON-REVENUE USE

Unmetered water can be attributed to a combination of many potential sources, including meters that need to be calibrated, theft, unmetered construction water, hydrant flushing, firefighting, pipe disinfection and commissioning, and leakage within the Town's distribution system. According to the JSSD supply meter data compared to the Town's use meter data, as presented in Table 1, the Town has experienced about 5 percent unmetered water use over the past year.

TABLE 1 – JSSD METERED SUPPLY VS. TOWN METERED USE

Month	JSSD Metered Supply (gal/mo)	Town Metered Use (gal/mo)	
		Residential	Developer/Construction
December 2024	2,859,833	2,581,038	6,500,000
January 2025	2,867,692	2,634,883	
February 2025	2,926,069	2,558,369	
March 2025	2,594,686	2,704,896	
April 2025	2,538,214	2,437,698	
May 2025	5,468,455	3,908,903	
June 2025	7,656,098	6,644,745	
July 2025	9,719,238	7,187,037	
August 2025	8,015,443	7,285,842	
September 2025	7,355,150	6,123,788	
October 2025	4,451,539	3,451,339	
November 2025	2,729,564	2,305,894	
Total	**59,181,981**	**56,324,432**	

According to the U.S. Environmental Protection Agency (EPA), national studies indicate that, on average, 14 percent of drinking water is lost to leaks. To account for non-revenue water

(including developer/construction water use) for both now and as the Town's water system ages, a water loss factor of 14% was used, which is the national average for water loss. Therefore, we recommend a **non-revenue use factor of 1.14**.

4. ACCOUNTING FOR VARIABILITY

Variability accounts for the year-over-year changes in water use. The biggest factor in year-over-year change is climate, but other factors can change year-over-year water use. Table 2 shows a comparison of average water use per connection from the supply and billing data. The values found in Table 2 are for comparison purposes only, include both part-time and full-time users, and the average use per connection accounts for indoor and outdoor use. Therefore, it is expected that these numbers will be less than the required LOS because they do not include other factors.

TABLE 2 – AVERAGE ANNUAL WATER USE COMPARISON

Year	Total Supply/ Billed Use (gal)	Total Connections[1]	Average Use per Connection (gal/connection)	Average Use per Connection (AF/connection)
Supply				
2022	37,364,219	605	61,759	0.190
2023	41,385,877	678	59,420	0.187
2024	51,061,697	766	65,255	0.205
December 2024 – Nov. 2025	59,181,981	856	70,038	0.212
Billed Use				
December 2024 – Nov. 2025	56,324,432	856	65,815	0.212[2]

1. The total connections represent the total average single-family residential connections plus 185 multifamily units.
2. After accounting for 5% water loss.

As shown in Table 2, the billing data closely corresponds to the supply data. Additionally, variability in the average annual demand per ERC can be calculated with the following equation:

$$Variability = \frac{(\text{Highest Avg. Annual Demand per ERC} - \text{Lowest Avg. Annual Demand per ERC})}{\text{Lowest Avg. Annual Demand per ERC}}$$

With the data presented in Table 2, variability can be calculated as follows:

$$\frac{(0.212 - 0.187)}{0.187} = 0.13$$

Because only four years of data were available, a variability factor slightly greater than the computed value of 13% is appropriate to account for potential future variability. For example, the total billed water use in June 2025 was 40% higher than June 2024, which is mostly attributable to weather variability. Therefore, we recommend a **variability factor of 1.2.**

5. RECOMMENDED LOS

Historically, many cities in Utah established their indoor water LOS based on the Utah Division of Drinking Waters' minimum annual volume of 0.45 acre-feet for domestic (inside use only) permanent (year-round) per family. But, considering the increasing complexity and size of the Town's water system, the Town's plans for growth, the installation of separate recently metered outdoor irrigation systems in other cities in Utah, and the "Per Capita Consumptive Use" Act of 2023 (Utah Code 73-5-8.5), the Town is considering a revision of its LOS.

Utah Code 11-36a-102(12) defines "LOS" as "the defined performance standard or unit of demand for each capital component of a public facility within a service area." It refers to the standard or quality of public services, like roads, water, or parks, that a local government aims to maintain for new development by charging impact fees, essentially ensuring that new residents receive the same LOS as existing residents, even as the community grows. It is determined by analyzing existing infrastructure capacity and calculating the additional cost needed to accommodate new development while maintaining the current LOS.

The term "typical SFR connection", which was intentional because that term represents specific data for a relatively short period of time. LOS requires a common denominator for use in impact-fee and water-exaction policy. That common denominator is called an Equivalent Residential Connection (ERC). An ERC is a unit of measurement that represents the average (long-term) demand of a single-family home. It is used to calculate the number of residential connections that are equivalent to the demand of a non-residential connection. To determine a LOS, we added Typical SFR Full-Time Use and Open Space Irrigation Use, multiplied them by the Non-revenue Use Factor, and multiplied the product by the Variability Factor to arrive at an ERC value that can be used in impact fee and water-exaction policy, as follows:

Typical SFR Full-Time Use	0.24 acre-feet
90% Occupancy	x 0.90
	= 0.22
Open Space Irrigation Use	+ 0.04 acre-feet
	= 0.26 acre-feet
Non-revenue Use Factor	x 1.14
	= 0.29 acre-feet
Variability Factor	x 1.20
LOS	**= 0.36 acre-feet per year per ERC**

6. COMPARISON OF RECOMMENDED LOS TO OTHER CITIES

Each city and its water system is different, with varying lot sizes and water uses. But, it is

interesting to see the levels of service other cities choose to provide.

Table 3 shows the indoor and outdoor components of different cities or systems that have separate indoor and outdoor systems. The Town has one system that provides indoor and minimal outdoor use. As shown in Table 3, the Town's LOS is lower to that of other cities. The information provided in Table 3 gives a reference point as to how other cities have broken up their indoor and outdoor use components.

TABLE 3 – LEVEL OF SERVICE COMPARISON

City / System	Indoor Only (ac-ft/year/ERC)	Outdoor Only (ac-ft/year/ irrigated ac)	Assumed Irrigated Acreage per ERC	Outdoor Only (ac-ft/year/ERC)	Indoor + Outdoor (ac-ft/year/ERC)
Heber	0.43	Unknown	Unknown	Unknown[1]	Unknown
Hideout	0.22	2.37	0.063	0.14	0.36
JSSD Retail	0.45	3.0	0.18	0.54	0.99
Lindon	0.392	4.0	0.10	0.40	0.79
Mapleton	0.35	3.2	0.32	1.02	1.37
Park City	Unknown	Unknown	Unknown	Unknown	0.41[2]
Payson	0.30	3.2	0.18	0.58	0.92
Salem	0.30	3.2	0.185	0.59	0.89
Santaquin	0.336	4.0	0.25	1.00	1.34
Saratoga Springs	0.30	3.13	0.24	0.75	1.05
Spanish Fork	0.45	2.77	0.163	0.45	0.90
Springville	0.30	4.0	0.15	0.60	0.90

1. Heber City is just starting to have a pressurized irrigation system.
2. Based on water use data reported to the Division of Water Rights.

7. TOWN'S COMMITTED DEFICIT

Current Water Supply

Currently, the Town has a JSSD confirmed supply of 605.07 acre-feet of water. The Town receives wholesale water from JSSD through contractual agreements. JSSD also leases 50 acre-feet of irrigation water on an annual basis to the Town to irrigate the golf course. This irrigation water is billed at a lower rate than drinking water and can be converted to drinking water upon request of the Town. Although not yet confirmed, the Town believes that it may have rights to an additional 9 acre-feet and is currently seeking to confirm this additional amount.

Wholesale drinking water is based on an annual contractual amount and billed monthly to the Town. Currently the Town has a contract with JSSD for 150 acre-feet of wholesale drinking water, which is take-or-pay, meaning the Town pays the established annual charge per acre-foot regardless of whether the water is used. The Town also has a contract for the reservation of

103 acre-feet of water, which can be converted and used as wholesale water upon request of the Town. An additional 20 acre-feet of reserved water was recently acquired by the Town.

According to an agreement between JSSD and the Town and will serve letters, there were some developers who have water reservation agreements with JSSD or dedicated water through JSSD that have been committed to their platted developments in Hideout. Those amount to 282.07 acre-feet per year. Table 4 shows the Town's current breakdown of water available through JSSD.

TABLE 4 – WATER SUPPLY SUMMARY

Type	Amount (ac-ft/year)
2014 JSSD Agreement	
JSSD Wholesale Drinking Water	150
JSSD Reserved Water	103
JSSD Irrigation Water (Convertible to Drinking Water)	50
Recent Additions	
Additional Reserved Water	20
Additional Water	
Developer-Reserved Water	242.39
Developer-Dedicated Water	39.68
Total[1]	**605.07**

1. An additional 9 ac-ft/year of developer-reserved water is being reviewed, which could potentially increase the Town's total water supply to 614 ac-ft/year.

Current Water Demand

For the purposes of this audit, "demand" is considered to be all current commitments to provide water regardless of whether there is a current demand.

According to the Town, there are currently 1,770 platted lots in the Town (1,262 lots without will-serve commitments, and 508 lots with will-serve commitments). This number may vary slightly as plats change or lots are combined. A will-serve is a document that states the developer's ability to supply water for its development. Table 5 includes a summary of average annual demand requirements for the drinking water system, which compares supply and demand.

TABLE 5 – EXISTING AVERAGE ANNUAL DEMAND BASED ON PROPOSED LOS

	ERCs	Existing Demand (ac-ft/yr) [1]	Existing Supply (ac-ft/yr) [2]	Surplus (+) or Deficit (-)
Platted Lots without Will-Serve	1,262[3]	454.32	605.07	- 32.13
Platted Lots with Will-Serve	508	182.88		
Total	**1,770**	**637.20**	**605.07**	**- 32.13**

1. Calculated using the proposed LOS of 321 gpd/ERC (0.36 ac-ft/yr/ERC). Demand accounts for both indoor use and typical outdoor use from the drinking water system.
2. See Table 4.
3. 150 of the ERCs are being reviewed. If 150 units are not included, then there would be a total existing demand of 583.20 ac-ft/yr, and a surplus of 21.87 ac-ft/yr.

Assuming 90% full-time occupancy (instead of the current 38%) at the recommended LOS, after accounting for all platted lots, there is a committed deficit of 32.13 ac-ft per year, which is about 5.3 percent of total available supply. As stated earlier, this deficit is not a current "wet-water" deficit of demand exceeding supply. But, it reflects a deficit of supply compared to the Town's total current commitment.

The platted lots shown in Table 5 include the Town's multi-family units. Typically, multi-family housing, or apartments, would use less water and, therefore, warrant a lower LOS than SFR housing. In typical cities, on average, multi-family housing uses about 20 percent less water than single-family housing because, on average, less people per household live in multi-family housing and have lower occupancy compared to SFR housing. However, some multi-family housing units actually use more water than SFR units, as is the case with Hideout. Compared to Hideout's single-family housing, we saw that multi-family units on average use more water than SFR housing. Therefore, we propose using the same LOS for multi-family housing as the LOS for SFR housing.

8. WHEN WILL THE TOWN NEED MORE WATER?

As stated earlier, the Town does not have a current deficit. So, the question is: When will the Town need more water to supply the currently-committed lots?

According to the Town, there are approximately 896 Certificates-of-Occupancy (CO) as of November 30, 2025. From 2017 to 2020, there was an approximate growth rate of about 50 new COs per year. However, from 2020 until 2024, the growth rate has increased and is estimated to be around 100 new COs per year. Therefore, if an estimated growth rate of 100 units per year is assumed for future growth, and assuming 90% full-time occupancy, then the existing supply would be committed in approximately **8 years** (see Table 6).

TABLE 6 – ESTIMATED DEMAND IN 8 YEARS BASED ON PROPOSED LOS

Approximate Number of Existing COs[1]	Estimated Growth Rate (units/yr)	Estimated Number of Units in 8 Years	Estimated Demand in 8 Years (ac-ft/yr)[2]	Existing Supply (ac-ft/yr)[3]
896	100	1,696	610.56	605.07

1. All units with Certificates of Occupancy issued are considered existing for purposes of annual water supply planning.
2. Calculated using 321 gpd/ERC (0.36 ac-ft/yr/ERC). Demand accounts for both indoor use and typical outdoor use from the drinking water system. This number assumes 90% full-time occupancy.
3. See Table 4.

9. WATER SUPPLY NEEDED WHEN THE TOWN IS BUILT OUT

It is important to plan for buildout conditions for the Town. As growth occurs, the Town must have enough water supply for the growing demands.

Table 7 shows the Town's estimated growth projections, based on the 2022 Culinary Water Capital Facility Plan and Town input.

TABLE 7 – GROWTH PROJECTIONS

Year	ERCs
2020	450
July 2021	509
2040	2,267

It is estimated that there will be approximately 2,267 ERCs at buildout. Annexations to the Town have not been included in this study. As shown in Table 5 above, there is a deficit in the existing system with the currently platted subdivisions. Therefore, as growth occurs, water should be turned in with each new development. Table 8 summarizes the estimated buildout demand with the existing supply.

TABLE 8 – BUILDOUT AVERAGE ANNUAL DEMAND BASED ON PROPOSED LOS

Buildout ERCs	Buildout Demand (ac-ft/yr)[1]	Existing Supply (ac-ft/yr)[2]	Surplus (+) or Deficit (-)
2,267	816.12	605.07	- 211.05

1. Calculated using the proposed LOS of 321 gpd/ERC (0.36 ac-ft/yr/ERC). Demand accounts for both indoor use and outdoor use from the drinking water system. This number assumes 90% full-time occupancy.
2. See Table 4.

At the LOS, with 90% full-time occupancy, there would be a deficit in the system at buildout conditions if additional water is not acquired. To preserve an adequate water supply for the Town, all future and un-platted developments should be required to dedicate water to the Town.

CONCLUSIONS AND RECOMMENDATIONS

Based on analysis of recent customer water use data and a comparison of consumption data with supply data, an average yearly demand of 321 gpd/ERC (0.36 acre-feet/year/ERC) is proposed as the new level of service. This accounts for both indoor use and outdoor use.

Assuming 90% full-time occupancy, the Town of Hideout currently does not have enough water available for all platted developments (see Table 5). However, at 90% full-time occupancy it will take approximately 8 years until the committed-to platted subdivision demands reach the existing supply (see Table 6). Different occupancy rates impact this timeframe. As time passes, the data set will improve, and it is recommended to monitor the Town's demands and supply going forward, and to refine the policy in the future if needed.

Some water sources are currently being reserved or used for irrigation and will eventually need to be moved over to the wholesale drinking water contract. Meanwhile, it is less expensive to keep the 103 acre-feet as reserved water and the 50 acre-feet as irrigation water until it is needed for drinking water use.

The Town does not have enough water for buildout conditions, and it is recommended to require each new development or un-platted subdivision to dedicate water to the Town.

Going forward, the future water policy of the Town should include measures to conserve residential use of water in line with state and JSSD recommended best practices, while potentially identifying inexpensive new sources of well water or open market purchases.

APPENDIX A

Calculations

HANSEN, ALLEN & LUCE, INC.
TOWN OF HIDEOUT
DW AUDIT - DRAFT
Appendix A
534.13.100
February 9, 2026

WATER USE REVIEW AND ERC ESTIMATION BASED ON CONSUMPTION METERED DATA

Methodology:

1. Determine use of a typical full-time residential connection at 90% occupancy (includes indoor and outdoor).

Billed sales data - residential, excluding irrigation meters and multifamily meters*

Number of Full-Time Connections	Total Annual Use (gal)	Total Annual Use (ac-ft)	Average Indoor Use (gal/connection)	Avg Indoor Use at 100% Occupancy (ac-ft/connection)	Avg Indoor Use at 90% Occupancy (ac-ft/connection)
271	20,972,839	64.4	77,391	0.24	0.22

*From the Town's metered water sales data, 271 residential connections were found to use
at least 2,750 gal/month on average. This results in a full-time occupancy of about 37%, coinciding with Census data.
See Appendix B for more information on the full-time usage threshold. 1,500 gal/month is assumed for 1 person.
The Town has an average of about 2 people per household.
The Town's LOS assumes a 90% full-time occupancy rate.

2. Determine common space outdoor irrigation use per residential connection.

Irrigation Meter Use*

Month	Total Billed Usage (gal/month)
December 2024	54
January 2025	27
February 2025	12
March 2025	25
April 2025	44,111
May 2025	615,454
June 2025	2,469,111
July 2025	2,779,150
August 2025	2,376,436
September 2025	1,845,441
October 2025	525,413
November 2025	0

Calculated Irrigation Yearly Use/ERC*

Total Irrigation Use (gal/year)	Total Irrigation Use (AF/year)	Total Avg. ERCs	Irrigation Use (AF/YR/ERC)
10,655,234	32.70	856	0.04

Indoor & Outdoor Use Combined*

Full Time Residential Metered Use (AF/YR/ERC)	Average Outdoor Use (AF/YR/ERC)	Combined Indoor & Outdoor (AF/year/ERC)
0.22	0.04	0.26

*Demand accounts for both indoor use and outdoor use from the drinking water system.

3. Account for non-revenue water.

Total Billed (Dec. 2024 - Nov. 2025)	Total Supply (Dec. 2024 - Nov. 2025)	Town's Metered % Water Loss	EPA National Average % Water Loss	Combined Indoor & Outdoor (AF/year/ERC) + Water Loss
56,324,432	59,181,981	5%	14%	0.30

*14% is the national average for water loss through leaks (EPA), and
5% was calculated as the average water loss from the metered supply to the metered consumption
from December 2024 to November 2025.
A non-revenue water factor of 14% was used based on the EPA and to account for growth and system aging.

4. Add a variability factor to account for variability and sustainability.

Combined Indoor & Outdoor (AF/year/ERC) + Water Loss	Variability Factor	Combined Indoor & Outdoor (AF/year/ERC)
0.30	20%	0.36

*A variability factor was utilized to account for non-revenue water, days of high usage, fire suppression,
and any uncertainty in data or future water use.

COMPARISON OF JSSD SUPPLY DATA WITH TOWN'S BILLING DATA

Methodology: Divide JSSD supply data by total number of connections.

Jordanelle Special Service District (JSSD) Metered Wholesale Water*

2022				
2022 JSSD Total Supply (gal)	**2022 Total Connections**	**Use/Connection (gal/connection)**	**gpd/connection**	**acft/yr/connection**
37,364,219	605	61,759	169	0.190

2023				
2023 JSSD Total Supply (gal)	**2023 Total Connections**	**Use/Connection (gal/connection)**	**gpd/connection**	**acft/yr/connection**
41,385,877	678	61,014	167	0.187

2024				
2024 JSSD Total Supply (gal)	**2024 Total Connections**	**Use/Connection (gal/connection)**	**gpd/connection**	**acft/yr/connection**
51,061,697	766	66,695	183	0.205

December 2024 to November 2025				
JSSD Total Supply (gal)	**Total Connections**	**Use/Connection (gal/connection)**	**gpd/connection**	**acft/yr/connection**
59,181,981	856	69,154	189	0.212

*The total number of connections are based on the average number of residential connections and multifamily units. These numbers compare an average indoor + outdoor use per connection.

Town Metered Billing Data*

December 2024 to November 2025					
Total Billed (gal)	**Total Connections**	**Use/Connection (gal/connection)**	**gpd/connection**	**acft/yr/connection**	**(Add 5% water loss)**
56,324,432	856	65,815	180	0.20	0.212

*The total number of connections are based on the average number of residential connections and multifamily units. These numbers compare an average indoor + outdoor use per connection.

APPENDIX B

Full-Time Use Supporting Research

HANSEN, ALLEN & LUCE, INC.
TOWN OF HIDEOUT
DW AUDIT - DRAFT
Appendix B
534.13.100
February 9, 2026

Supporting Research for the Occupancy Factor calculation
Defining a threshold for minimum indoor water use for full-time users (1,500 gallons/month)

References: https://www.epa.gov/watersense/statistics-and-facts
https://suwater.stanford.edu/sites/g/files/sbiybj19876/files/media/file/top_water_fixtures.pdf#:~:text=An%20easy%20and%20effective%20way%20to%20attain,showers%2C%20washing%20full%20loads%20of%20laundry/dishes%2C%20etc.)

The EPA states that "We can all use at least 20 percent less water by installing water-efficient fixtures and appliances."

Therefore, newer developments like Hideout have more water-efficient fixtures and appliances, meaning that less indoor water is used, by "at least 20 percent" as compared to values below from older publications.

Reference: "2009 Residential Water Use - Survey Results and Analysis of Residential Water Use For Seventeen Communities in Utah" by the Utah Department of Natural Resources Division of Water Resources

"The statewide indoor use was estimated to be 60 gpcd."
"An additional analysis was conducted on 110 randomly surveyed residents in Salt Lake City… It was found that half of those surveyed… used 30 percent less water indoors. They had implemented more conservation practices in their home such as water efficient washing machines, aerator facets, low-flow shower heads and toilets."

Daily indoor use for one person =	60	gal/day (indoor use for 1 person)
Monthly indoor use for one person =	1440	gal/month (accounting for 20% less water use due to efficient fixtures)

Reference: https://19january2017snapshot.epa.gov/www3/watersense/pubs/indoor.html

WaterSense (An EPA Partnership Program) states that "The average American family of four uses 400 gallons of water per day. On average, approximately 70 percent of that water is used indoors…".

70% of 400 gallons/day for 4 people =	280	gal/day (indoor use for 4 people)
Daily indoor use for one person =	70	gal/day (indoor use for 1 person)
Monthly indoor use for one person =	1680	gal/month (accounting for 20% less water use due to efficient fixtures)

HANSEN, ALLEN & LUCE, INC.
TOWN OF HIDEOUT
DW AUDIT - DRAFT
Appendix B (continued)
534.13.100
February 9, 2026

Reference: https://watercalculator.org/footprint/indoor-water-use-at-home/

"On average in the US, water use at home (water from the tap, toilet, dishwasher, etc.) adds up to about 138 gallons per household per day, or 60 gallons per person per day."
"Switching to water-saving fixtures and appliances can reduce indoor water use by twenty percent."

Daily indoor use for one person =	60	gal/day (indoor use for 1 person)
Monthly indoor use for one person =	1440	gal/month (accounting for 20% less water use due to efficient fixtures)

File Attachments for Item:

8. Discussion and Consideration to Approve, Continue, or Deny certain amendments to the proposed Wildhorse MDA - Presented by Thomas Eddington, Town Planner (10 min.)

The form of the MDA was previously approved by the Town Council. This item is limited to a discussion of the proposed redlines set forth in the attached Amended Master Development Agreement related to the approval documents for the Wildhorse Development, located on Parcel No. 00-0020-8164.

Exhibit ____

Findings of Fact, Conclusions of Law, and Conditions of Approval for the Wildhorse Estates Development

The Wildhorse Estates project as generally described in Exhibits A through L included in the Master Development Agreement (MDA) is approved subject to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The site includes four parcels that total 15.19 acres.

2. The property was previously zoned Mountain (M) residential.

3. The Wildhorse Development project was favorably recommended by the Planning Commission for rezoning to Neighborhood Mixed Use (NMU) for 1.08 acres to be developed as a neighborhood commercial development on September, 18, 2025.

4. The Town Council approved the proposed rezoning for the 1.08 acres, with an associated Master Development Agreeement (MDA), on November 13, 2025.

5. The property is located within the Town of Hideout, east of SR248, situated between the KLAIM development and William Woolf's property.

6. All existing and required easements will be shown on the phased plats prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.

Conclusions of Law

1. The proposed rezoning, as conditioned, complies with Hideout Municipal Code.

2. The proposed rezoning, as conditioned, is consistent with the applicable State law regarding subdivision plats.

3. Neither the public nor any person will be materially injured as a result of approval of the proposed rezoning as conditioned.

4. Approval of the proposed rezoning, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.

Conditions of Approval

The conditions of approval are set forth in Section 1.5 of the MDA, which are recited below:

A. Developer shall create an HOA responsible for snow removal on the road for Lots 1-8 of the Development.

B. If permitted by the utility service provider, Developer shall remove the utility pole on Lot 12 and place such utilities underground.

C. Developer shall construct a trail through the open space to connect to the KLAIM trail network; the exact location of the trail will be determined based on the future location of the KLAIM trail network and with input from the Town Planner and/or POST Committee

D. As a condition precedent to the issuance of ~~any development permit including a grading permit for the Development~~any building permit to commence vertical construction (i.e., a permit for the construction of a building), Developer shall obtain ~~an easement to provide emergency access connecting the Development to the adjoining KLAIM property~~emergency access consistent with the requirements or approvals of Wasatch Fire District. However, nothing in this paragraph shall preclude Developer from securing any permit to proceed with horizontal development and/or the construction of backbone infrastructure, including but not limited to permits for grading, construction of roads, and/or utilities.

E. Developer shall commence the Wildhorse Commercial by submitting an application no later than ~~September~~ March 3~~1~~0, 202~~7~~6. Absent force majeure, Developer shall complete the Wildhorse Commercial no later than twenty-four (24) months after issuance of a building permit. For the purposes of this paragraph, "complete" means the construction of exterior hardscape (e.g., parking lot, sidewalks, associated retaining walls, and landscaping) and exterior walls/roof of the commercial building, but does not include interior tenant buildout or tenant occupancy. Upon showing reasonable efforts towards completion, Developer shall have the right to extend this completion term for a period of six (6) months by providing notice to the Town Council no later than thirty (30) days before end of the twenty-four (24) month period contemplated by this paragraph. In the event that Developer does not commence construction of Wildhorse Commercial within ninety (90) days of issuance of all necessary permits for construction of Wildhorse Commercial, absent force majeure, Developer shall post a performance bond in favor of the City in the amount of two hundred and fifty thousand dollars ($250,000.00). Partial releases of any such bond shall be made as work progresses based on 20% tranches, so that upon each 20% of work completed, $50,000 of the bond will be released. Such bond shall be fully released upon Wildhorse Commercial's completion, as defined herein above.

F. As a condition of approval of this Agreement, the Commercial Lot is restricted to only be used for commercial use. The Subdivision Plat submitted by Developer shall include a note that the lot designated for Wildhorse Commercial shall only be used for commercial.

G. Developer shall construct a well designed and contextually sensitive pedestrian barrier with the minimum protection of a jersey barrier or guard rail adequate to address safety concerns along the west side of the road accessing Lots 1-8.

H. Developer's design of stormwater, roadways, public access, snow storage, and retaining walls shall comply with the requirements of HMC, except as otherwise specifically provided by this Agreement.

I. A 5'-0" concrete sidewalk, with a landscaped park-strip, must be installed from Miner Way Road up Woolf Road to steps that lead into the commercial development. Beyond this point, and within the residential area of the development, a decomposed granite (DG) trail shall be installed.

J. Developer shall submit a Landscape Plan for review and input by the Town Planner with the permit applications for Wildhorse Commercial and the Villas. Such Landscape Plans shall meet the standards for combustible materials as set forth in the HMC.

K. All common area open space shall remain undisturbed except for the inclusion of a trail that connects to KLAIM's trails system.

Additionally, based on the staff reports from engineering, the following shall apply:

1. The pedestrian barrier referenced in Section 1.5(G) shall be capable of being removed, as necessary, for public utility maintenance.

2. If a permit is required from UDOT for discharge of stormwater into their right-of-way, Developer shall obtain a permit.

TOWN OF HIDEOUT

ORDINANCE #2025 – O-_____

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE TOWN OF HIDEOUT FOR PARCEL NO. 00-0020-8164 FROM MOUNTAIN (M) ZONE TO NEIGHBORHOOD MIXED USE (NMU),

WHEREAS, the owners of property consisting of approximately 15.19 acres, and identified as Assessor's Parcel Number 00-0020-8164 have submitted an application to rezone a portion that property from its current zoning designation of Mountain (M) zone to Neighborhood Mixed Use (NMU).

WHEREAS, Developers is proposing a project which will include a restaurant and retail spaces along with residential development;

WHEREAS, zoning amendments must comply with the General Plan;

WHEREAS, there is a Development Agreement being proposed;

WHEREAS, the approval of this zone amendment is contingent on the conditions of the Development Agreement being met;

WHEREAS, the Hideout Planning Commission held public hearing on September 18, 2025, and forwarded a recommendation to the Town Council;

WHEREAS, the Hideout Town Council held public hearings and reviewed the Zoning Map Amendment on October 9, 2025 and November 13, 2025.

WHEREAS, there is good cause and it is in the best interest of the Town of Hideout, Utah to approve the Amendment to the Zoning Map

WHEREAS, as a condition of this Ordinance being effective, a Development Agreement will have to be executed prior to May 31, 2026 and a condition of that Development Agreement will be that the density related to the Project will not exceed 12 residential units and 1 commercial unit.

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

Section 1. Rezone. That certain property located at Parcel Number 00-0020-8164, and more particularly described on Exhibit A, attached hereto and incorporated herein by reference, a portion of which is hereby rezoned from its current zoning designation of M to NMU.

Section 2. Zoning Map Amendment. The Zoning Map of the Town of Hideout is hereby amended to reflect the rezoning referenced in Paragraph 1, above.

Section 3. Subdivision Condition. This Ordinance is specifically subject to and conditional upon the following:

(a) A Subdivision Plat for the property described in Exhibit A must be approved by the Town within 12 months of the date of this Ordinance. In the event a Subdivision is not approved, the zoning designation of the property shall revert to M.

(b) A plat note shall be included in the subdivision plat that the lot designated for Wildhorse Commercial shall only be used for commercial.

(c) The Phasing Plan in the Development Agreement must be adhered to in accordance with the schedule set forth in the Development Agreement.

Section 4. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 5. Effective Date. This Ordinance shall take effect upon the publication or posting.

PASSED AND APPROVED this 13th day of November, 2025.

By:_____

Ralph Severini, Mayor

[SEAL]

ATTEST:

_____

Maira Devereux, Recorder for Hideout

Attachment: Exhibit A Zoning Map

DEVELOPMENT AGREEMENT
FOR
WILDHORSE
LOCATED ON PARCEL NO. 00-0020-8164 IN THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH

This Development Agreement (this "Agreement") is entered into as of this _____ day of _____, 2026, by and between Grand Summit Pointe, LLC, a Michigan limited liability company ("Developer"), as the owner and developer of certain real property located in Hideout, Wasatch County, Utah, on which Developer proposes the development of a project known as the Wildhorse, 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 is the owner of a single parcel of certain real property located in Hideout, Wasatch County, Utah, consisting of approximately 15.19 acres, and identified as Assessor's Parcel Number(s) 00-0020-8164 with a legal description which is attached hereto as Exhibit A, incorporated herein by this reference, and which real property is depicted on the concept plan attached hereto as Exhibit C and incorporated herein by reference (the "Property").

B. Hideout, acting pursuant to (1) its authority under Utah Code Annotated 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.

C. Hideout allows for Development Agreements under HMC Section 11.08.04 and the parties agree that this Agreement satisfies those requirements. Additionally, Utah State Code 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 Residential Zone ("M Zone") and the Developer is seeking a rezone of a portion of the property to Neighborhood Mixed Use ("NMU") Zone.

E. The Developer and Hideout acknowledge that the development and improvement of the Property pursuant to this Agreement will provide certainty and be 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.

H. The additional density requested as part of the development will cause impacts to the Town of Hideout.

I. Developer has previously received approval of its "Master Concept Plan" as shown by Exhibit C. This Master Concept Plan gives guidance to the Applicant to assist in meeting the requirements and constraints for Subdivision development within the Town of Hideout. It does not vest any particular layout or density if the site does not support it, except as otherwise provided by this Agreement or Utah law.

J. Following a lawfully advertised public hearing, and a recommendation from the Planning Commission, Hideout, acting pursuant to its authority under Utah Code Ann., Section 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. Developer shall have the vested right to develop a maximum of five single-family dwelling units of up to 3,000 square feet each (the "Villas") and seven single-family lots on the Property in the layout conceptually illustrated in Exhibit C and approximately 15,000 (no less than 12,000 square feet and no more than 16,000 square feet) square feet of free-standing commercial development ("Wildhorse Commercial") (collectively, the Villas, single-family lots, and Wildhorse Commercial are referred to herein as (the "Project")). The maximum density is based on the ability to comply with applicable standards, ordinances and regulations. No additional density will be permitted in the Project unless it is granted under an amendment to this Agreement. All such development shall comply with the HMC unless expressly stated otherwise herein. Final approval for the layout shall be submitted for Preliminary and Final Subdivision review pursuant to the process governed by the HMC.

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 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-Click or tap here to enter text. and the Findings of Fact, Conclusions of Law and Conditions of Approval, a copy of which is attached as Exhibit I;

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 a portion of the Property currently zoned as Mountain (M) residential to a zone designated as Neighborhood Mixed Use (NMU).

O. Ordinance 2025-O- XX, recommended by the Planning Commission on September 18, 2025, has been adopted by the Town Council on November 13, 2025, a copy of which is attached hereto as Exhibit L.

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 _____ ____, 20__, attached hereto as Exhibit I, and (ii) the Master Concept Plan Approval dated 2/18/2025, and updated by the Planning Commission, attached hereto as Exhibit C, together with related documents attached hereto, are hereby incorporated herein by reference (the "**Approval Documents**") and shall govern the development of the Project, subject to the provisions of this Agreement, including the rights to construct the following:

Property Type	**Unit Count (Gross Floor Area per Unit,[1] Excluding Single-Family Lots)**	**ERU Count**
Neighborhood Commercial (limited to the following uses: restaurant, bar, grocer, or market)	+/-15,000 / 1 (minimum 12,000 SF and maximum 16,000 SF)	6 ERUs (.75 ERU per 2,000 SF)
Villas (Single-family dwelling lots not to exceed 3,000 SF Lots.)	Up to 3,000 SF ea. / 5	5 ERUs
Single-Family Lots	7 lots	7 ERUs
Total ERUs		12 Residential ERUs 6 Commercial ERUs

The density outlined above is a maximum density and not an entitled density allowance unless the site can support that density. 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 required by the Town and adherence to these standards may cause a lower density if the site cannot meet those standards with the allotted density.

There will be two types of residential uses - single-family lots and villas. A villa is a detached single-family residential dwelling with a maximum gross square footage of 3,000 square feet on a lot smaller than 1 acre.

The Project meets the requirements of Cluster Development pursuant to HMC Chapter 12.06

[1] Gross floor area is defined as follows: "The sum of the gross horizontal areas of all floors of a Building measured from the exterior face of exterior, but not including interior or exterior parking spaces, or loading space for motor vehicles." HMC § 10.12.

(Cluster Development) which allows for reduced lot sizes of less than 1 acre for single family lots in the Mountain (M) residential zone (see Exhibit C) and which strictly defines lot sizes, maximum building envelopes with areas of non-disturbed land/vegetation defined. However, the application does not require a Conditional Use Permit (CUP) pursuant to the HMC or a Planned Performance Development (PPD) pursuant to the former Town Code, because the small-lot standards are expressly approved under this Master Development Agreement (MDA), §1.3.1. The exception granted herein for reduced lot size applies to all twelve (12) residential lots.

Development Applications for an Administrative Conditional Use Permit (as necessary, except as otherwise excepted under this Agreement) and Hideout Building Department building permits 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.

1.3. Governing Standards. The Concept Plan, the Approval Documents, and this Agreement establish the conceptual layout and design for the Project, and include the generally anticipated uses, anticipated density, intensity and general configuration for the Project all of which are subject to final subdivision submittal and review where Town Code provisions may alter the Concept Plan or reduce the density. Applications for approval for the Project shall be subject to the requirements of the HMC, except as otherwise expressly provided in this Agreement. The Project shall be developed by the Developer in accordance with the Concept Plan, the Approval Documents, 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, residential access driveways, signage, 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.

1.3.1 Exceptions to the HMC. Hideout acknowledges that as part of this development agreement it is granting certain exceptions to the HMC, including:

A. Construction of seven single-family residential units (Lots 1 through 7), five smaller single-family villas (Lots 8 through 12) and a commercial building as well as a related residential access roadway (see Exhibits C and D) on portions of slopes up to 36% slope (exceeding the HMC allowance of 30%)
B. Developer shall not be required to obtain a separate conditional use permit (CUP) for the cluster development proposed by Developer
C. Reduced lot sizes for the seven single-family residential units (Lots 1 through 7) and the five single-family villas, all of which are clustered as illustrated in the Concept Plan (Exhibit C), and which are permitted to ensure open space preservation on the upper portions of the site (Code ordinarily requires 1 acre minimum lots size, but allows for less with a conditional use permit, but such requirement has been excepted under this Agreement)

D. Reduced Minimum Setbacks for the single-family lots (all garages will be accessed from the side yard):
   - Front yard: 15'-0" (Code requires 50'-0")
   - Rear yard: 20'-0" (Code requires 30'-0")
   - Side yards (each): 15'-0" (Code requires 25'-0")

E. Reduced Minimum Setbacks for the residential villa properties in the Mountain (M) zone:
   - Front yard: 20'-0" (Code requires 50'-0")
   - Rear yard: 20'-0" (Code requires 30'-0")
   - Side yards (each): 10'-0" (Code requires 25'-0")

F. Retaining walls of up to a maximum of twelve (12) feet in height in the residential areas of the proposed development (see Exhibit C) (Code allows up to 10'-0")

G. Retaining walls of up to a maximum of twenty-three (23) feet in height in the area of the access road, particularly Wildhorse Way (see Exhibit C) (Code allows up to 10'-0")

H. Retaining walls of up to twenty (20) feet in height in the commercial areas (NMU zoned) of the proposed development (see Exhibit C) (Code allows up to 10'-0")

I. Short-term rentals shall be permitted for the Villas, which shall be subject to generally applicable requirements for operating short term-rentals under the HMC.

The above list is the complete list of exceptions. No other exceptions from the HMC are permitted without an amendment to this Agreement. This list controls over depictions in an Exhibit.

1.4. 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. Nothing in this Section or any other provision of this Agreement shall be interpreted as prohibiting Developer from establishing a Public Infrastructure District ("PID") in accordance with applicable Utah Code and Town of Hideout ordinances and policies if and when such PID is approved by the Town Council.

1.5. Master Concept Plan. The Planning Commission approved the Concept Plan on February 18, 2025. The updated Master Concept Plan (Exhibit C) serves as the base plan for rezoning, and is incorporated by reference.

On September 18, 2025, the Planning Commission recommended approval with conditions. The Council has reviewed those recommendations and hereby adopts the following conditions:

A. Developer shall create an HOA responsible for snow removal on the road for Lots 1-8 of the Development.

B. If permitted by the utility service provider, Developer shall remove the utility pole on Lot 12 and place such utilities underground.

C. Developer shall construct a trail through the open space to connect to the KLAIM trail network; the exact location of the trail will be determined based on the future location of the KLAIM trail network and with input from the Town Planner and/or POST Committee

D. As a condition precedent to the issuance of any ~~development permit including a grading permit for the Development~~building permit to commence vertical construction (i.e., a permit for the construction of a building), Developer shall obtain ~~an easement to provide emergency access connecting the Development to the adjoining KLAIM property~~ emergency access consistent with the requirements or approvals of Wasatch Fire District. However, nothing in this paragraph shall preclude Developer from securing any permit to proceed with horizontal development and/or the construction of backbone infrastructure, including but not limited to permits for grading, construction of roads, and/or utilities.

E. Developer shall commence the Wildhorse Commercial by submitting an application no later than March 31, 2027 ~~September 31, 2026~~. Absent force majeure, Developer shall complete the Wildhorse Commercial no later than twenty-four (24) months after issuance of a building permit. For the purposes of this paragraph, "complete" means the construction of exterior hardscape (e.g., parking lot, sidewalks, associated retaining walls, and landscaping) and exterior walls/roof of the commercial building, but does not include interior tenant buildout or tenant occupancy. Upon showing reasonable efforts towards completion, Developer shall have the right to extend this completion term for a period of six (6) months by providing notice to the Town Council no later than thirty (30) days before end of the twenty-four (24) month period contemplated by this paragraph. In the event that Developer does not commence construction of Wildhorse Commercial within ninety (90) days of issuance of all necessary permits for construction of Wildhorse Commercial, absent force majeure, Developer shall post a performance bond in favor of the City in the amount of two hundred and fifty thousand dollars ($250,000.00). Partial releases of any such bond shall be made as work progresses based on 20% tranches, so that upon each 20% of work completed, $50,000 of the bond will be released. Such bond shall be fully released upon Wildhorse Commercial's completion, as defined herein above.

F. As a condition of approval of this Agreement, the Commercial Lot is restricted to only be used for commercial use. The Subdivision Plat submitted by Developer shall include a note that the lot designated for Wildhorse Commercial shall only be used for commercial.

G. Developer shall construct a well designed and contextually sensitive pedestrian barrier with the minimum protection of a jersey barrier or guard rail adequate to address safety concerns along the west side of the road accessing Lots 1-8.

H. Developer's design of stormwater, roadways, public access, snow storage, and retaining walls shall comply with the requirements of HMC, except as otherwise specifically provided by this Agreement.

I. A 5'-0" concrete sidewalk, with a landscaped park-strip, must be installed from Miner Way Road up Woolf Road to steps that lead into the commercial development. Beyond this point, and within the residential area of the development, a decomposed granite (DG) trail shall be installed.

J. Developer shall submit a Landscape Plan for review and input by the Town Planner with the permit applications for Wildhorse Commercial and the Villas. Such Landscape Plans

shall meet the standards for combustible materials as set forth in the HMC.

K. All common area open space shall remain undisturbed except for the inclusion of a trail that connects to KLAIM's trails system.

The Parties expect that the issues identified will be resolved after final plans are submitted in collaboration with Town Staff in a manner that meets the requirements of the HMC in the course of final approvals. Nothing in the above recommendations shall preclude Developer from securing final approval if Town Staff agree to alternatives as to an issue that otherwise meet the requirements of the HMC.

1.6. Architectural Guidelines. All development in the Project will be consistent with the Architectural Guidelines included as Exhibit J, as permitted by Utah Code section 10-9a-534(3)(d), and incorporated herein by reference. None of these guidelines supersede the Town's HMC standards. The Town of Hideout's Design Review Committee (DRC) shall have review authority.

1.7. Subdivision Requirements. All requirements for Preliminary and Final Subdivision must be submitted in accordance with the Town Code. The construction mitigation plan shall identify any areas to be used as construction staging areas. Any disturbance in the Town-permitted construction staging areas, except as otherwise contemplated by the updated Concept Plan (Exhibit C) and the detailed slope map (Exhibit D) or final approval, shall be fully restored to existing conditions once use of the construction staging area is complete. The areas designated as "open space" shall not be disturbed in any way, including no allowance for construction staging. No fill is allowed anywhere on site unless needed to support structures or roads. Excess fill must be removed from the site in accordance with best practices.

1.8. Preservation of Native Vegetation and Slopes. The major portions of the Project shall remain undisturbed, meaning there will be no change to the contours of the land, nor will any native vegetation be removed or disturbed in the areas designated as open space on the Concept Plan. All construction and grading shall be subject to review by the Town Engineer and Town Planner for massing, screening, slope stabilization, erosion mitigation, and vegetation protection as may be required and revisions to the layout may be required. **No single residential lot shall have more than 66% of the lot area disturbed in any manner. This will be strictly enforced at time of individual building permit application and will be included as a note on the subdivision plat**.

1.9. Limits of Disturbance. Building envelopes depicting the limitations of disturbance of land shall be defined at time of subdivision approval for each phase, leaving undisturbed land between building envelopes. No disturbance to natural vegetation shall extend beyond any Limits of Disturbance (LOD) fence line.

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

1.10.1. Developer's Mitigation-of-Impact Contribution. In addition to the many other

public contributions identified within this Agreement, and for the purpose of mitigating any impacts of the Project on Hideout, Developer shall construct trails on the site and trails and/or sidewalks that connect to nearby residential development, as contemplated in the Concept Plan.

1.10.2. Developer agrees to construct the commercial building as conceptualized in Exhibit F in accordance with the Phasing Schedule contemplated by this Agreement.

1.11. Timeliness. Development applications shall be approved by the Hideout Municipal Code in accordance with Utah Code.

1.12. 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.

1.13. 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.

1.14. 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.

1.15. Mediation of Development Application Denials.

1.15.1. 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.

1.15.2. 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.

1.15.3. 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.

1.16. 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, specifications and the results of all 3rd party inspections/evaluations.

2.2. Roads. Roads in the Project shall be constructed to Town standards. It is anticipated at this time that all shall be public. The maintenance of these roads and any utilities located under or adjacent to them shall be the responsibility of the homeowner or the HOA until such time the roads are dedicated to the Town of Hideout. All roads will be dedicated to the Town subject to compliance with all engineering standards and shall be approved by the Town Engineer.

2.3. 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.

2.4. **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).

2.5. **Application Under Town's Future Laws**. Without waiving any density rights or exceptions granted by this Agreement, 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 in accordance with Section 3.3.

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, 2029 (see Exhibit G). If Developer has not been declared to be currently in Default as of December 31, 2029 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2031.

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 thirty-six (36) 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).

3.4. 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. Level of service shall be calculated at 0.45 acre feet per ERU for residential lots. For the Commercial/Retail and irrigation requirements for all phases of Development, the level of service shall be calculated based on the JSSD standards in effect as of November 13, 2025. The regulations believed to be in effect as of that date are attached as Exhibit H.

3.5. Public Infrastructure. Developer, at Developer's cost and expense, shall have the right and 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. Snow removal shall be the responsibility of the private landowners and/or HOA. Road 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. Consistent with Section 1.4 of this Agreement, it is anticipated that Developer shall apply for a PID to facilitate the construction of the infrastructure contemplated by this section. Such PID is not approved as part of this Agreement and must go through the process required for PIDs.

3.6. 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.

3.7. 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

3.8. 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.

3.9. 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.

3.10. Minor Administrative Modification. Minor administrative modifications to the Concept Plan shall be allowed by the Town's Planner or his/her designee. Any substantive modifications 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 Master Concept Plan included in Exhibit C.

3.11. 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 as required or set forth in this Agreement and the HMC. Compliance with the Town's Engineering Standards and Specifications is required and no exceptions are permitted, except as otherwise specifically identified in this Agreement, without an amendment to this document. The Concept Plan does not vest the Developer except as specifically stated in this Agreement.

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

3.13. Default.

3.13.1. 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.

3.13.2. Contents of the Notice of Default. The Notice of Default shall:

3.13.2.1. Specific Claim. Specify the claimed event of Default;

3.13.2.2. 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;

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

3.13.2.4. 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.

3.13.3. 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.

3.13.4. 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:

3.13.4.1. 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 in conformance with Section 1.15.3 No Monetary Damages.

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

3.13.4.3. 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.

3.13.4.4. The rights and remedies set forth herein shall be cumulative.

3.14. 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.

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

3.16. 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.

3.17. 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.

3.18. 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.

3.19. 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 I) adopted by Hideout on November 13, 2025.

3.20. Indemnification.

3.20.1. Agreement. The Developer shall 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 arise out of rights or obligations secured by into this Agreement.

3.20.2. Third-Party Impact Fee Claims. In the event that the Developer seeks a waiver or reduction of impact fees, the Developer shall indemnify, defend, and hold harmless Hideout against all claims, costs, damages, attorney's fees, expenses, liabilities, or losses incurred by, asserted against, or levied against Hideout by a third-party arising out of the waiver or reduction of the Developer's impact fees.

3.21. 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:
Hoggan Lee Hutchinson
Attn: Justin Keys
1225 Deer Valley Drive Suite 201
Park City, Utah 84060

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 Schedule (see Exhibit G) 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. Construction of Access. Developer may commence grading access to the Project as approved by the Town Engineer according to Town standards, and pursuant to permit requirements of the HMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to Town standards and accepted by the Town.

4.3. Forms of Ownership Anticipated for Project. The Project will consist of several commercial buildings and related improvements, along with residential units consisting of single-family residences and nightly rental cabin or villa units. Those villa or cabin units shall comply with HMC provisions regulating nightly rentals, including in obtaining business licenses and paying transient room tax as applicable. Such nightly rentals shall be regulated through the homeowner's association and shall be governed by appropriate restrictive covenants recorded against the same.

5. List of Exhibits.

Exhibit A:	Legal Description
Exhibit B:	Deed Restriction on Property Adjacent to SR248
Exhibit C:	Master Concept Plan (Updated)
Exhibit D:	Slope Map with Maximum Building Envelopes on Slope Map & Areas to Remain Undisturbed
Exhibit E:	Conceptual Drainage and Utility Plan
Exhibit F:	Conceptual Commercial Site Plan and Conceptual Rendering
Exhibit G:	Phasing Schedule
Exhibit H:	JSSD Regulations
Exhibit I:	Copy of Town Council Resolution including the Findings of Fact, Conclusions of Law, and Conditions of Approval
Exhibit J:	Design and Architecture Guidelines
Exhibit K:	Rezone Plan for Site
Exhibit L:	Ordinance Approving Rezone

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 _____, 2026.

TOWN OF HIDEOUT

By: _____
Ralph Severini, Mayor

ATTEST:

By: _____
Maria Devereux, Town Recorder

APPROVED AS TO FORM:

_____
Polly McLean, Town Attorney

DEVELOPER:
Grand Summit Pointe, LLC
a Michigan limited liability company

By:_____

Name: _____

Title: _____

STATE OF UTAH)
: ss
COUNTY OF _____)

On this ____ day of _____, 2026, 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 Grand Summit Pointe, LLC, a Delaware limited liability company.

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:
Beginning at a point South 89'33'19" West along the section line 1778.805 feet from the Northeast corner of Section 17,Township 2 South Range 5 East, Salt Lake Base and Meridian; and running thence South 0'03'56" East 877.49 feel; thence South 89'28'38" West 1112.25 feet; thence North 0"05'38" East 879.02 feet to the Section line, thence North 89" 33'19" East along said Section line 1109.80 feet to the point of beginning.
Subject to an access road described as follows:

Commencing at the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence along the North line of said Section 17, South 89"33'19" West a distance of 1778.805 feet, thence South 00'03'55" East a distance of 877 .49 feet; thence South 89'28'38" West a distance of 406.30 feet to the point of beginning; thence South 89"29'38" West a distance of 38.05 feet; thence North 38'29'21" West a distance of 489.78 feet; thence North 70" 51'31" East a distance of 31 .80 feet; thence South 38'29'21" East a distance of 502.66 feet to the point of true point of beginning.

Excepting therefrom the following.

Exception Parcel 1:
Those portions of the above-described property conveyed to the United States of America by Warranty Deed recorded December 8, '1987 as Entry No. 144365, in Book 196, at Page 262 of the official records, more particularly described as follows:

Beginning at the Southwest corner of said entire tract, which point is approximately 432.20 feet North 0"31'23" East (highway bearing) and 224.05 feet North 89'28'37" West (highway bearing) from the Southwest corner of said Lot 2; thence North 89'28'38" East (which equals highway bearing North 89"28'07" East) 492.51feet, more or less, along the South boundary line of said entire tract to a point 150.0 feet perpendicularly distant Northeasterly from the center line of said project; thence North 52"00'00" West 620.60 feet, more or less, to the West boundary line of said entire tract thence South 0"05'38" West (South 0"30'42'West highway bearing) 386.66 feet, more or less, along said West line to the point of beginning.

Exception Parcel 2:
Those portions of the above-described property conveyed to William B. Woolf by Warranty Deed recorded June 9, 1999 as Entry No.214947 in Book 427 al Page 134 of the official records, more particularly described as follows:

Beginning at a point that is South 89"33'19" West 2496.785 feet along the Section line from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; thence South 12"48'31" East 292.39feel: thence South 24'02'26" East 142.37 feet; thence South 33"47'10" West 38.'17 feet; thence South 70'51'32" West 143.50 feet; thence South 89"33'19"

West 358.65 feet; thence North 00"05'38" East 493.66 feet; thence North 89"33'19" East 391.81 feet to the point of beginning.

(Tax Serial No. 0Hl-0017 and Parcel No. 00-0020-8164)

EXHIBIT "B" DEED RESTRICTION

EASEMENT FOR PARCEL 2B - PROPERTY ADJACENT TO SR248

EXHIBIT "C"

MASTER CONCEPT PLAN (UPDATED)

EXHIBIT "D"

SLOPE MAP WITH MAXIMUM BUILDING ENVELOPES ON SLOPE MAP & AREAS TO REMAIN UNDISTURBED

EXHIBIT "E"

CONCEPTUAL DRAINAGE AND UTILITY PLAN

EXHIBIT "F"
CONCEPTUAL COMMERCIAL SITE PLAN AND CONCEPTUAL RENDERING

EXHIBIT "G"
PHASING SCHEDULE

Development Component	Commencement	Completion
Infrastructure	~~June 30, 2026~~ December 31, 2026	~~December 31, 2027~~ June 30, 2027
Wildhorse Commercial	~~September 30, 2026~~ March 31, 2027*	As provided by Section 1.5(E)*
Wildhorse Villas	~~June 30, 2027~~ December 31, 2027**	~~December 31,2029~~ June 30, 2029
Wildhorse SF Residences	~~March 30, 2027~~ September 30, 2027	Variable based upon lot sales and construction timing

* The provisions for commencement and completion of Wildhorse Commercial are set forth in Section 1.5(E), which is incorporated by reference and controls in the event of any ambiguity between the aforementioned section and this Exhibit G.

** Developer may commence the Wildhorse Villas prior to ~~June 30, 2027~~December 31, 2027, if the Commercial is complete and subject to meeting the requirements for application approval or permitting under the HMC.

*** Any deviations from this Phasing Schedule greater than six months, must be approved by the Town Council.

EXHIBIT "H"

JSSD Regulations

EXHIBIT "I"

COPY OF TOWN COUNCIL RESOLUTION INCLUDING THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND CONDITIONS OF APPROVAL

EXHIBIT "J"
DESIGN AND ARCHITECTURE GUIDELINES

Note: This is an iterative document, which the parties intend to work together in good faith to revise and update as the project proceeds.

EXHIBIT K
REZONE PLAN FOR SITE

EXHIBIT L
COPY OF ORDINANCE APPROVING REZONE

File Attachments for Item:

1. Discussion and Possible Adoption of Ordinance 2026-O-XX annexing Parcels 00-0020-3511 / 01Q-4004-0-006-025 (1141 Lori Lane) and 00-002-3510 / 01Q-4003-0-006-025 (1160 Lori Lane) and designating the Parcels as Commercial (C). - Thomas Eddington, Town Planner (10 min.)

DEVELOPMENT AGREEMENT
FOR THE HIDEOUT MOUNTAIN VILLAGE DEVELOPMENT
LOCATED AT 1141 AND 1160 LORI LANE, HIDEOUT,
WASATCH COUNTY, UTAH

This Development Agreement (this "**Agreement**") is entered into as of this ~~13th~~ 18th day of February, 2026, by and between Trag LLC, a Utah limited liability company and 1160 Lori Lane LLC, ("**Developer**"), as the holder of a contractual right to acquire certain real property located in Hideout, Wasatch County, Utah, on which Developer proposes the development of a project known as Hideout Mountain Village, and the Town of Hideout, a Town and political subdivision of the State of Utah ("**Hideout**"), acting 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 is the owner of two parcels of certain real property located at 1141 Lori Lane and 1160 Lori Lane, Hideout, Wasatch County, Utah, consisting of approximately 1 acre (1141 Lori Lane) and 2 acres (1160 Lori Lane) and identified as Assessor's Parcel Number(s) ~~_____~~00-0020-3511 / 01Q-4004-0-006-025 (1141 Lori Lane), and 00-002-3510 / 01Q-4003-0-006-025 (1160 Lori Lane), with a legal description of which is attached hereto as Exhibit A, incorporated herein by this reference, and which real property is depicted on the site plan attached hereto as Exhibits C and D, ~~B~~ and incorporated herein by reference (the "Property").

B. Hideout, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) and 10-9a-532, and (2) the Hideout Municipal Code (the "Town Code"), and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, Hideout 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 HMC Section 11.08.04 and the parties agree that this Agreement satisfies those requirements. Additionally, Utah State Code 10-9a-532 regulates Development Agreements and the parties agree that this Agreement satisfies the requirements of that section.

D. The Property is currently located in Wasatch County and shows as the "M" Zone, however we believe it to be the Commercial Zone ("~~GC~~" **Zone**"). ~~and the~~ Developer ~~is~~ seeking, through the annexation into Hideout, to ~~a re~~zone of the property ~~to~~ Commercial (C).

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. There may be additional density requested as part of the development. ~~will cause impacts to the Town of Hideout.~~

I. Developer has previously received approval ~~of its "Master Concept Plan" as shown by Exhibit H.~~to move forward for consideration of an annexation.

J. Following a lawfully advertised public hearing, and a recommendation from the Planning Commission, Hideout, acting pursuant to its authority under Utah Code Ann., Section 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. Developer shall have the vested right to develop (X ERUs) on the Property in the approximate mix and configuration demonstrated in Exhibits ~~B~~ ___ and ~~D~~ ___ plus at 1160 Lori Lane: an ~~_____~~approximately 40,000 ~~square feet of free-standing commercial~~square foot commercial building, divided between a 20,000 square foot ground level with various retail uses and a second story office space, or alternatively a 20,000 square foot commercial space with residential living above. [There is some discussion of a hotel development but no specific plans at this time]. In addition, located at 1141 Lori Lane, we plan to build a retail building between 2,500 – 5,000 square feet ~~and _____ square feet of support commercial in the hotel~~ (the "**Project**"). The above concepts are more particularly described in the attached narrative document "Hideout Mountain Village Project Narrative and Master Concept Plan. 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 Hideout Municipal Code ("**HMC**") unless expressly stated otherwise herein.

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 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-Click or tap here to enter text., a copy of which is attached as Exhibit ~~E~~ ____;

N. The Developer acknowledge 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 Click or tap here to enter text. to a zone designated as Click or tap here to enter text..

O. Under Ordinance 2024-O- XX, 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 ~~C~~ ____and incorporated herein by this reference (collectively referred to herein as the "**Rezone Ordinance**"). N/A

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 _____ _____, 2024, attached hereto as **Exhibit ~~H~~ ____**, and (ii) _____, 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	Unit Count (S.F./Units)	ERU Count
~~Hotel;~~Retail (1141 Lori Lane)	2,500 – 5,000 SF	
~~*Neighborhood Commercial*~~*Commercial Focus Concept:*		
~~Multi-Family~~Retail (1160 Lori Lane) 1st lv	20,000 SF	
Office (1160 Lori Lane) 2nd lv~~Cabins~~	20,000 SF	
Mixed Use Concept: ~~*Townhomes*~~		
Retail (1160 Lori Lane) 1st lv~~Single Family Lots~~	20,000 SF	
Residential Living 2nd lv	12-20 Units	

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 Hideout Municipal Code, as amended from time to time. Developer is requesting as part of this Annexation, a Drive-through as a Conditional Use Permit on the 1141 Lori Lane property.

1.3. Governing Standards. The Concept Plan, the Approval Documents and this Agreement establish the development rights for the Project, including the use, 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 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

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variations however shall in no way change the maximum density, use and intensity of the development of the Project

1.4. **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.

1.5. **Master Concept Plan**. The Master Concept Plan (**Exhibit ~~B~~B, C & D**) is hereby incorporated by reference. Also included is a project narrative "Hideout Mountain Village Annexation and Development Proposal" as Exhibit B. The narrative provides further detail on the two parcels, including material specifications and the cohesive Mountain Village vision.

1.6. **Architectural Guidelines**. ~~All development in the Project will be consistent with the Architectural Guidelines included as Exhibit G, as permitted by Utah State Code Section 10-9a-534(3)(d), and incorporated herein by reference.~~ Developer will design the buildings with a mountain modern aesthetic, creating a "village feel". While specific material selections will be finalized during the detailed design phase, our architectural guidelines will prioritize a warm, inviting palette. We intend to utilize textures and tones that create a sense of place, naturally drawing visitors into the village.

1.7. **Public ~~Trails~~Sidewalk/Crosswalk**. Hideout will contact Wasatch County to evaluate the feasibility of installing a pedestrian crosswalk connecting the Lori Lane sidewalk across Jordanelle Parkway. Developer will defer to municipal engineers and the transportation department to identify the safest and most optimal location for this potential crossing. ~~As the phases of the project are completed, Developer shall construct a public trail system throughout the Project providing pedestrian and bike connectivity in substantial conformance with the trails depicted in each phase of the Master Concept Plan and which meet trail specifications in the Design Guidelines. 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.~~ It is assumed Wasatch County and/or UDOT will pay for this infrastructure. ~~Easements for public use of the trails shall be provided at time of subdivision approval for the phase of the development being approved.~~

1.8. **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; and (e) a landscape plan. Approvals by Hideout shall not be unreasonably withheld. The construction mitigation plan shall identify any areas to be used as construction staging areas. Developer shall use its best efforts to minimize any 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.

1.9. **Preservation of Native Vegetation and Slopes**. The major portions of the Project shall remain undisturbed, meaning there will be ~~no~~ little change to the contours of the land~~,~~. On the 1141 Lori Lane property the steep slope protection area along Jordanelle Parkway will remain undisturbed. ~~nor will any native vegetation be removed or disturbed consistent with Exhibit E. For individual structures, the limits of disturbance (LOD) shall not extend greater than 20' 0" beyond the building footprint. For rights-of-way, the LOD shall not extend greater than 20' 0" beyond the~~

~~edge of pavement. For driveways, the LOD shall not extend greater than 10' 0" beyond the edge of pavement.~~

1.10. Limits of Disturbance. N/A~~Building envelopes depicting the limitations of disturbance of land shall be defined at time of subdivision approval for each phase, leaving undisturbed land between building envelopes. No disturbance to natural vegetation shall extend beyond any Limits of Disturbance (LOD) fence line.~~

1.11. Additional Specific Developer Obligations. ~~As an integral part of the consideration for this agreement, the Developer voluntarily agrees as follows:~~N/A

~~**1.11.1.** Developer's Mitigation of Impact Contribution. In addition to the many other public contributions identified within this Agreement, and for the purpose of mitigating any impacts of the Project on Hideout, Developer shall contribute cash payments totaling XXX~~

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~~1.11.2.~~1.11.1. N/A

1.12. 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.

1.13. 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.

1.14. 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.

1.15. 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.

1.16. Mediation of Development Application Denials.

1.16.1. 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.

1.16.2. 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.

1.16.3. 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.

1.17. 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, specifications and the results of all 3rd party inspections/evaluations.

2.2. Roads. Roads in the Project shall be ~~private~~public. The roads are Lori Lane and Jordanelle Parkway and they are both Wasatch County roads.~~.~~

2.3. 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. Thomas, please clarify this paragraph.

2.4. 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).

2.5. Application Under Town's Future Laws. Without waiving any density rights granted by this Agreement, 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.

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, 2032. If Developer has not been declared to be currently in Default as of December 31, 2032 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2034.

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 ~~36~~ 48 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 Municipal Services. Except as otherwise provided in the 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 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.~~ Water will be supplied by JSSD.

3.6. Public Infrastructure. ~~Developer, at Developer's cost and expense, shall have the right and 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 and responsibility for, and maintenance of the same (including snow removal, etc.) shall be consistent with Exhibit F. 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. Refer to Article 1 "Project Conditions", 1.7 Public Sidewalk/Crosswalk.

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 to the site plan shall be allowed by the Town's Planner or his/her designee. Any substantive modifications to the site 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 Master 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 may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items

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 1.16.

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 H) adopted by Hideout on _____, 2024.

3.21. Indemnification.

3.21.1. Agreement. 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.

~~3.21.1.~~3.21.2.Agreement. Indemnify, defend and hold harmless Developer against all claims, costs, damages, attorney's fees, planning fees, expenses, liabilities or other losses incurred by, or asserted against, or levied against Developer which are related to, or arise from the entry into this Agreement.

~~3.21.2.~~3.21.3. Third-Party Impact Fee Claims. Indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, expenses, liabilities or other losses incurred by, or asserted against or levied against Hideout which are

related to, or arise from claims by any third-party that the Project is subject to impact fees currently imposed by Hideout.

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:
~~xx~~Trag LLC
c/o Gaddis Investments
Terese Walton
2180 S 1300 E Suite 100
Salt Lake City, UT 84106
terese@gaddisinv.com

AND

1160 Lori Lane LLC
John Travis
PO Box 680902
Park City, UT 84068
john@travispartnersutah.com

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. Construction of Access. Developer may commence grading access to the Project as approved by the Town Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of the HMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to Town standards and accepted by the Town.

4.3. Forms of Ownership Anticipated for Project. ~~xxxxxxx~~There are two ownership groups, one for each site as outlined in the Annexation Application:

1141 Lori Lane (Trag LLC)

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1160 Lori Lane (1160 Lori Lane LLC and Hellms Investments LLC)

~~4.3.~~

5. List of Exhibits.

Exhibit A: Legal Description
Exhibit B: Master Concept Plan Narrative
Exhibit C: Master Concept Plan – 1141 Lori Lane
Exhibit D: Master Concept Plans – 1160 Lori Lane
~~Exhibit C: Phasing Plan~~
~~Exhibit D: Design Guidelines~~
Exhibit E: Copy of Town Council Resolution

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 _____, ~~2024~~2026.

TOWN OF HIDEOUT

By: _____
~~Philip Rubin~~Ralph Severini, Mayor

ATTEST:

By: _____
~~Alicia Fairbourne~~Maria Devereux, Town Recorder

APPROVED AS TO FORM:

_____
Polly McLean, Town Attorney

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DEVELOPER:
XXXX

a Utah limited liability company

By:_____

Name: _____

Title: _____

STATE OF UTAH)
: ss
COUNTY OF _____)

On this ____ day of _____, 2024, 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 XXXX, LLC, a Utah limited liability company_____

Notary Public

EXHIBITS C & D

HIDEOUT MOUNTAIN VILLAGE

Master Concept Plans

Exhibits C and D outline preliminary visions for Hideout Mountain Village:

Site-Specific Plans: Exhibits C-1 and D-3 show concept plans applied directly to the actual sites.

Conceptual Designs: All other exhibits represent general design concepts to illustrate an intended "village" look and feel for Hideout Mountain Village. Please note that formal architectural and engineering (A&E) plans have not yet been prepared. We will move into the detailed A&E phase once the annexation is realized.

Exhibit C (1141 Lori Lane):

C-1: Conceptual Drive-Through Coffee Shop, **Site Specific**

C-2: Typical "Starbucks" Site Plan **(Starbucks is interested in this site)**

C-3: Typical "Starbucks" Elevation

C-4: General Design Concept (coffee shop or similar)

Exhibit D (1160 Lori Lane):

D-1.A: Conceptual Retail/Restaurant with Second Level Office

D-1.B: Conceptual Retail/Restaurant with Second Level Office

D-2: Conceptual Retail/Restaurant with Residential Lofts

D-3.A: Conceptual 4-Story Hotel, **Site Specific**

D-3.B: Conceptual Boutique Hotel

EXHIBIT C-1

1141 Lori Lane

Conceptual Drive-Through Coffee Shop

Site Specific

WASATCH COUNTY CODE REVIEW:

1141 LORI LANE; 1.02 ACRES

MOUNTAIN ZONE:
- FRONT SETBACK = 30' FROM R.O.W. OR 60' FROM CL
- HIGHWAY SETBACK = 50' FROM R.O.W. OR 85' FROM CL
- SIDE SETBACK = 12'
- REAR SETBACK = 30'
- BUILDING HEIGHT = 35' ABOVE NATURAL GRADE

JORDANELLE BASIN OVERLAY ZONE (JBOZ):
- 20% OF LOT AREA MUST BE LANDSCAPED (45% PROVIDED)
- SEE SIGN REQUIREMENTS PER 16.15.25

PARKING:
- 9'x20' STALLS REQUIRED
- PARKING LOTS SETBACK 10' FROM PROPERTY LINE
- 1 SPACE PER 100 SQ.FT. FOR CAFES
  - 3,192 SQ.FT./100 = 32 STALLS REQ'D (32 PROVIDED)

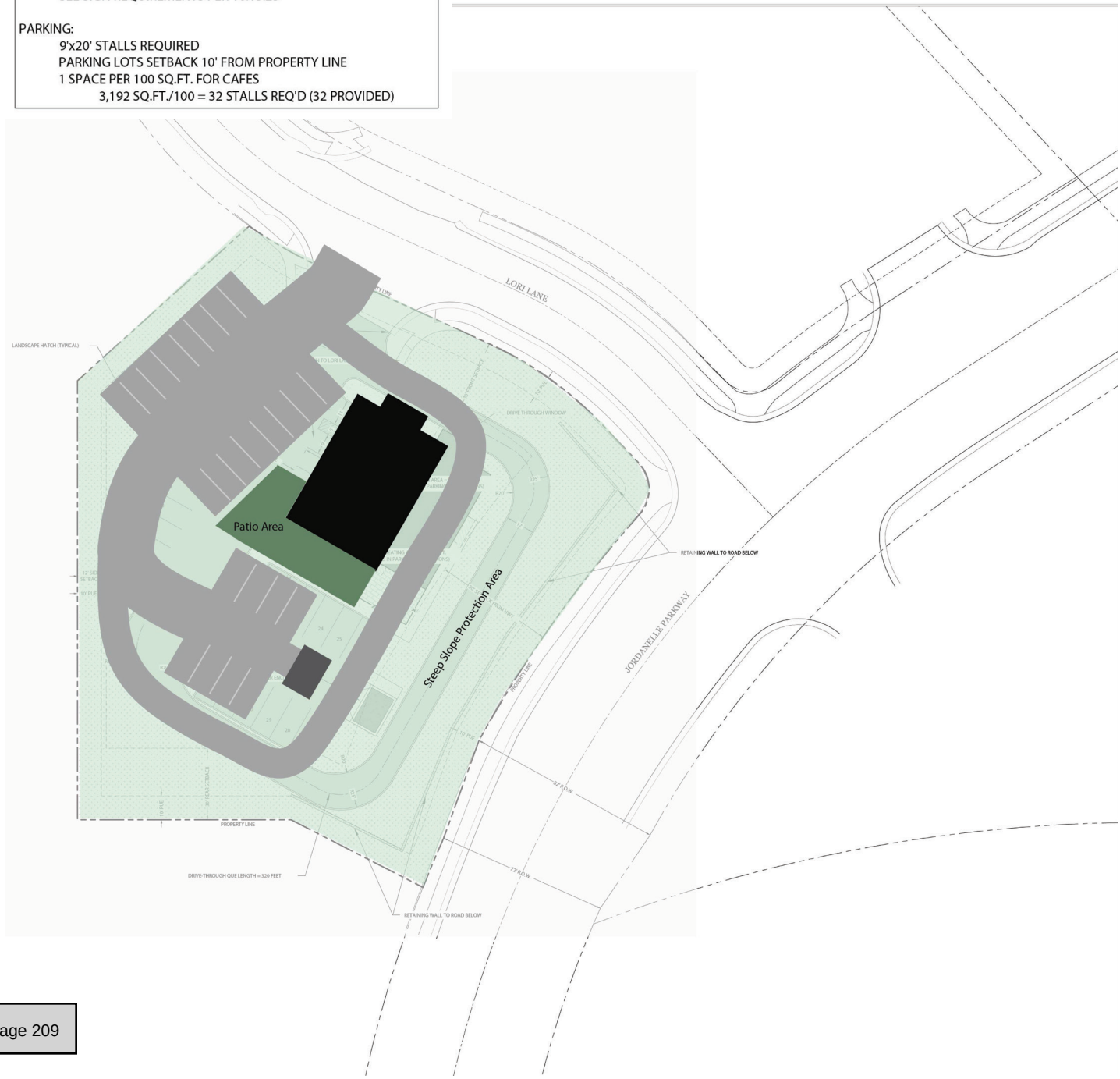


EXHIBIT C-2

1141 Lori Lane

Typical “Starbucks” Site Plan

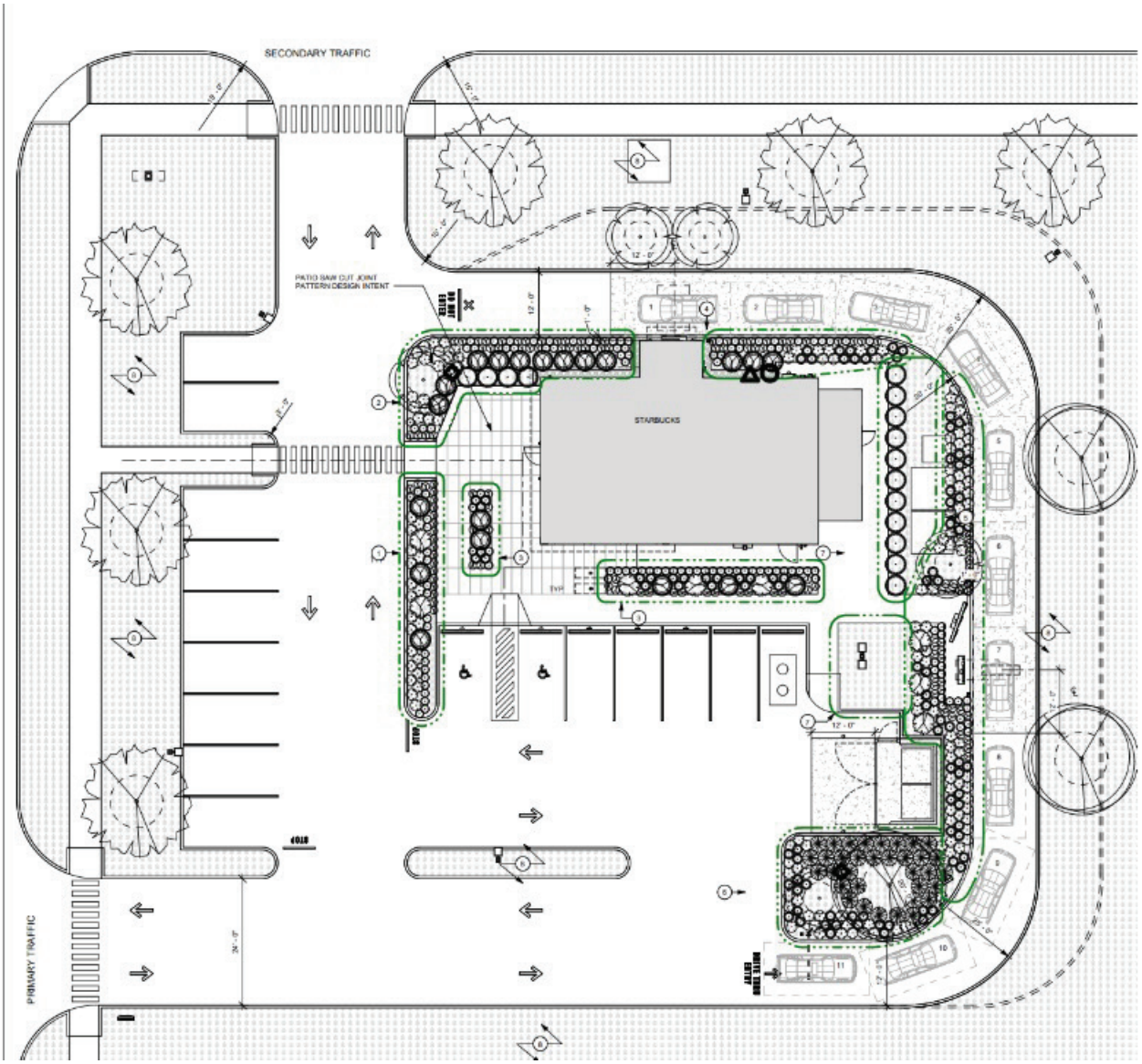


EXHIBIT C-3

1141 Lori Lane

Typical “Starbucks” Elevation

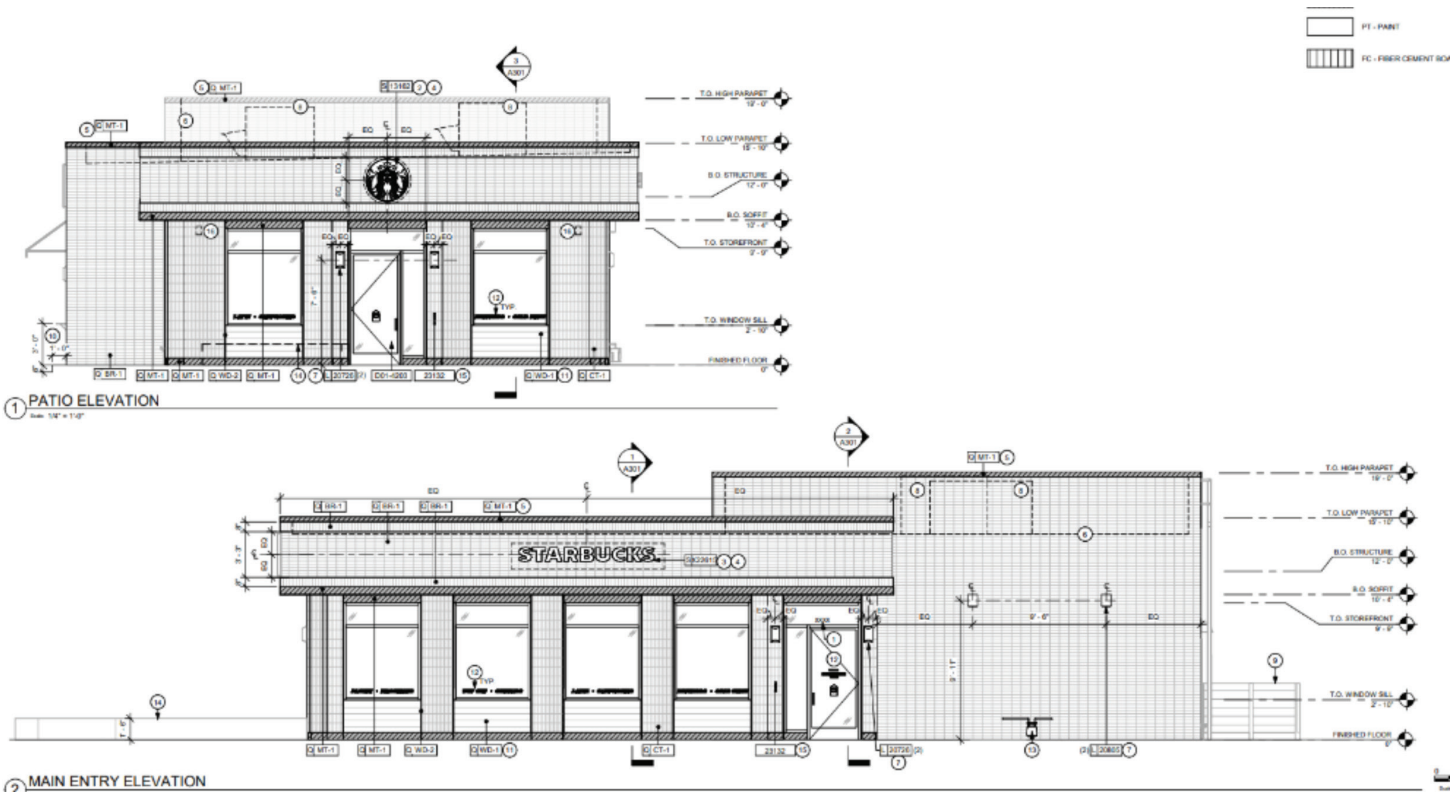


EXHIBIT C-4

1141 Lori Lane

General Design Concept (Coffee Shop or Similar)



EXHIBIT D-1 Option A

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-1 Option B

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-2

1160 Lori Lane

Conceptual Retail/Restaurant with Residential Lofts



EXHIBIT D-3 Option A

1160 Lori Lane

Conceptual 4-Story Hotel

Site Specific

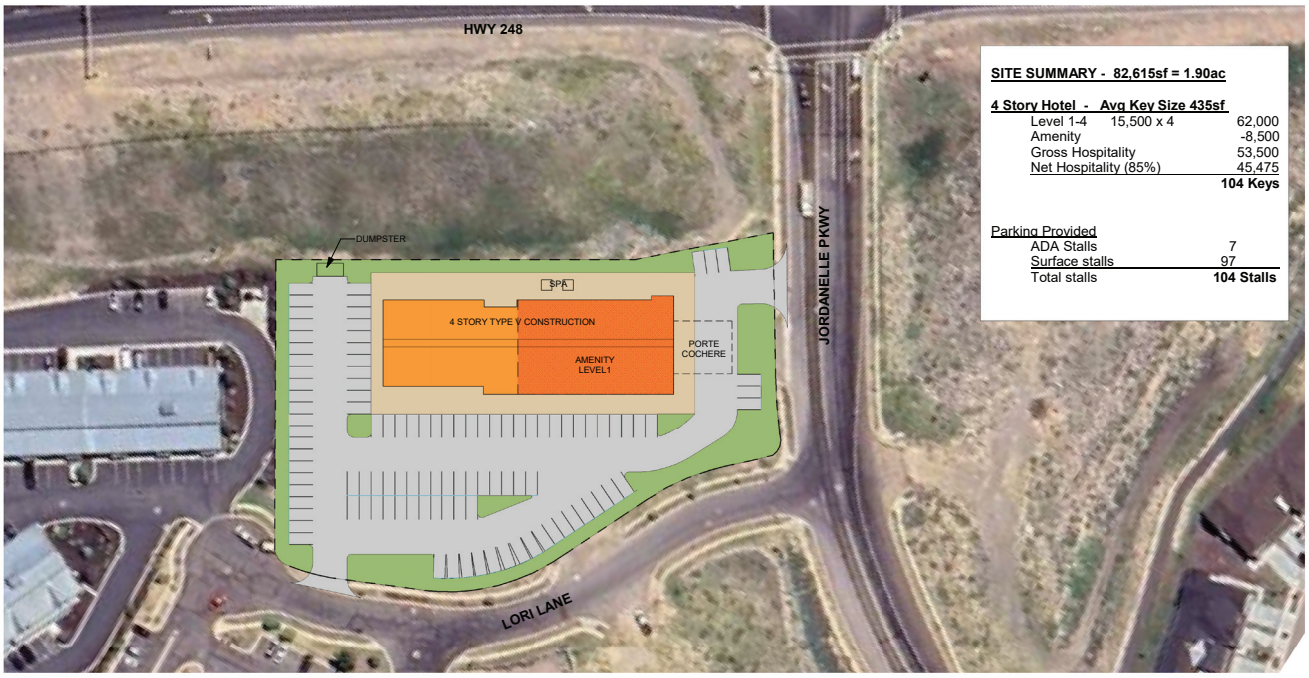


EXHIBIT D-3 Option B

1160 Lori Lane

Conceptual Boutique Hotel



INTEGRATED planning & design

Staff Report for Possible Annexation of Hideout Mountain Village

To: Ralph Severini, Mayor
Town of Hideout Council

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

Re: Lori Lane Annexation – Petition for Annexation

Date: Prepared for the May 14, 2026 Town Council Meeting

Submittals: *The Applicant submitted Petition and Application for Annexation on May 9, 2025*

Updated Materials: Draft MDA and Concepts/Precedent Images

Project Background

The Applicant submitted an application/petition for annexation from unincorporated Wasatch County into the Town of Hideout in May 2025. The Town Council accepted the annexation petition for further consideration on September 9, 2025. In November 2025, the Applicants presented their conceptual site plans and renderings to the Planning Commission at a work session to get feedback and direction. After that meeting and with the Planning Commission's direction, the Applicants began work to finesse their conceptual site plans and renderings, as well as coordination with various future tenants, etc. The Applicants revised their submittal package and attended a final work session with the Planning Commission in March 2025.

The Site

The proposed annexation is located north of the Town, on the northwest corner of the intersection of SR 248 and Jordanelle Parkway).

The Applicant is considering individual development projects on the two parcels.

Project #1 – 1.02 acres (1141 Lori Lane)

- Possible coffee shop or a small commercial development with up to three tenants
- This parcel has one water share associated with it

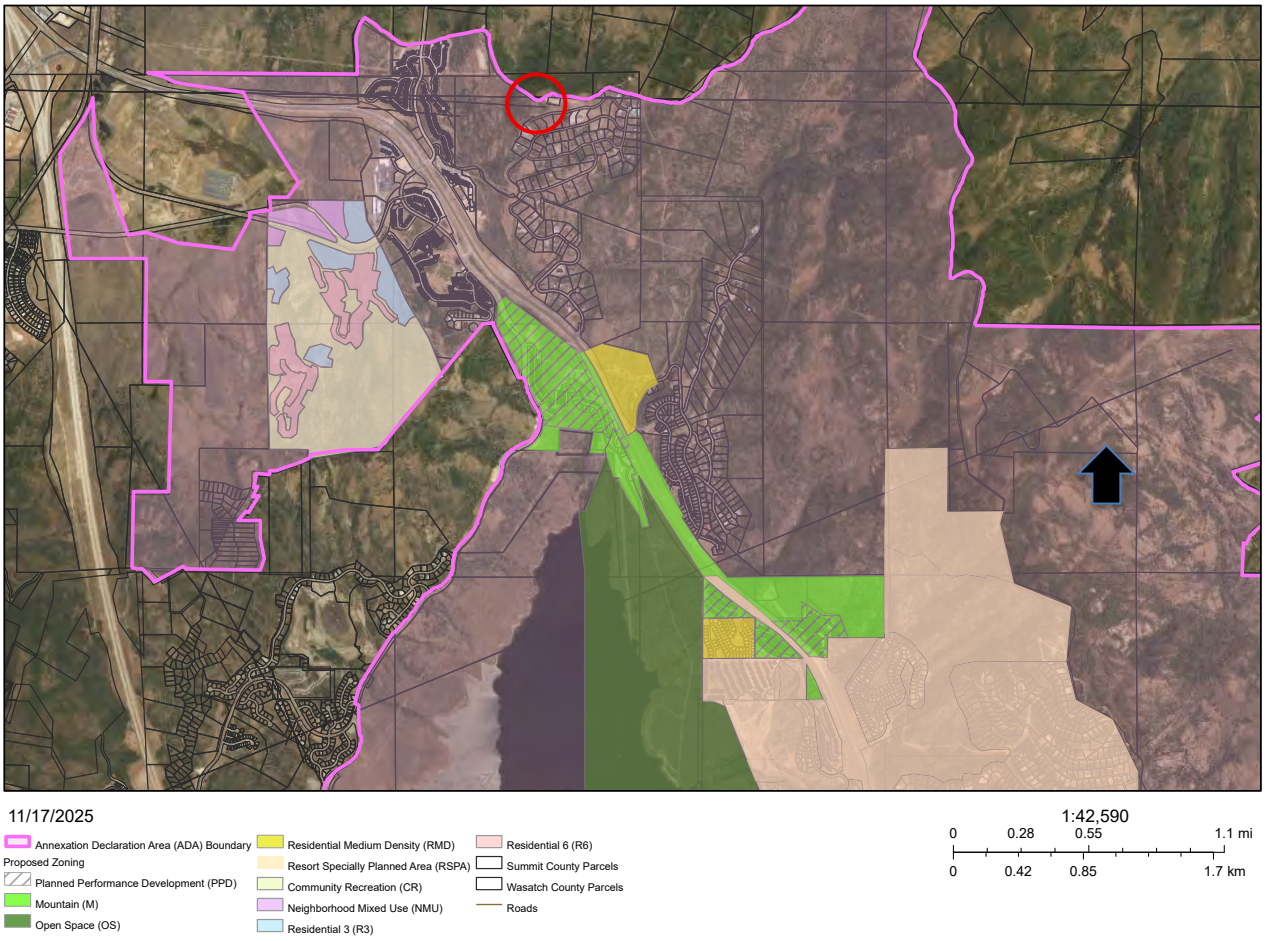
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Project #2 – 1.90 acres (1160 Lori Lane)

- Possible mixed-use development (ground floor commercial) and residential on the upper floors or a boutique hotel
- This parcel has seven water shares associated with it

Context – Location of the Proposed Annexation in Relation to Hideout

Town of Hideout Planning Map



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Town of Hideout Planning Map



11/17/2025

Annexation Declaration Area (ADA) Boundary

Roads

Wasatch County Parcels

1:2,662

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Planning Concepts – Updated to Date

The Annexation Master Development Agreement (AMDA) follows this Staff Report and includes Exhibits with narrative descriptions for the proposed development as well as concept plans with precedent images to provide an idea of what may be built on the two sites.

2019 General Plan – Compliance Review

When the Town Council considers an annexation petition, any recommendation must follow the General Plan's direction – Vision Statement, Goals, Strategies, etc.

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 should review the proposed annexation and determine whether it complies with the General Plan.

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2.1 Vision Statement

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

preserve outstanding views

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.

cultivate an inviting neighborhood atmosphere

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.

build a connected community

2.1.3 To Build a Connected Community,

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

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.

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Staff finds that the proposed annexation and associated development generally comply with and support the goals and policies of the General Plan for the following reasons:

- The proposed development incorporates quality architectural design, site planning, and placemaking elements intended to create an attractive and pedestrian-oriented environment (see AMDA Exhibits C and D).
- The proposed development includes active ground-floor commercial uses, including but not limited to retail, restaurants/cafés, grocery-oriented uses, and similar pedestrian-oriented commercial activities that would provide needed services and amenities to the community.
- The inclusion of active commercial uses is intended to support economic vitality, expand local service options, and generate additional sales tax revenue that would positively contribute to the Town's long-term fiscal health.
- The general locational context of the subject properties supports commercial and mixed-use development, and the site is not located within areas identified as sensitive lands or environmentally constrained areas within the General Plan.
- The proposed development pattern is generally consistent with the Town's broader planning objectives related to walkability, economic development, reinvestment, and the concentration of commercial activity in appropriate locations.
- The proposed annexation would allow the Town to coordinate future land use, infrastructure, access, and development standards in a manner consistent with the General Plan and the public interest.

Recommendation and/or Next Steps

The Town Council should review and discuss the proposed annexation, the associated Annexation Master Development Agreement (AMDA), and all related exhibits; open and conduct a public hearing; and thereafter consider adoption of the annexation ordinance, adoption subject to conditions, denial with findings, or continuance of the matter for additional review and information.

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ANNEXATION MASTER DEVELOPMENT AGREEMENT

FOR THE HIDEOUT MOUNTAIN VILLAGE DEVELOPMENT

LOCATED AT 1141 AND 1160 LORI LANE, HIDEOUT, WASATCH COUNTY, UTAH

This Development Agreement (this "**Agreement**") is entered into as of this _____day of _____, 2026, by and between Trag LLC, a Utah limited liability company and 1160 Lori Lane LLC, (collectively "**Developer**"), as the holder of a contractual right to acquire certain real property located in Hideout, Wasatch County, Utah, on which Developer proposes the development of a project known as Hideout Mountain Village, and the Town of Hideout, a Town and political subdivision of the State of Utah ("**Hideout**"), acting 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 is the owner of two parcels of certain real property located at 1141 Lori Lane and 1160 Lori Lane, Hideout, Wasatch County, Utah, consisting of approximately 1 acre (1141 Lori Lane) and 2 acres (1160 Lori Lane) and identified as Assessor's Parcel Number(s) 00-0020-3511 / 01Q-4004-0-006-025 (1141 Lori Lane), and 00-002-3510 / 01Q-4003-0-006-025 (1160 Lori Lane), with a legal description of which is attached hereto as Exhibit A, incorporated herein by this reference, and which real property is depicted on the site plans attached hereto as Exhibits C and D, and incorporated herein by reference (the "Property").

B. The Property is currently located in unincorporated Wasatch County. Developer has petitioned for annexation of the Property into the Town.

C. T he Property is currently located in Wasatch County and shows as the Mountain Zone ("M" Zone) in unincorporated Wasatch County. As part of annexation, the Town intends to apply the Commercial ("C") zoning designation to the Property through the annexation ordinance.

D. Developer proposes a mixed-use commercial development known as Hideout Mountain Village (the "Project"), as generally depicted in the Concept Plans attached as Exhibits B, C, and D.

E. The Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532 and Hideout allows for Development Agreements under HMC Section 11.08.04 and the parties agree that this Agreement satisfies those requirements.

F. The Parties desire to establish vested development rights, standards, and obligations governing development of the Property and to do so through Town ordinance.

G. T he Town finds that the Project: i) is consistent with the Town's General Plan; ii) provides economic and community benefits, and iii) justifies the terms of this Agreement

H. Following a lawfully advertised public hearing, and a recommendation from the Planning Commission, Hideout, acting pursuant to (1) its authority under Utah Code Annotated 10-9a-102(2) and 10-9a-532; (2) the Hideout Municipal Code (the "Town Code"), 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.

J. 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;

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

L. 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.

M. Developer has previously received Planning Commission approval of the Concept Plans (Exhibits C and D) to move forward for consideration of an annexation into the Town of Hideout.

N. Developer shall have the vested right to develop on the Property in the approximate mix and configuration demonstrated in Exhibits B, C, and D, to wit: an approximately 40,000-square foot (up to 72,000-square foot) commercial building, divided between a 20,000-square foot (up to 24,000-square foot) ground level with various retail uses and a second story office space, or alternatively a 20,000-square foot (up to 24,000-square foot) commercial space with residential living above. There is a third alternative for the development of a boutique hotel (up to 72,000-square feet). In addition, located at 1141 Lori Lane, the Developer plans to build a retail building between 2,500 – 5,000 square feet (the "**Project**"). The above concepts are more particularly described in the attached narrative document "Hideout Mountain Village Project Narrative" (Exhibit B) and Master Concept Plan (Exhibit C). 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 Hideout Municipal Code ("**HMC**") unless expressly stated otherwise herein.

O. Hideout has determined that, subject to the terms and conditions of this Agreement, the Project is compliant with all applicable provisions of the HMC 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.

P. 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 E.

Q. 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 "M" in Wasatch County to a Town of Hideout zone designated as "C" Commercial.

R. The Annexation and Master Development Agreement is adopted under Ordinance 2026-O- _____, as more fully described in and subject to the Findings of Fact, Conclusions of Law and Conditions of Approval, and adopted by the Town Council, a copy of which is attached hereto as Exhibit F and incorporated herein by this reference.

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. This Agreement, ordinance 2026-XX and Resolution 2026-XX 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	**Unit Count (S.F./Units)**	**ERU Count (Maximum)**
Retail (1141 Lori Lane)	2,500 – 10,000 SF	5 ERUs
Commercial Focus Concept:		
Retail (1160 Lori Lane) 1st floor	20,000 SF – 24,000 SF	9 ERUs
Office (1160 Lori Lane) 2nd floor	20,000 SF – 24,000 SF	9 ERUs
Office (1160 Lori Lane) 3rd floor	20,000 SF – 24,000 SF	9 ERUs
Mixed Use Concept:		
Retail (1160 Lori Lane) 1st floor	20,000 SF – 24,000 SF	9 ERUs
Residential Living 2nd floor	12 - 20 Units	15 ERUs
Residential Living 3rd floor	12 - 20 Units	15 ERUs

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 Hideout Municipal Code, as amended from time to time. Notwithstanding the Town Code, drive-through uses shall be a permitted use for the Project at the site located at 1141

Lori Lane within the Commercial ("C") zoning district, in lieu of being subject to Conditional Use Permit approval as otherwise required under the current zoning regulations. Notwithstanding the rear yard setback requirements otherwise applicable to the Commercial ("C") zoning designation, the rear yard setback may be reduced from fifty feet (50'-0") to twenty-five feet (25'-0"), subject to review and approval by the Town Planner.

1.3. Governing Standards. This Agreement along with its associated attachments, establish the development rights for the Project, including the use, maximum density, intensity and general configuration for the Project. The Project shall be developed by the Developer in accordance with this Agreement. All Developer submittals must comply generally with this Agreement (including the attached Concept Plan and Approval Documents). 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 change the maximum density, use and intensity of the development of the Project

1.4. 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.

1.5. Master Concept Plan. The Master Concept Plan (Exhibits B, C & D) is hereby incorporated and adopted herein by reference. Also included is a project narrative "Hideout Mountain Village Annexation and Development Proposal" (Exhibit B). The narrative provides additional detail for the two parcels, including material specifications and the cohesive Mountain Village vision.

1.6. Architectural Guidelines. Developer will design the buildings with a mountain modern aesthetic, creating a "village feel". While specific material selections will be finalized during the detailed design phase, the architectural guidelines will prioritize a warm, inviting palette, that will utilize textures and tones that create a sense of place, naturally drawing visitors into the village. The Town's Design Review Committee (DRC) will have statutory oversight to review and approve the proposed plans.

1.7. Public Sidewalk/Crosswalk. The Town of Hideout and the Developer will contact Wasatch County to evaluate the feasibility of installing a pedestrian crosswalk connecting the Lori Lane sidewalk across Jordanelle Parkway. Developer will defer to Town Engineers and the Town Planner to identify the safest and most optimal location for this potential crossing. It is assumed Wasatch County and/or UDOT will pay for this infrastructure. Developer agrees to grant whatever easements are necessary to install the crosswalk and no cost to the City.

1.8. 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 culinary water plan and will-serve letter; and (f) a landscape plan. Approvals by Hideout shall not be unreasonably withheld. The construction mitigation plan shall identify any areas to be used as construction staging areas. Developer shall use its best efforts to minimize any 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.

1.9. Preservation of Native Vegetation and Slopes. The major portions of the Project shall remain undisturbed, meaning there will be little change to the contours of the land. On the 1141 Lori Lane property the steep slope protection area along Jordanelle Parkway will remain undisturbed.

1.10. Limits of Disturbance. Building envelopes depicting the limitations of disturbance of land shall be defined at the time of subdivision approval for each phase, leaving undisturbed land between building envelopes, as per applicable code. No disturbance to natural vegetation shall extend beyond any Limits of Disturbance (LOD) fence line.

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

1.11.1. Developer's Mitigation-of-Impact Contribution. While the Commercial ("C") zoning designation permits a broader range of commercial uses, including offices and meeting facilities, the Developer agrees that the ground-floor space within the building located at 1141 Lori Lane shall be limited to active commercial uses, including but not limited to restaurant and café uses. For the property located at 1160 Lori Lane, the Developer further agrees that ground-floor uses shall be limited to active commercial uses, including but not limited to restaurants/cafés, grocery or convenience retail, general retail, personal services, fitness centers, and similar pedestrian-oriented commercial uses (Exhibit B).

1.12. 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.

1.13. 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.

1.14. Appeals. Nothing in this Agreement shall modify or replace the Town's established administrative appeal procedures under the Hideout Municipal Code and applicable Utah law. Developer retains all rights to appeal land use decisions to the designated appeal authority within applicable deadlines.

1.15. 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.

1.16. 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.

1.17. Voluntary Mediation of Development Application Denials.

1.17.1. Issues Subject to Mediation. The Parties agree that issues resulting from Hideout's denial of a Development Application shall be mediated by a third-party mediator in accordance with this Section.

1.17.2. 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.

1.17.3. No Monetary Damages. To the fullest extent permitted by law, the Parties agree that in any action arising from the interpretation or enforcement of this Agreement, the primary remedies shall be specific performance, declaratory relief, or injunctive relief. The Developer waives any claim for consequential, special, or punitive damages against the Town arising from a breach of this Agreement; provided, however, that nothing herein shall be construed to limit or waive any rights or remedies that cannot be waived under applicable law, including claims arising under constitutional or statutory provisions. Nothing in this section shall be construed to modify or limit the protections and immunities available to the Town, its officers, employees, and agents under applicable law. If there is any litigation related to denials of applications or interpretation of this Agreement, no monetary damages shall be claimed against Hideout, its staff or elected officials. All claims shall be limited to specific performance.

1.18. 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. This Agreement becomes effective upon the approval of the annexation ordinance and approval of this Agreement by Town resolution. 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 and its adopted exhibits, 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, specifications and the results of all 3rd party inspections/evaluations.

2.2. Roads. Roads in the Project shall be public. The roads are Lori Lane and Jordanelle Parkway and both are currently Wasatch County rights-of-way.

2.3. 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.

2.4. 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).

2.5. Future Development Applications. Without waiving any density rights granted by this Agreement, except for those specific rights expressly vested under this Agreement, all development applications shall be reviewed under the Town's ordinances and regulations in effect at the time of application.

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, 2031. If Developer has not been declared to be currently in Default as of December 31, 2031 (and if any such Default is not being cured) then this Agreement shall be automatically extended until January 31, 2032.

3.1.2. This Agreement shall also terminate automatically at the end of the warranty period after the 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 36 months after the date of recordation of this Agreement shall constitute a default as contemplated by this paragraph.

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 Municipal Services. Except as otherwise provided in the 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 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 shall provide proof of adequacy of utilities for each phase of the Project prior to the recording of a plat for that phase, including but not limited to the items listed in Article 1 "Project Conditions", and the items listed in section 1.7 Public Sidewalk/Crosswalk.

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 all work performed prior to the assignment and 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 to the site plan shall be allowed by the Town's Planner or his/her designee. Any substantive modifications to the site 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 Master 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 may be necessary. The Parties agree to negotiate and act in good faith with respect to all such future items

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 1.16.

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 Fourth Judicial District Court, Wasatch County, for the State of Utah.

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 E) adopted by Hideout on _____, 2024.

3.21. Indemnification.

3.21.1. Agreement. Developer shall 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.

3.21.2. Third-Party Impact Fee Claims. Developer shall indemnify, defend and hold harmless Hideout against all claims, costs, damages, attorney's fees, expenses, liabilities or other losses incurred by, or asserted against or levied against Hideout which are related to, or arise from claims by any third-party that the Project is subject to impact fees currently imposed by Hideout.

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:
Trag LLC
c/o Gaddis Investments
Terese Walton
2180 S 1300 E Suite 100
Salt Lake City, UT 84106
terese@gaddisinv.com

AND

1160 Lori Lane LLC
John Travis
PO Box 680902
Park City, UT 84068
john@travispartnersutah.com

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

4. Phasing; Access.

4.1. Construction of Access. Developer may commence grading access to the Project as approved by the Town Engineer according to generally accepted engineering practices and standards, and pursuant to permit requirements of the HMC, the International Building Code (or if such Code is no longer then in effect, according to the code that is, in fact, then in effect), the Uniform Fire Code, and the Army Corps of Engineers. Developer shall be responsible for maintenance of any such accesses until they are completed according to Town standards and accepted by the Town.

4.2. Forms of Ownership Anticipated for Project. There are two ownership groups, one for each site as outlined in the Annexation Application:
1141 Lori Lane (Trag LLC)
1160 Lori Lane (1160 Lori Lane LLC and Hellms Investments LLC)

These parties are jointly and severally liable under this Agreement.

5. List of Exhibits.

Exhibit A: Legal Description
Exhibit B: Master Concept Plan Narrative
Exhibit C: Master Concept Plan – 1141 Lori Lane
Exhibit D: Master Concept Plans – 1160 Lori Lane
Exhibit E: Copy of Town Council Resolution
Exhibit F: Ordinance Adopting Agreement

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 _____, 2026.

TOWN OF HIDEOUT

By: _____
Ralph Severini, Mayor

ATTEST:

By: _____
Maria Devereux, Town Recorder

APPROVED AS TO FORM:

By: _____
Corbin Gordon, Town Attorney

DEVELOPER:

_____
a Utah limited liability company

By:_____

Name: _____

Title: _____

STATE OF UTAH)
: ss
COUNTY OF _____)

On this ____ day of _____, 2026, 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_____-, LLC, a Utah limited liability company_____

Notary Public

EXHIBIT A

HIDEOUT MOUNTAIN VILLAGE

Legal Descriptions for the Two Projects / Lots

1141 Lori Lane Legal Description:
Lot 4, Iroquois Phase 4 Amended Subdivision, according to the official plat thereof, recorded October 11, 2006, as Entry No. 308975 in Book 898 at Page 382 of the official records in the office of the Wasatch County Recorder.

1160 Lori Lane Legal Description:
All of Lot 3, Iroquois Phase 4 Subdivision, according to the plat thereof, recorded October 18, 2005, as Entry No. 290634 in Book 796 at Page 240 of the official records of the office of the Wasatch County Recorder.

EXHIBIT B

HIDEOUT MOUNTAIN VILLAGE
PROJECT NARRATIVE & MASTER CONCEPT PLAN:

Annexation & Development Proposal

The Gateway Vision Our proposed project, "Hideout Mountain Village," represents a unique opportunity to define the entry experience for the Town of Hideout. Strategically located at the intersection of Highway 248 and Jordanelle Parkway, we envision this site effectively serving as the "Gateway" to the community. Because this is the first impression vehicles and visitors see when turning onto Jordanelle Parkway, we hope to deliver a design standard that embodies Hideout's General Plan: preserving outstanding views, cultivating an inviting neighborhood, and building a connected community.

Placemaking & Community Needs Currently, the surrounding residential population is rapidly expanding; however, still lacks the essential services to support them. Residents are often forced to drive into the "big city" for simple necessities. Hideout Mountain Village hopes to address this by providing the amenities residents have been waiting for - a place to grab a coffee, pick up dinner, or purchase groceries without a long commute.

Beyond simple convenience, our goal is true **placemaking**. We envision this project as a centralized "meet-up place" where neighbors can gather, converse, socialize, and exchange ideas. Whether it is a quick stop on the way to the ski resorts, Park City, or the Uintas; or a leisurely afternoon on a patio, we intend for this project to facilitate the connectivity the neighborhood needs.

Site Concept & Usage We plan to design the two distinct parcels to work in tandem to create a cohesive commercial mix. Both parcels have Highway 248 frontage.

- **The 1-Acre Parcel (1141 Lori Lane):** Situated across the road from the 2-acre parcel on Lori Lane, with sidewalk connectivity extending to Richardson Flat Road, we are planning this parcel for a single-tenant retail use. We are currently in negotiations with a coffee shop and hope it will work for them to anchor this site. To accommodate modern consumer needs and the specific business model of such a tenant, we plan to include a drive-thru with adequate stacking, on-site parking, and a possible patio space for outdoor gathering. While we currently plan for a single user, the site offers the flexibility to accommodate a two-tenant building if our plans change.

  We recognize that a drive-through configuration requires a Conditional Use Permit. Because this feature is vital to the site's economic viability and the operational success of our intended "anchor" tenant on this 1141 site, we request that this use be considered and approved as an integral part of the annexation agreement.

- **The 2-Acre Parcel (1160 Lori Lane):** We are currently exploring two primary concepts for this site, both designed to maximize the site's potential while adhering to a "Mountain Modern" aesthetic.

    - **Commercial Focus Concept:** Our first concept envisions a 40,000-square-foot (up to 72,000-square foot) commercial building, divided between a 20,000-square foot (up to 24,000-square-foot) ground level with various retail uses, and a second story of office space. We aim to create a "village feel" rather than a monolithic rectangular structure, emphasizing distinct storefronts and direct access.
    - **Mixed-Use Concept:** Alternatively, we are considering a mixed-use project that blends 20,000-square feet (up to 24,000-square feet) of commercial space with residential living above. This "two or three over one" design would feature decks and engaging living spaces, focusing on communal gathering areas rather than high-maintenance amenities like a pool.
    - **Hotel Concept:** A final alternative includes the opportunity to construct boutique hotel (up to 72,000-square feet) that is well designed and maintains the placemaking concept that is envisioned and so important on this site.

Design & Connectivity Regardless of the final concept, our vision for 1160 Lori Lane is to create an inviting hub for local business. We hope to anchor the ground floor with uses such as a 6,000 – 8,000 square foot boutique grocer, a taproom and/or café with outdoor seating, hardware store, salon, and other select retailers. To ensure ease of access, we plan to prioritize surface parking for retail customers and the grocer, while exploring underground or covered parking options for business owners or residents to manage the site’s capacity effectively. The entire development will be framed by trees and greenery wherever possible to enhance the visual appeal. This design vision extends to 1141 Lori Lane, adjusted for its smaller scale. Our goal is for the two sites to share some visual identity while complementing one another.

Safety, Circulation, and Connectivity We are fully aligned with Hideout’s vision for future growth. A top priority of our Master Concept Plan is providing safe access and circulation for various modes of travel. With cooperation from State and Local governing bodies, we intend for the site to be easily accessible to vehicles but equally inviting for pedestrians and cyclists (using existing sidewalks), ensuring that the development is not just a roadside stop, but an integrated part of the community fabric.

As final plans are driven significantly by local regulations, we have not defined an exact site layout or specific density as part of this preliminary annexation proposal. The concepts presented reflect our current vision and intent; however, upon formal approval, we will advance the design process to provide detailed drawings. We look forward to collaborating with Hideout at that stage to deliver a high-quality, amenity-rich village that enhances the quality of life for residents and visitors, creating a thriving future for the community.

EXHIBITS C & D

HIDEOUT MOUNTAIN VILLAGE

Master Concept Plans

Exhibits C and D outline preliminary visions for Hideout Mountain Village:

Site-Specific Plans: Exhibits C-1 and D-3 show concept plans applied directly to the actual sites.

Conceptual Designs: All other exhibits represent general design concepts to illustrate an intended "village" look and feel for Hideout Mountain Village. Please note that formal architectural and engineering (A&E) plans have not yet been prepared. We will move into the detailed A&E phase once the annexation is realized.

Exhibit C (1141 Lori Lane):

C-1: Conceptual Drive-Through Coffee Shop, **Site Specific**

C-2: Typical "Starbucks" Site Plan **(Starbucks is interested in this site)**

C-3: Typical "Starbucks" Elevation

C-4: General Design Concept (coffee shop or similar)

Exhibit D (1160 Lori Lane):

D-1.A: Conceptual Retail/Restaurant with Second Level Office

D-1.B: Conceptual Retail/Restaurant with Second Level Office

D-2: Conceptual Retail/Restaurant with Residential Lofts

D-3.A: Conceptual 4-Story Hotel, **Site Specific**

D-3.B: Conceptual Boutique Hotel

EXHIBIT C-1

1141 Lori Lane

Conceptual Drive-Through Coffee Shop

Site Specific

WASATCH COUNTY CODE REVIEW:

1141 LORI LANE; 1.02 ACRES

MOUNTAIN ZONE:
- FRONT SETBACK = 30' FROM R.O.W. OR 60' FROM CL
- HIGHWAY SETBACK = 50' FROM R.O.W. OR 85' FROM CL
- SIDE SETBACK = 12'
- REAR SETBACK = 30'
- BUILDING HEIGHT = 35' ABOVE NATURAL GRADE

JORDANELLE BASIN OVERLAY ZONE (JBOZ):
- 20% OF LOT AREA MUST BE LANDSCAPED (45% PROVIDED)
- SEE SIGN REQUIREMENTS PER 16.15.25

PARKING:
- 9'x20' STALLS REQUIRED
- PARKING LOTS SETBACK 10' FROM PROPERTY LINE
- 1 SPACE PER 100 SQ.FT. FOR CAFES
  - 3,192 SQ.FT./100 = 32 STALLS REQ'D (32 PROVIDED)

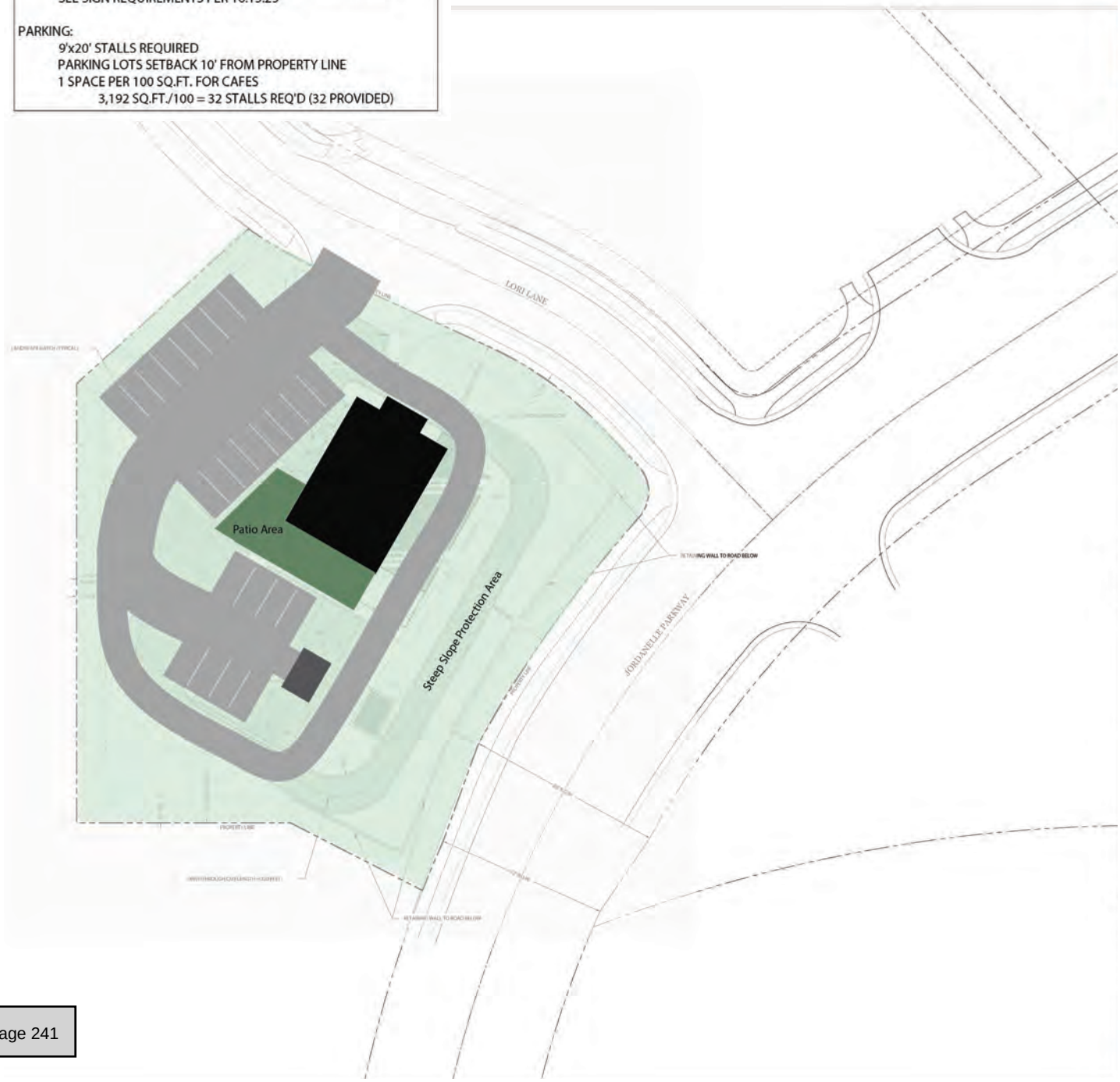


EXHIBIT C-2

1141 Lori Lane

Typical “Starbucks” Site Plan

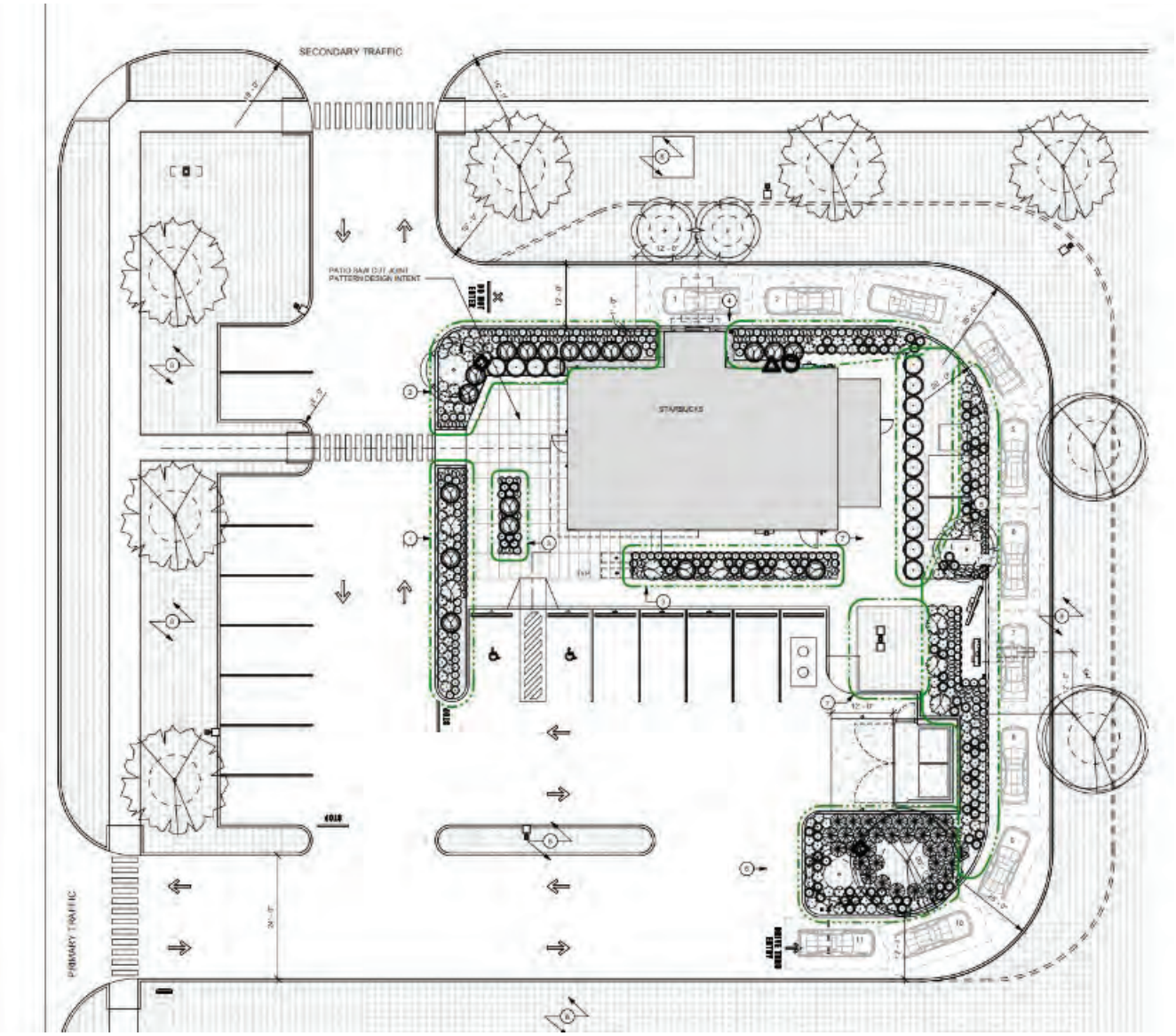


EXHIBIT C-3

1141 Lori Lane

Typical “Starbucks” Elevation

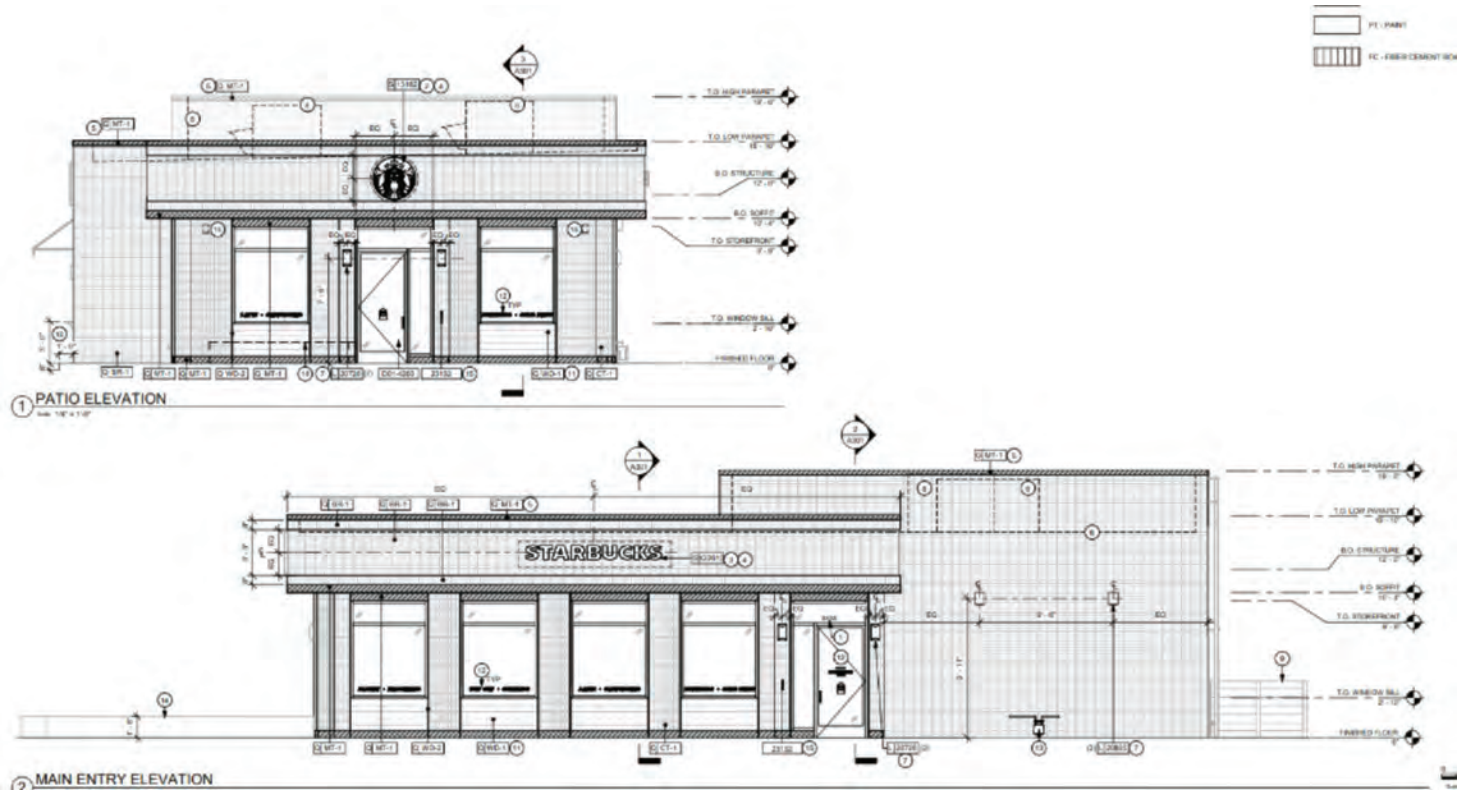


EXHIBIT C-4

1141 Lori Lane

General Design Concept (Coffee Shop or Similar)



EXHIBIT D-1 Option A

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-1 Option B

1160 Lori Lane

Conceptual Retail/Restaurant with Second Level Office



EXHIBIT D-2

1160 Lori Lane

Conceptual Retail/Restaurant with Residential Lofts



EXHIBIT D-3 Option A

1160 Lori Lane

Conceptual 4-Story Hotel

Site Specific

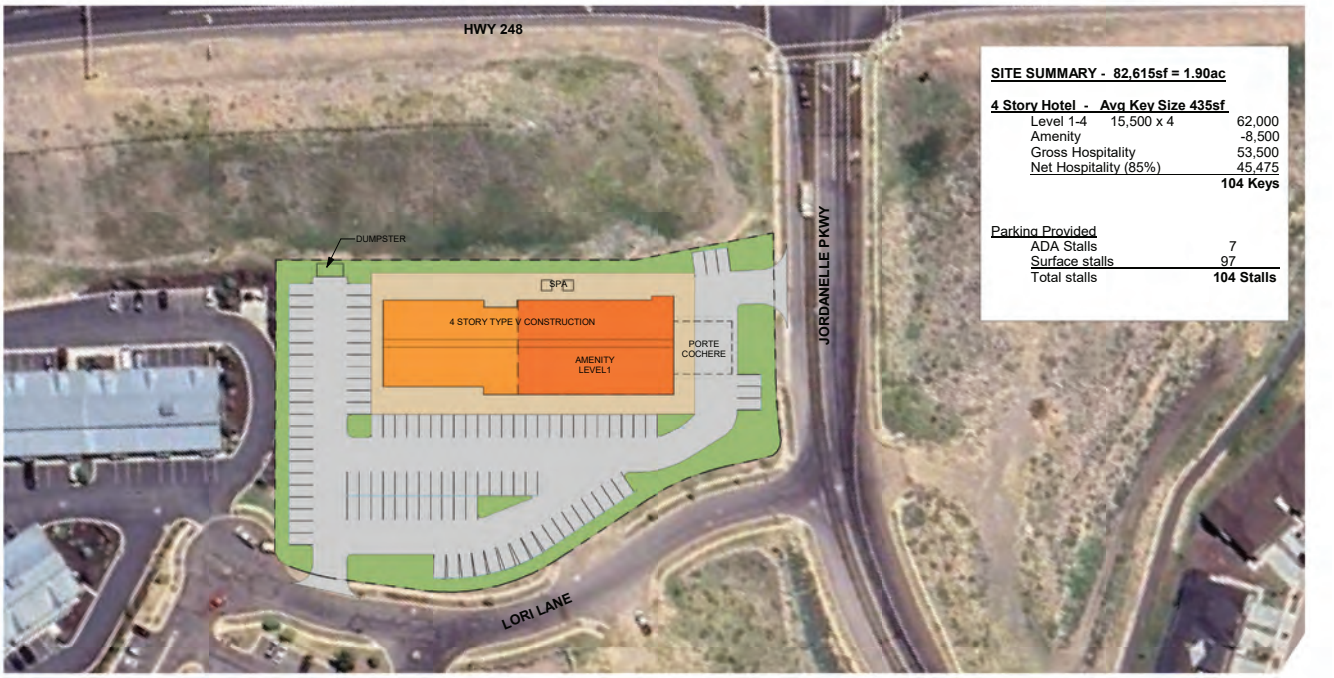


EXHIBIT D-3 Option B

1160 Lori Lane

Conceptual Boutique Hotel



EXHIBIT E

TOWN OF HIDEOUT, UTAH

RESOLUTION NO. 2026-___

A RESOLUTION APPROVING AN ANNEXATION AND MASTER DEVELOPMENT AGREEMENT FOR THE HIDEOUT MOUNTAIN VILLAGE PROJECT LOCATED AT 1141 AND 1160 LORI LANE; AND AUTHORIZING THE MAYOR TO EXECUTE SAID AGREEMENT

WHEREAS, Trag LLC and 1160 Lori Lane LLC (collectively, the "Developer") have requested annexation of certain real property located at 1141 and 1160 Lori Lane into the Town of Hideout, as more particularly described in the Annexation and Master Development Agreement (the
"Agreement"); and

WHEREAS, the Developer proposes to develop the property as a mixed-use commercial project known as "Hideout Mountain Village," as more particularly described in the Agreement and its exhibits ; and

WHEREAS, the Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532 and applicable provisions of the Hideout Municipal Code; and

WHEREAS, the Town Council finds that the Agreement:

- establishes vested development rights consistent with applicable law;
- provides for orderly development of the Property;
- promotes the public health, safety, and welfare; and
- is consistent with the Town's General Plan; and

WHEREAS, the Planning Commission has reviewed the proposed Project and has provided a recommendation to the Town Council following a duly noticed public hearing; and

WHEREAS, the Town Council has conducted a duly noticed public hearing and has considered the Agreement and all related materials; and

WHEREAS, the Town Council desires to approve the Agreement subject to the terms and conditions set forth therein.

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

Section 1. Approval of Agreement.

The Town Council hereby approves the Annexation and Master Development Agreement between the Town of Hideout and the Developer, attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 2. Authorization of Execution.

The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Town, and the Town Recorder is authorized to attest the same.

Section 3. Legislative Intent.

The Town Council hereby determines that:

- the Agreement constitutes a valid development agreement under Utah law;
- the terms of the Agreement are consistent with the Town's land use authority; and
- approval of the Agreement is in the best interest of the Town.

Section 4. No Waiver of Police Power.

Nothing in this Resolution or the Agreement shall be construed to limit the Town's legislative authority or police power except as expressly provided in the Agreement and permitted by law.

Section 5. Effective Date.

This Resolution shall take effect immediately upon adoption.

ADOPTED AND PASSED by the Town Council of the Town of Hideout, Utah, this ___ day of _____, 2026.

TOWN OF HIDEOUT

By: _____
Ralph Severini, Mayor

ATTEST:

Maria Devereux, Town Recorder

APPROVED AS TO FORM:

Corbin Gordon, Town Attorney

EXHIBIT F

TOWN OF HIDEOUT, UTAH

ORDINANCE NO. 2026-___

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY LOCATED AT 1141 AND 1160 LORI LANE INTO THE TOWN OF HIDEOUT; ASSIGNING A ZONING DESIGNATION; APPROVING AN ANNEXATION AND MASTER DEVELOPMENT AGREEMENT; AND PROVIDING FOR RELATED MATTERS

WHEREAS, Trag LLC and 1160 Lori Lane LLC (collectively, the "Developer") are the owners or contract purchasers of certain real property located in unincorporated Wasatch County, Utah, commonly known as 1141 and 1160 Lori Lane, more particularly described in Exhibit A (the "Property"); and

WHEREAS, the Developer has submitted a petition for annexation of the Property into the Town of Hideout (the "Town") in accordance with applicable Utah law; and

WHEREAS, the Property is contiguous to the boundaries of the Town and is eligible for annexation; and

WHEREAS, the Developer proposes to develop the Property as a mixed-use commercial project known as "Hideout Mountain Village" (the "Project"); and

WHEREAS, the Town is authorized to enter into development agreements pursuant to Utah Code § 10-9a-532; and

WHEREAS, the Town Council has considered the proposed Annexation and Master Development Agreement (the "Agreement"), attached hereto as Exhibit B; and

WHEREAS, the Town Council has held a duly noticed public hearing and received a recommendation from the Planning Commission regarding the annexation, zoning designation, and Project; and

WHEREAS, the Town Council hereby adopts the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The site includes two parcels. 1141 Lori Lane contains 1.02 acres and 1160 Lori Lane that contains 1.90 acres.
2. Prior to the annexation, the property was in unincorporated Wasatch County and was zoned Mountain (M) and also included within the Jordanelle Basin Overlay Zone (JBOZ), with a minimum lot size of 20 acres required for development.

3. The Town Council accepted the annexation petition for further consideration on September 9, 2025.
4. The site plan concepts associated with the petition for annexation were reviewed by the Planning Commission at two work sessions; one on November 20, 2025 and then again on March 19, 2026.
5. The proposed zoning for both sites is Commercial "C" once annexed into the Town of Hideout.
6. The property is contiguous to the Jordanelle Parkway which is in the Town of Hideout.

Conclusions of Law

1. The proposed annexation and zoning designation, as conditioned, comply with Hideout Municipal Code.
2. The proposed annexation and zoning designation, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured because of the approval of the proposed annexation and zoning designation, as conditioned.
4. Approval of the proposed annexation and zoning designation, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.

Conditions of Approval

1. While the Commercial ("C") zoning designation permits a broader range of commercial uses, including offices and meeting facilities, the Developer agrees that the ground-floor space within the building located at 1141 Lori Lane shall be limited to active commercial uses, including but not limited to restaurant and café uses. For the property located at 1160 Lori Lane, the Developer agrees that ground-floor uses shall be limited to active commercial uses, including but not limited to restaurants/cafés, bar/pub, grocery or convenience retail, general retail, personal services, fitness centers, and similar pedestrian-oriented commercial uses. Alternatively, a hotel may be constructed at 1160 Lori Lane.
2. The Town's Design Review Committee (DRC) will have statutory oversight to review and approve the proposed plans.

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

Section 1. Annexation of Property.

The Property described in **Exhibit A** is hereby annexed into the Town of Hideout and shall be subject to all applicable laws, ordinances, and regulations of the Town, except as otherwise provided in this Ordinance or the Agreement.

Section 2. Zoning Designation.

Upon annexation, the Property is hereby designated as **Commercial ("C") Zone**.

The zoning designation established herein shall govern the use and development of the Property, subject to the provisions of the Agreement.

Section 3. Approval of Annexation and Master Development Agreement.

The Town Council hereby approves the Annexation and Master Development Agreement attached as **Exhibit B** and incorporated herein by this reference.

Section 4. Authorization of Execution.

The Mayor is hereby authorized and directed to execute the Agreement on behalf of the Town, and the Town Recorder is authorized to attest the same.

Section 5. Development Rights and Governing Standards.

The development of the Property shall be governed by:

1. This Ordinance;
2. The Agreement; and
3. Applicable provisions of the Hideout Municipal Code, except as modified by the Agreement.

Section 6. Reservation of Legislative Authority.

Nothing in this Ordinance or the Agreement shall be construed to limit the Town's legislative authority or police power except as expressly provided in the Agreement and as permitted by law.

Section 7. Effective Date.

This Ordinance shall take effect upon:

- passage and publication as required by law; and
- satisfaction of any statutory annexation requirements.

Section 8. Severability.

If any provision of this Ordinance is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED by the Town Council of the Town of Hideout, Utah, this ___ day of _____, 2026.

TOWN OF HIDEOUT

By: _____
Ralph Severini, Mayor

ATTEST:

By: _____
Maria Devereux, Town Recorder

APPROVED AS TO FORM:

By:_____
Corbin Gordon, Town Attorney

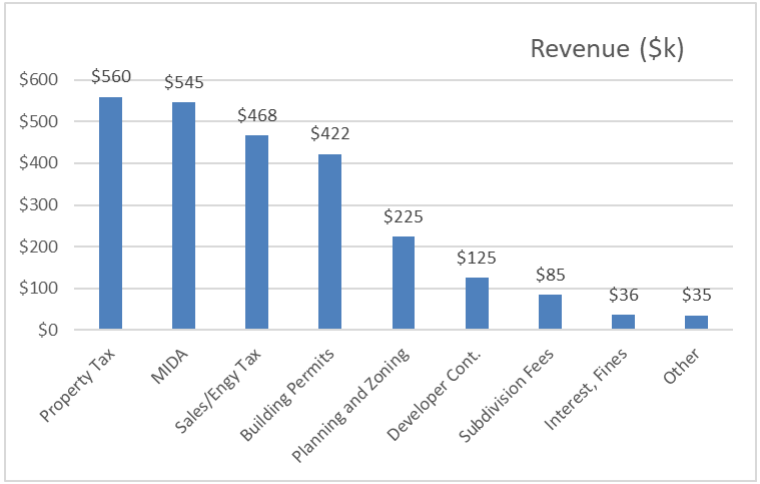
File Attachments for Item:

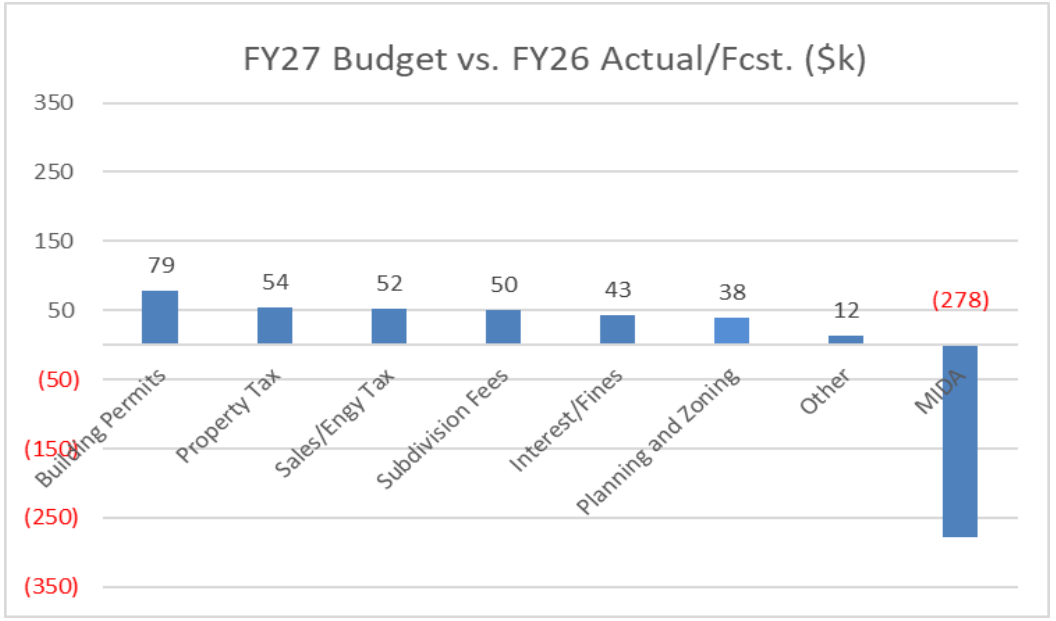
2. Discussion and Possible Adoption of the FY 2027 Tentative Budget. - Presented by K. Shepley (15 min.)

Town Council Meeting
FY27 Budget Review
5/14/2026

All information as of 4/30/2026

General Fund
FY27 Budget - Revenue



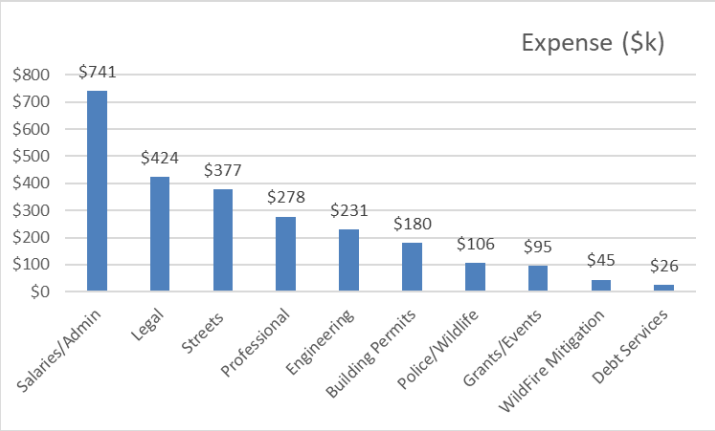


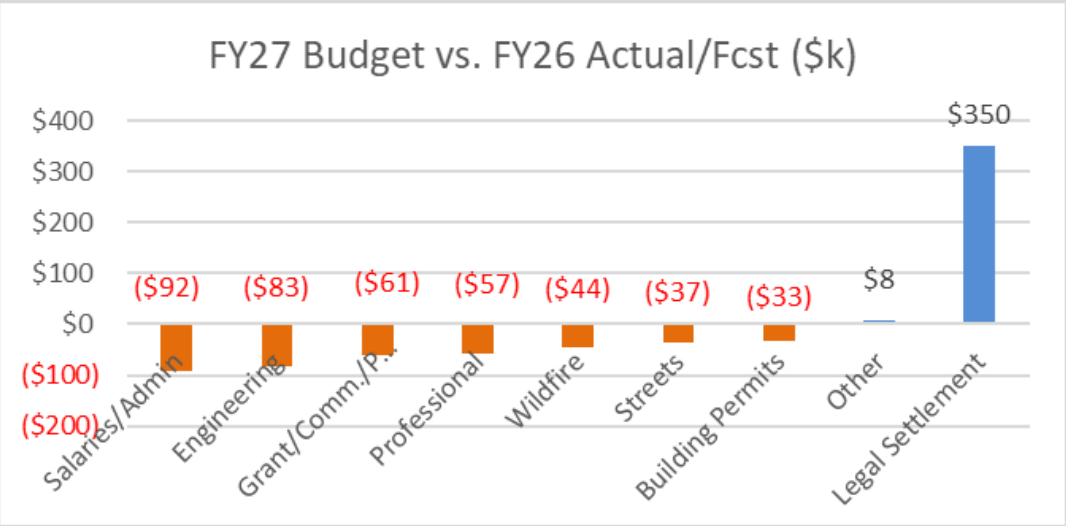
Revenues of $2.5MM are favorable to prior year by $51k primarily driven by:

- **License and Permits**: an increase in building permits from 70 to 86, new subdivisions (3) and planning/zoning fees driven by new building permits and subdivisions.
- **Taxes:** higher property, sales and municipal energy tax driven by higher certificates of occupancy (88 CO's)
- **Miscellaneous:** higher interest, fines and forfeitures

Favorable revenues are predominantly offset by reduced utilization of MIDA Development
s.

General Fund
FY27 Budget - Expense



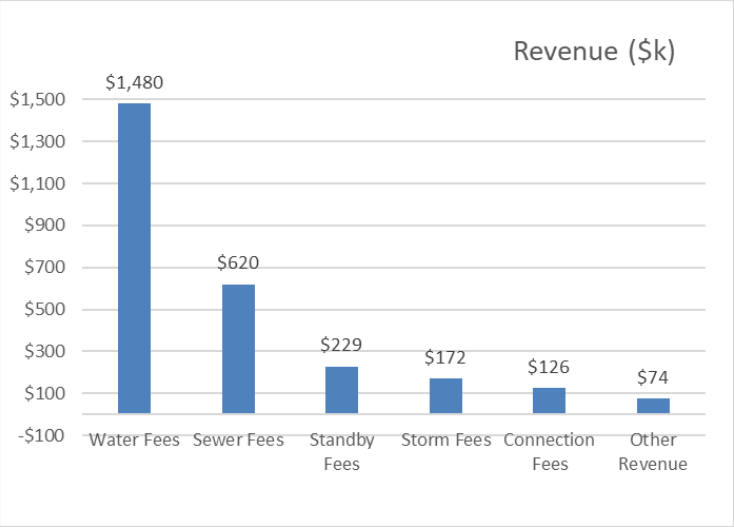


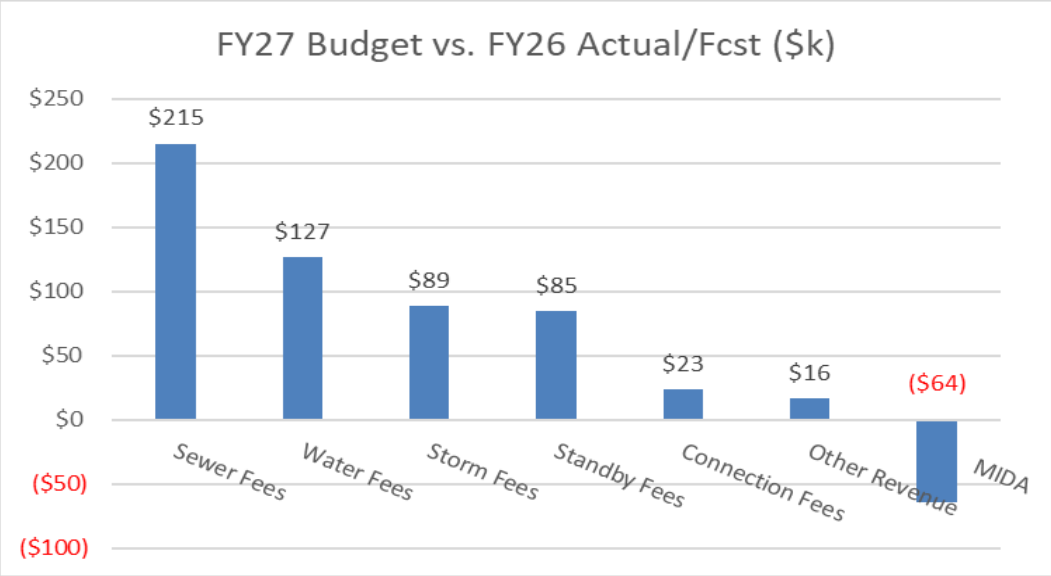
Expenses of $2.5MM are unfavorable to prior year by $51k primarily driven by an increase in costs for:

- **Salaries/administration** due to 4% COLA, medical/dental expense and a new employee replacing two part time employees as well as insurance, training and repairs/ maintenance (roof repair),
- **Professional services** due to an increase in building permit, new subdivisions, website development, engineering projects and legal.
- **Streets** due to road repair, snow removal, street lamps and speed signs, partially offset by no loss on sale of trucks.
- **Grant/Parks/Community** due to enhancements to trails/parks, community events and communication as well as grant matching and fire mitigation.

Unfavorable expenses are offset by legal settlements paid in FY26 and not budgeted in FY27.

Enterprise Fund
FY27 Budget - Revenue



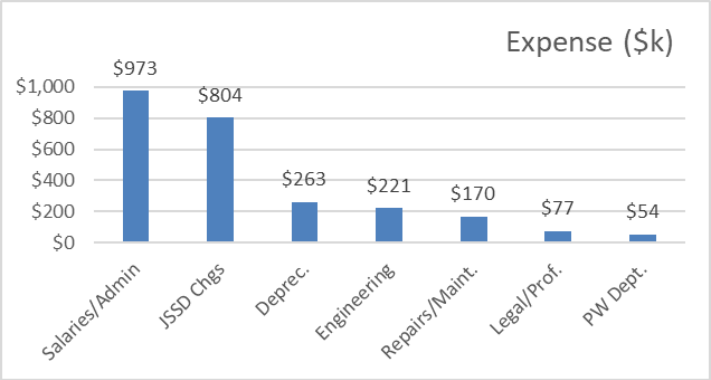


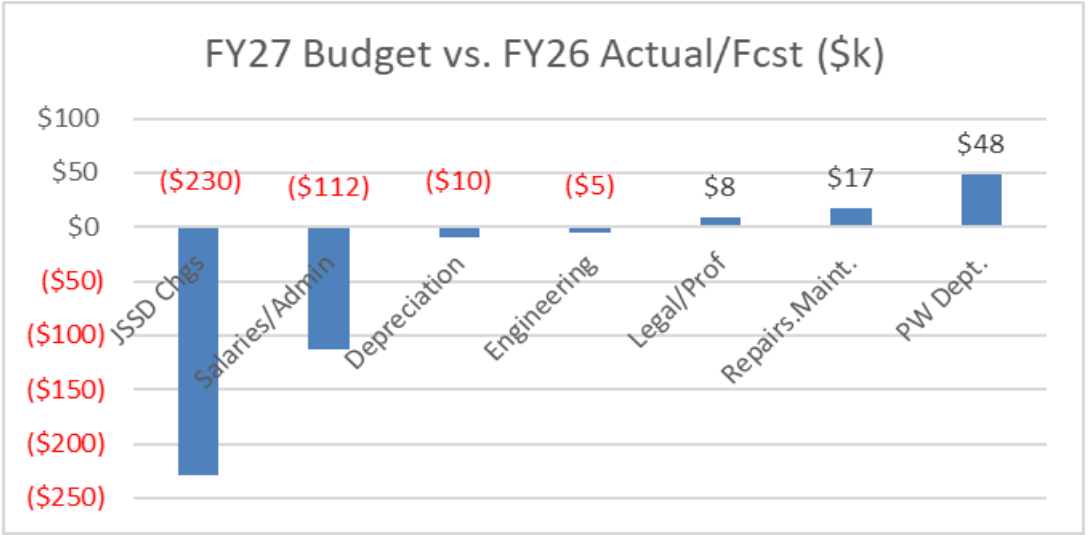
Revenues of $2.7MM are favorable to prior year by $491k is primarily driven:

- **Service fees** to residents for water usage, sewer, storm and standby water ($516k):
  - higher sewer and water rates driven by an increase in charges from JSSD
  - additional certificates of occupancy (88)
  - new fee and rate schedule
- **Higher water/sewer connection fees** driven by an increase in certificates of occupancy.
- **Higher late fees**

orable revenues are partially offset by reduced utilization of MIDA Development Funds

Enterprise Fund
FY27 Budget - Expense





Expenses of $2.6MM are unfavorable to prior year by $285k primarily driven by an increase in costs for:

- **General water services** driven by higher sewer/water rates from JSSD and an increase of 50 acre-feet of water dedicated to the town with a higher rate than reserved water.
- **Salaries/Admin** due to 4% COLA, medical/dental expense, new employee replacing two part time employees. Administrative costs due to insurance, training and repairs/ maintenance (roof repair).
- **Depreciation** expense due to purchase of two new trucks and pipe upgrade.

Unfavorable expenses are offset by lower public works expense primarily driven by fewer repairs and maintenance (significant pipe repairs in FY26), fewer water meter replacements and lower lease cost due to the purchase of two trucks.

MIDA - Municipal
FY27 Budget

MIDA - Municipal				
Revenue and Expense	FY26	FY27 Budget	FY26 Act. vs FY27 Budget $	FY26 Act. Vs. FY27 Budget %
Revenue:				
Property taxes - Current MIDA	$103,065	$109,868	$6,803	6.6%
Energy - Current MIDA	$10,992	$11,717	$726	6.6%
Transient Room Tax	$3,377	$3,378	$1	0.0%
Sales Tax	$477	$508	$31	6.6%
Interest Revenue	$3,627	$2,127	($1,500)	-41.4%
Total Intergovernmental Revenue	**$121,538**	**$127,599**	**$6,061**	**5.0%**
Expense:				
Transfer to Fund 10 for Muncipal services	$142,501	$80,482	$62,019	43.5%
Admin	$11,791	$12,379	($588)	-5.0%
Total Expense	**$154,292**	**$92,861**	**$61,431**	**NA**
Surplus/(Deficit)	**($32,755)**	**$34,738**	**$67,492**	**206.1%**

FY27 surplus of $35k is favorable to prior year by $67k primarily driven by:

- Favorable revenues of $6k resulting from **higher property and municipal energy taxes** of $7.5k due to an increase in certificates of occupancy offset partially by lower interest revenue due to lower anticipated interest rates and utilization of funds in FY26 and FY27
- Favorable expenses of $61k due to **fewer funds being transferred to the General Fund**

MIDA - Development
FY27 Budget

MIDA - Development				
Revenue and Expense	FY26	FY27 Budget	FY26 Act. vs FY27 Budget $	FY26 Act. Vs. FY27 Budget %
Revenue:				
Property taxes - Current MIDA	$557,422	$594,216	$36,794	6.6%
Interest Revenue	$21,966	$13,808	($8,159)	-37.1%
MIDA - Sales tax	$19,120	$20,382	$1,262	6.6%
Total Intergovernmental Revenue	**$598,509**	**$628,406**	**$29,897**	**128.5%**
Expense:				
Admin Expenses	$57,939	$60,833	($2,894)	-5.0%
Transfer to Water Fund	$64,207	$0	$64,207	100.0%
Transfer to General Fund	$659,104	$465,000	$194,104	29.4%
Total Expense	**$781,250**	**$525,833**	**$255,417**	**32.7%**
Surplus/(Deficit)	**($182,741)**	**$102,572**	**$285,314**	**156.1%**

FY27 surplus of $103k is favorable to prior year by $285k primarily driven by:

1. Favorable revenues resulting from **higher property and sales tax** of $38k due to an increase in certificates of occupancy offset partially by reduced interest revenue due to lower anticipated interest rates and utilization of funds in FY26 and FY27
2. Favorable expenses due to **fewer funds being transferred to the General and Water Funds**.

Class C Road Funds
FY27 Budget

Revenue and Expense	FY26	FY27	FY27 Budget vs. FY26 $	FY27 Budget vs. FY26 %
Revenue:				
3356 Class C Road Allotment	$118,512	$118,512	$0	0.0%
3610 Interest earnings	$18,010	$17,491	($518)	-4.4%
Total Intergovernmental Revenue	**$136,521**	**$136,003**	**($518)**	**-0.4%**
Expense				
6010 Transfers to General Fund	$0	$0	$0	#DIV/0!
4073 Improvements Other Than Buildings	$0	$0	$0	#DIV/0!
Total Operating Expense	**$0**	**$0**	**$0**	**#DIV/0!**
Total Income From Operations:	**$136,521**	**$136,003**	**($518)**	**-0.4%**

Class C Road Funds are relatively plat to prior year at $137k as the town has not increased its miles of roads reported to the State of Utah.

Town of Hideout
State Budget Report
10 General Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	395,734	443,713	421,337	-	495,507
3120 Prior year property taxes - delinquent paid	175,650	46,848	50,609	-	57,383
3124 Fee-in-lieu of property taxes	6,211	4,994	5,199	-	6,633
3130 Sales tax	258,055	255,136	277,022	-	346,501
3132 Resort tax	-	8,861	-	-	-
3136 Transient Room Tax Revenue	4,397	5,296	4,223	-	6,198
3137 Franchise Fee Revenue	4,124	3,535	4,673	-	4,695
3140 Municipal energy taxes	89,608	86,609	95,693	-	121,295
Total Taxes	**933,779**	**854,993**	**858,756**	**-**	**1,038,212**
Licenses and permits					
3210 Business licenses	2,158	1,463	2,332	-	1,712
3215 MDA revenue/Developer Contributions	124,667	124,667	124,667	-	124,667
3221 Building permits	396,304	258,683	409,157	-	414,522
3222 Roadway Fee	49,895	(2,750)	-	-	-
3223 Excavation Permit Fee Revenue	22,710	1,457	8,600	-	15,000
3225 Application Fee Revenue	3,250	4,895	3,509	-	7,655
3225.1 Annexation Fee Revenue	9,350	-	-	-	-
3227 Construction/Other Sign Fee	4,200	6,530	3,922	-	7,752
3229 Subdivision Development Fees	23,210	33,128	15,000	-	25,000
3230 5.5% Project (Engineering) Fees	-	-	84,469	-	60,000
3231 Planning & Zoning Fees	118,053	144,533	114,600	-	224,632
Total Licenses and permits	**753,796**	**572,606**	**766,256**	**-**	**880,940**
Intergovernmental revenue					
3310 Grant Revenue	-	-	50,000	-	-
Total Intergovernmental revenue	**-**	**-**	**50,000**	**-**	**-**
Charges for services					
3430 Snow plow services	-	2,836	-	-	-
3490 Other services revenue	2,874	273	2,960	-	-
Total Charges for services	**2,874**	**3,110**	**2,960**	**-**	**-**
Fines and forfeitures					
3510 Fines and forfeitures	-	250	40,000	-	10,000
Total Fines and forfeitures	**-**	**250**	**40,000**	**-**	**10,000**
Interest					
3610 Interest earnings	111,682	73,559	56,000	-	26,250
3615 Street impact fees (interest)	28,737	(47,267)	27,375	-	-
Total Interest	**140,419**	**26,292**	**83,375**	**-**	**26,250**
Miscellaneous revenue					
3690 Other revenue	713	3,170	-	-	-
Total Miscellaneous revenue	**713**	**3,170**	**-**	**-**	**-**
Contributions and transfers					
3850 Transfer From Municipal MIDA -Fund 23	24,526	-	417,542	-	80,482
3852 Transfer From Development MIDA -Fund 24	-	680,897	-	-	-
3890 General Fund Balance to be Appropriated	-	-	-	-	465,000
Total Contributions and transfers	**24,526**	**680,897**	**417,542**	**-**	**545,482**
Total Revenue:	**1,856,105**	**2,141,317**	**2,218,889**	**-**	**2,500,884**
Expenditures:					
General government					
Administrative					
5001.1 Admin Contract services	11,882	14,153	6,951	-	13,352
5001.2 Admin Council pay	-	4,788	10,500	-	8,791
5001.4 Admin Insurance	10,486	11,056	11,783	-	12,568
5001.6 Admin Mileage reimbursement	2,218	1,562	2,191	-	2,132
5001.8 Admin Personnel	298,700	257,109	342,328	-	357,652
5001.85 office supplies	3,148	1,180	2,717	-	1,817
5001.9 Admin Public notices	502	-	1,814	-	-
5001.A Admin Security Alarm Monitoring	957	502	934	-	773
5003 Admin Benefits	158,742	179,959	163,988	-	230,551
5004 Admin Other	1,607	17,481	5,000	-	14,000

Town of Hideout
State Budget Report
10 General Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
5005 legal settlement	-	350,000	-	-	-
5010 Admin Information Technology	25,857	16,919	23,870	-	24,613
5016 Admin Telephone	7,323	3,288	5,632	-	4,944
5017 Admin Training	2,544	3,997	11,358	-	13,903
5018 Admin Website	-	964	-	-	1,484
5019 Admin Membership	4,134	2,475	7,313	-	6,000
5021 Meals and Meetings	-	(7,290)	1,200	-	14,976
5030 Admin Repairs & Maintenance	6,861	5,045	4,805	-	14,806
5050 Admin Utilities	19,097	12,387	13,040	-	18,356
5069 Miscellaneous	-	1,105	-	-	-
5656 Miscellaneous - Other	-	(2,359)	-	-	-
Total Administrative	**554,059**	**874,319**	**615,424**	**-**	**740,718**
Professional services					
5002 Advisory Committee	79,312	23,942	96,500	-	60,000
5002.1 Accounting	14,104	15,763	19,575	-	33,507
5002.2 Legal	441,852	302,916	455,000	-	423,684
5002.3 Engineering 5% project/escrow	12,212	(4,033)	70,000	-	50,000
5002.35 Town Engineering	115,145	112,338	118,063	-	145,841
5002.36 Town Engineering - projects	29,265	24,001	29,080	-	57,802
5002.4 Building inspection and Plan Review	182,441	105,890	150,541	-	175,125
5002.5 Plan prints	2,877	2,950	2,972	-	4,878
5002.6 Auditor	9,225	8,000	7,880	-	8,000
5002.60 Planning	59,000	52,400	33,160	-	63,300
5002.65 Building Plan Review(5% escrow)	8,368	33,709	-	-	-
5002.9 Communications	-	47,870	90,000	-	90,000
Total Professional services	**953,801**	**725,746**	**1,072,771**	**-**	**1,112,137**
Total General government	**1,507,860**	**1,600,065**	**1,688,195**	**-**	**1,852,855**
Public Safety					
5105 Safety Police department	80,124	68,239	82,528	-	84,531
5115 Disaster Recovery	-	-	-	-	10,000
5305 Animal Services	13,549	8,070	12,346	-	11,029
Total Public Safety	**93,673**	**76,309**	**94,874**	**-**	**105,560**
Streets					
5201 Streets/snow plow contractors	3,753	2,166	-	-	2,220
5202 Streets Auto maintenance	5,359	2,938	5,235	-	6,000
5203 Streets Benefits	245	145	-	-	149
5204 Streets Fuel	9,208	7,511	10,791	-	12,000
5205 Streets Materials & Supplies	45,014	103,317	62,538	-	121,828
5206 snow plow-contractor	-	-	-	-	5,000
5207 City Road Repairs	87,603	157,338	150,000	-	200,000
5208 Streets Repair & maintenance	18,349	19,367	40,000	-	23,821
5209 Streets Equipment lease	11,419	8,017	9,343	-	5,625
Total Streets	**180,950**	**300,799**	**277,907**	**-**	**376,643**
Parks					
5450 Parks and Recreation	-	-	15,000	-	15,000
Total Parks	**-**	**-**	**15,000**	**-**	**15,000**
Miscellaneous					
5650 Community Development	1,124	3,799	12,000	-	30,000
5655 Grant Matching	-	43,445	85,000	-	50,000
5660 Fire Station Expenses	-	-	-	-	45,000
Total Miscellaneous	**1,124**	**47,244**	**97,000**	**-**	**125,000**
Debt service					
5800 Principal	58,708	17,000	31,708	-	17,000
5801 Interest	13,791	9,250	14,205	-	8,825
Total Debt service	**72,500**	**26,250**	**45,913**	**-**	**25,825**
Total Expenditures:	**1,856,105**	**2,050,667**	**2,218,889**	**-**	**2,500,883**
Total Change In Net Position	**-**	**90,650**	**-**	**-**	**1**

Town of Hideout
State Budget Report
23 Municipal Services - MIDA - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - Current MIDA	82,887	103,065	101,243	-	109,868
3130 MIDA - Sales tax	322	258	351	-	508
3135 MIDA - resort tax	-	234	-	-	-
3140 Energy - Current MIDA	17,717	10,996	19,118	-	11,717
3145 Transient Room tax - Current MIDA	980	3,884	967	-	3,378
Total Taxes	**101,905**	**118,436**	**121,679**	**-**	**125,471**
Interest					
3610 Interest earnings	3,662	3,627	2,242	-	2,127
Total Interest	**3,662**	**3,627**	**2,242**	**-**	**2,127**
Total Revenue:	**105,567**	**122,063**	**123,921**	**-**	**127,598**
Expenditures:					
General government					
Administrative					
4500 transfer to Fund 10 for municipal services	24,526	-	200,000	-	80,482
4700 MIDA-Admin	9,500	11,844	11,324	-	12,379
Total Administrative	**34,026**	**11,844**	**211,324**	**-**	**92,861**
Total General government	**34,026**	**11,844**	**211,324**	**-**	**92,861**
Total Expenditures:	**34,026**	**11,844**	**211,324**	**-**	**92,861**
Total Change In Net Position	**71,542**	**110,220**	**(87,403)**	**-**	**34,737**

Town of Hideout
State Budget Report
24 Development- MIDA - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - Current MIDA	455,486	557,422	553,872	-	594,216
3130 MIDA - Sales tax	19,026	13,622	20,687	-	20,382
3135 MIDA - resort tax	-	11,303	-	-	-
Total Taxes	**474,512**	**582,347**	**574,559**	**-**	**614,598**
Interest					
3610 Interest earnings	14,432	19,120	34,882	-	13,808
Total Interest	**14,432**	**19,120**	**34,882**	**-**	**13,808**
Total Revenue:	**488,944**	**601,467**	**609,441**	**-**	**628,406**
Expenditures:					
General government					
Administrative					
4500 transfer to Fund 10 for development services	-	680,897	217,542	-	465,000
4505 transfer to Fund 51 for development services	-	64,208	-	-	-
4700 MIDA - admin	46,543	58,235	57,456	-	60,833
Total Administrative	**46,543**	**803,340**	**274,998**	**-**	**525,833**
Total General government	**46,543**	**803,340**	**274,998**	**-**	**525,833**
Total Expenditures:	**46,543**	**803,340**	**274,998**	**-**	**525,833**
Total Change In Net Position	**442,401**	**(201,873)**	**334,443**	**-**	**102,573**

Town of Hideout
State Budget Report
48 Class C Road Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3356 Class C road allotment	123,687	136,143	160,359	-	118,512
Total Intergovernmental revenue	**123,687**	**136,143**	**160,359**	**-**	**118,512**
Interest					
3610 Interest earnings	11,672	8,035	10,974	-	17,491
Total Interest	**11,672**	**8,035**	**10,974**	**-**	**17,491**
Total Revenue:	**135,359**	**144,178**	**171,333**	**-**	**136,003**
Total Change In Net Position	**135,359**	**144,178**	**171,333**	**-**	**136,003**

Town of Hideout
State Budget Report
51 Water Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
Change In Net Position					
Revenue:					
Contributions and transfers					
3852 Transfer From Development MIDA -Fund 24	-	64,208	-	-	-
Total Contributions and transfers	**-**	**64,208**	**-**	**-**	**-**
Total Revenue:	**-**	**64,208**	**-**	**-**	**-**
Total Change In Net Position	**-**	**64,208**	**-**	**-**	**-**
Income or Expense					
Income From Operations:					
Operating income					
5110 Interest earnings	45,616	17,490	40,000	-	42,000
5140 Water service	1,247,199	1,127,796	1,390,829	-	1,479,959
5141 Standby water	173,698	(4,603)	201,752	-	228,780
5143 Meter rental	4,400	3,200	4,573	-	3,506
5145 Storm water service	49,908	56,173	56,321	-	171,999
5150 Sewer service	284,256	307,522	321,343	-	620,018
5310 water meter connection fees	104,376	55,571	115,078	-	87,806
5312 sewer connection fees	44,480	22,000	49,523	-	37,840
5315 Water Transfer fees	3,146	2,859	3,041	-	3,371
5410 Late penalties and fees	4,284	6,042	23,709	-	25,000
5490 Other operating income	2,698	20	-	-	4
Total Operating income	**1,964,062**	**1,594,069**	**2,206,169**	**-**	**2,700,283**
Operating expense					
5001.1 Admin Contract Services	7,627	14,113	8,570	-	15,451
5001.2 Admin Council Pay	-	7,229	10,500	-	8,829
5001.4 Admin Insurance	16,006	16,694	-	-	30,721
5001.6 Admin Mileage Reimbursement	1,655	2,091	1,860	-	2,144
5001.7 Admin Office Supplies	2,238	1,782	2,515	-	1,827
5001.9 Admin Public Notices	468	-	1,776	-	-
5001.A Admin Security Alarm Monitoring	783	758	880	-	777
5004 Admin Other	6,705	(2,970)	3,414	-	4,607
5019 Admin Membership	3,736	3,265	9,029	-	6,000
5021 Meals and Meetings	-	21,996	1,200	-	14,976
5030 Admin Repairs & Maintenance	3,994	7,166	4,488	-	9,845
5050 Admin Utilites	11,032	18,004	12,396	-	18,454
5069 Miscellaneous	-	(1,260)	-	-	(1,292)
6001.1 Insurance	(6,291)	-	-	-	-
6005 Accounting and Audit	24,816	35,896	29,802	-	33,000
6006 Consulting Services - PW	11,220	14,805	31,000	-	15,000
6010 Information Technology	19,165	23,712	22,315	-	-
6016 Telephone	4,728	4,849	5,313	-	19,620
6017 Training	2,443	6,035	7,745	-	8,221
6018 Website	-	1,456	-	-	6,186
6120 Depreciation Expense	52,485	-	249,090	-	263,099
6140 Engineering	1,772	37,469	2,190	-	75,306
6141 Engineering - projects	103,883	106,628	100,171	-	145,724
6150 Legal	33,470	31,666	60,000	-	43,750
6205 materials and supplies	3,072	265	10,000	-	19,581
6209 Street Equipment Lease	34,258	24,050	28,029	-	16,875
6210 Meters	72,404	55,245	74,079	-	22,550
6240 Office expenses	-	-	10,916	-	5,492
6305 Repairs and Maint - Sewer	40,402	34,319	80,000	-	50,000
6310 Repairs and Maint - Water	2,311	120,589	41,000	-	60,000
6315 Repairs and Maint - Storm	6,240	15,132	10,000	-	40,000
6350 Salaries and wages	459,650	379,476	475,034	-	509,306
6355 Benefits	234,677	219,111	258,138	-	312,247
6360 Software and technology	695	-	-	-	-
6405 JSSD - Sewer	52,503	145,009	53,760	-	378,900
6410 JSSD - Water	276,750	257,485	285,052	-	376,380
6412 Water reservation fees	60,914	64,661	66,601	-	48,537
6610 Depreciation Expense	195,911	-	-	-	-
Total Operating expense	**1,741,721**	**1,666,726**	**1,956,863**	**-**	**2,562,113**
Total Income From Operations:	**222,340**	**(72,658)**	**249,306**	**-**	**138,170**

Town of Hideout
State Budget Report
51 Water Fund - 07/01/2026 to 06/30/2027
100.00% of the fiscal year has expired

	2025 Actual	2026 Actual	2026 Original Budget	2026 Revised Budget	2027 Original Budget
Total Income or Expense	**222,340**	**(72,658)**	**249,306**	**-**	**138,170**