HIDEOUT, UTAH TOWN COUNCIL
REGULAR MEETING AND PUBLIC HEARINGS
June 11, 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, June 11, 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

I. Welcome
II. Call to Order
III. Roll Call
IV. Pledge of Allegiance
V. Consent Agenda
    1. Approval of the Town Council Minutes – July 10, 2025
    2. Approval of the Town Council Minutes – August 14, 2025
    3. Approval of the Town Council Minutes – September 11, 2025
    4. Approval of the Town Council Minutes – October 9, 2025
    5. Approval of the Town Council Minutes – October 29, 2025
    6. Approval of the Town Council Minutes – February 12, 2026
    7. Approval of the Town Council Minutes – November 21, 2025
    8. Approval of the Town Council Minutes – December 3, 2025
    9. Approval of the Town Council Minutes – December 17, 2025
    10. Approval of the Town Council Minutes – January 8, 2026
    11. Approval of the Town Council Minutes – February 10, 2026
    12. Approval of the Town Council Minutes – March 12, 2026
    13. Approval of the Town Council Minutes – April 9, 2026
    14. Approval of the Town Council Minutes – May 6, 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

1. Presentation and Review of the Annual Audit. - Spencer Hintzie, Gilbert & Stewart (15 min.)
2. Discussion and Presentation of the Annual Fraud Risk Assessment - Spencer Hintzie, Gilbert & Stewart (15 min.)
3. 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.)
4. Discussion and Possible Adoption of an Ordinance establishing procedures and enforcement authority for Stop Work Orders – Corbin Gordon, Town Attorney (10 min.)
5. Review and Acceptance of the 2025 Water Audit Report - Dennis Pay, Town Engineer, HAL (10 min.)
6. Discussion and possible Adoption of Ordinance No. 2026-XX granting the Town Council authority to adopt and amend Planning Commission Rules of Procedure. - Corbin Gordon, Town Attorney (10 min.)
7. Review and possible adoption of Resolution 2026-R-XX, to establish an Artificial Intelligence Policy for City Operations. - Corbin Gordon, Town Attorney (10 min.)
8. Review and consideration for adoption of a GRAMA-Compliant Confidentiality and Non-Disclosure Agreement (for Economic Development Discussions) – Corbin Gordon, Town Attorney (10 min.)
9. Hideout U - The Town's structured training and orientation program designed to provide elected and appointed officials with a working understanding of municipal operations and the functions of the town - Corbin Gordon, Town Attorney (10 min.)

X. Public Hearing (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 the FY 2027 Budget. - Presented by K. Shepley (15 min.)

2. Consideration and Possible Adoption of Amendments to the Town's Consolidated Fee and Rate Schedule – Utility Rates, Escrow, Standby Fees and Parking. – Jan McCosh, Administrator (10 min.)

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*

XII. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above June 11, 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 06/08/2026

File Attachments for Item:

4. Discussion and Possible Adoption of an Ordinance establishing procedures and enforcement authority for Stop Work Orders – Corbin Gordon, Town Attorney (10 min.)

TOWN OF HIDEOUT
ORDINANCE NO. 2026-O-___

AN ORDINANCE AMENDING THE HIDEOUT MUNICIPAL CODE TO CLARIFY AND STRENGTHEN THE TOWN'S AUTHORITY TO ISSUE STOP WORK ORDERS, SUSPEND PERMIT ACTIVITY, AND WITHHOLD FURTHER DEVELOPMENT REVIEW, INSPECTIONS, AND APPROVALS FOR VIOLATIONS OF TOWN CODE, CONDITIONS OF APPROVAL, DEVELOPMENT AGREEMENTS, PERMITS, AND FAILURE TO PAY OR MAINTAIN REQUIRED FEES, ESCROWS, REIMBURSEMENTS, OR FINANCIAL SECURITY

WHEREAS, the Town of Hideout is authorized to enact and enforce ordinances necessary to protect the public health, safety, welfare, and orderly development of the Town;

WHEREAS, the Town is authorized to administer and enforce its land use, building, subdivision, public works, engineering, inspection, and development standards, including through appropriate enforcement remedies;

WHEREAS, the Town incurs costs in reviewing, processing, inspecting, and administering development applications, permits, construction activity, public improvements, private improvements, subdivision improvements, and related development activity;

WHEREAS, the Town requires applicants, developers, property owners, and permit holders to pay applicable fees and to post, replenish, and maintain required review escrows, inspection escrows, reimbursement deposits, performance guarantees, bonds, letters of credit, and other financial assurances as required by Town ordinance, fee schedule, permit condition, development approval, or development agreement;

WHEREAS, failure to timely pay required fees, invoices, reimbursements, escrows, deposits, or financial assurances impairs the Town's ability to administer and inspect development activity, protects the applicant or developer from bearing costs that should not be shifted to the public, and may result in continued development activity without adequate Town review, inspection, or enforcement funding;

WHEREAS, the Town Council desires to clarify that unpaid fees, unreplenished escrows, unpaid invoices, defaulted financial assurances, and failure to comply with conditions of approval may constitute grounds for the Town to suspend further review, inspections, permit activity, approvals, and work associated with the applicable project or permit until the default is cured;

WHEREAS, the Town Council also desires to adopt a general stop-work order provision applicable to building, land use, subdivision, grading, excavation, public improvement, private improvement, infrastructure, and other development activity regulated by the Town;

WHEREAS, the Town Council finds that this ordinance is necessary to protect the Town, its residents, applicants, developers, neighboring properties, public improvements, public infrastructure, and the public treasury; and

WHEREAS, the Town Council finds that this ordinance is in the best interests of the health, safety, welfare, and orderly development of the Town.

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

SECTION 1. Amendment to Title 10.

Title 10 of the Hideout Municipal Code is amended to add a new Section 10.04.18, to read as follows:

10.04.18 STOP WORK ORDERS; ADMINISTRATIVE HOLDS; PERMIT SUSPENSION.

A. **Authority.** The Building Official, Town Engineer, Planning Director, Town Administrator, Code Enforcement Officer, or other official designated by the Town may issue a stop work order, administrative hold, notice of violation, or permit suspension when the official determines that work, construction, grading, excavation, installation of improvements, infrastructure construction, site disturbance, or other activity regulated by this Title, Title 11, Title 12, Title 8, the construction codes, an approved permit, an approved plan, a subdivision approval, a development agreement, or any other applicable Town ordinance, approval, standard, or condition is being performed or allowed:

1. contrary to any provision of the Hideout Municipal Code, adopted construction code, engineering standard, approved plan, permit, development approval, subdivision approval, condition of approval, or development agreement;
2. in a manner that is dangerous, unsafe, damaging to public or private property, or detrimental to public health, safety, or welfare;
3. without a required permit, approval, inspection, authorization, or financial assurance;
4. in violation of any condition of approval, permit condition, subdivision improvement agreement, development agreement, or Town-approved construction plan;
5. after expiration, suspension, revocation, or default under any applicable permit, approval, agreement, bond, escrow, or financial assurance;
6. while required fees, invoices, reimbursements, inspection charges, engineering charges, planning charges, legal charges, review escrows, inspection escrows, deposits, bonds, letters of credit, or other required financial assurances associated with the property, project, application, permit, development approval, subdivision, or development agreement are unpaid, deficient, expired, unreplenished, or otherwise in default; or
7. in any manner requiring immediate action to protect the Town, the public, public improvements, private property, or the integrity of the Town's land use, building, public works, engineering, or inspection process.

B. **Scope of Order.** A stop work order may apply to all work on the property, all work under a particular permit or approval, all work associated with a phase of development, or only the

specific work identified in the order. The issuing official may limit the order to the minimum scope reasonably necessary to address the violation or default.

C. **Written Order.** The stop work order shall be in writing and shall state:

1. the property, permit, project, application, phase, or work subject to the order;
2. the reason for the order;
3. the code provision, permit condition, approval condition, development agreement provision, financial requirement, or other requirement believed to be violated or in default, if known;
4. the work or activity that must cease;
5. any work that may continue, including work necessary to remove or correct a violation, protect public safety, stabilize the site, maintain erosion control, preserve improvements, or comply with directions of the Town;
6. the conditions under which work may resume; and
7. the right to appeal, if applicable.

D. **Service and Posting.** A stop work order may be served by any reasonable method, including personal delivery, email, certified mail, regular mail, posting on the property, posting at the construction site, delivery to the owner, applicant, developer, contractor, subcontractor, permit holder, property manager, agent, or other person performing or directing the work. Service is effective upon posting at the site, personal delivery, email transmission, or mailing, whichever occurs first.

E. **Immediate Effect.** Upon issuance and service or posting of a stop work order, the cited work shall immediately cease. It is unlawful for any person to continue, authorize, direct, permit, or allow work in violation of a stop work order, except work expressly authorized by the Town to correct the violation, remove a dangerous or unsafe condition, stabilize the site, protect public safety, or preserve property.

F. **Administrative Hold.** In addition to, or instead of, issuing a stop work order, the Town may place an administrative hold on any application, permit, inspection, approval, plat recording, acceptance of improvements, release of financial assurance, certificate of occupancy, or other Town action associated with the property, project, applicant, owner, developer, permit holder, or approval until the violation, deficiency, or default has been cured. An administrative hold may include suspension of further staff review, consultant review, engineering review, planning review, legal review, inspections, permit issuance, permit amendments, or scheduling of public meetings for the applicable project.

G. **Financial Default.** Failure to timely pay, replenish, restore, or maintain any required fee, invoice, reimbursement, escrow, deposit, bond, letter of credit, inspection fund, consultant review fund, or other financial assurance required by Town ordinance, fee schedule, permit, condition of approval, development approval, subdivision approval, subdivision improvement

agreement, reimbursement agreement, or development agreement constitutes a violation and default for purposes of this Section. Unless a shorter period is required by agreement, permit condition, or exigent circumstances, the Town may provide written notice of the financial default and allow not less than five business days to cure before issuing a stop work order based solely on financial default. No cure period is required where continued work would create a threat to public health, safety, welfare, public improvements, private property, or the Town's ability to inspect, review, or enforce the work.

H. **Conditions for Release.** The Town may require one or more of the following before releasing a stop work order, administrative hold, or permit suspension:

1. payment of all delinquent amounts, including fees, invoices, reimbursements, escrows, inspection charges, engineering charges, planning charges, legal charges, penalties, and collection costs;
2. replenishment of required escrows, deposits, bonds, letters of credit, or financial assurances in an amount determined by the Town to be sufficient for continued review, inspection, enforcement, and completion of the work;
3. correction of the violation or unsafe condition;
4. submittal and approval of revised plans, reports, calculations, schedules, or corrective work plans;
5. completion of required inspections;
6. execution of required agreements or amendments;
7. reimbursement of Town costs, including attorney fees, consultant fees, engineering fees, inspection fees, administrative costs, and enforcement costs; and
8. any other condition reasonably necessary to ensure compliance with Town requirements and protection of the public health, safety, and welfare.

I. **No Waiver; No Liability.** Issuance, non-issuance, release, or partial release of a stop work order, administrative hold, or permit suspension does not waive any Town requirement, approval condition, code provision, remedy, claim, enforcement right, or defense. The Town shall not be liable for costs, damages, delay claims, lost profits, financing costs, carrying costs, or other alleged losses resulting from a stop work order, administrative hold, permit suspension, or enforcement action issued in good faith.

J. **Penalties and Remedies.** Any person who violates a stop work order, continues work after service or posting of a stop work order, removes or defaces a posted order, or causes or allows work to continue in violation of this Section is subject to all remedies available under the Hideout Municipal Code and Utah law, including civil fines, criminal prosecution, permit suspension, permit revocation, withholding of further permits or certificates, injunctive relief, abatement, recovery of Town costs, attorney fees, and any other remedy available at law or equity. Each day that a violation continues constitutes a separate violation.

K. **Relationship to Other Enforcement Provisions.** The remedies in this Section are cumulative and are in addition to, and not in limitation of, any other remedy available under the Hideout Municipal Code, any adopted construction code, any permit, approval, agreement, bond, escrow, financial assurance, development agreement, subdivision improvement agreement, or Utah law.

SECTION 2. Amendment to Title 11.

Title 11, Chapter 3 of the Hideout Municipal Code is amended to add a new Section 11.03.110, to read as follows:

11.03.110 STOP WORK ORDERS; HOLDS FOR LAND USE AND DEVELOPMENT VIOLATIONS.

A. The Town may issue a stop work order, administrative hold, notice of violation, permit suspension, or other enforcement action for any violation or default under this Title, including violation of any land use approval, subdivision approval, plat condition, site plan approval, conditional use permit, development agreement, subdivision improvement agreement, reimbursement agreement, engineering approval, construction plan, landscaping plan, grading approval, phasing plan, or other approval or condition imposed by the Town.

B. Failure to pay or maintain required fees, invoices, reimbursements, review escrows, inspection escrows, consultant escrows, legal review escrows, engineering deposits, bonds, letters of credit, performance guarantees, warranty guarantees, or other required financial assurances constitutes a violation and default subject to enforcement under this Chapter and under Section 10.04.18.

C. The Town may withhold further processing, review, inspection, approval, permit issuance, plat recording, acceptance of improvements, release of financial assurance, certificates of occupancy, or other Town action associated with the applicable project, application, property, permit, approval, or development until the violation or default is cured.

D. The remedies in this Section are cumulative and may be exercised together with any other remedy available under this Code, any applicable agreement, or Utah law.

SECTION 3. Amendment to Existing Enforcement Provisions.

To the extent any existing provision of the Hideout Municipal Code is inconsistent with this Ordinance, the more specific and more protective enforcement authority shall govern. The Town Clerk and codifier are authorized to renumber, cross-reference, and make non-substantive formatting changes necessary to incorporate this Ordinance into the Hideout Municipal Code.

SECTION 4. Severability.

If any section, clause, sentence, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

SECTION 5. Effective Date.

This Ordinance shall take effect immediately upon posting or publication as required by law.

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

TOWN OF HIDEOUT

By: _____
Mayor

ATTEST:

Town Clerk/Recorder

APPROVED AS TO FORM:

City Attorney

File Attachments for Item:

6. Discussion and possible Adoption of Ordinance No. 2026-XX granting the Town Council authority to adopt and amend Planning Commission Rules of Procedure. - Corbin Gordon, Town Attorney (10 min.)

HIDEOUT, UTAH

ORDINANCE NO. 2026-___

AN ORDINANCE AMENDING THE HIDEOUT MUNICIPAL CODE REGARDING THE ADOPTION OF PLANNING COMMISSION RULES AND PROCEDURES; PROVIDING THAT PLANNING COMMISSION RULES AND PROCEDURES SHALL BE ADOPTED BY THE CITY COUNCIL; AUTHORIZING THE PLANNING COMMISSION TO RECOMMEND RULES AND AMENDMENTS; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Hideout, Utah is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City Council is the legislative body of the City; and

WHEREAS, Utah Code § 10-20-301 requires the City's ordinance establishing the Planning Commission to address the rules of order and procedure for use by the Planning Commission in public meetings; and

WHEREAS, the Hideout Municipal Code currently allows the Planning Commission to adopt its own rules and procedures and inform the City Council of those rules; and

WHEREAS, the City Council finds that Planning Commission rules and procedures should be adopted by the City Council to ensure consistency with City policies, budgetary oversight, legal requirements, and the City Council's legislative authority; and

WHEREAS, the City Council desires to amend the Hideout Municipal Code to provide that the Planning Commission may recommend rules and procedures, but that such rules and procedures shall not be effective unless adopted by the City Council.

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

Section 1. Amendment to Planning Commission Rules Provision.

Section § 2.01.108 — Rules and Regulations of the Hideout Municipal Code is hereby amended to read as follows:

Section § 2.01.108 . Planning Commission Rules and Procedures.

A. **City Council Adoption Required.**
The rules of order, policies, bylaws, procedures, and other rules governing the organization, conduct, meetings, agenda management, and proceedings of the Planning Commission shall be adopted by resolution or ordinance of the City Council.

B. **Planning Commission Recommendation.**
The Planning Commission may prepare and recommend proposed rules of order, policies, bylaws, procedures, or amendments thereto for consideration by the City Council. Any such

recommendation shall be advisory only and shall not become effective unless and until adopted by the City Council.

C. **Compliance with Law and City Code.**
All Planning Commission rules and procedures shall be consistent with Utah law, including the Utah Open and Public Meetings Act, applicable municipal land use statutes, the Hideout Municipal Code, and any policies adopted by the City Council.

D. **Existing Rules.**
Any Planning Commission rules, policies, bylaws, or procedures previously adopted by the Planning Commission shall remain in effect only to the extent they are not inconsistent with this Code, Utah law, or City Council policy, and only until amended, superseded, or repealed by the City Council.

E. **No Independent Budgetary Authority.**
Nothing in this section authorizes the Planning Commission to incur expenses, direct staff or consultants, retain professional services, or otherwise obligate City funds except as authorized by the City Council, the Mayor, the City Manager, or other authorized City official under applicable City ordinances, policies, and budgetary procedures.

Section 2. Repealer.

All ordinances, resolutions, policies, procedures, or portions thereof that conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability.

If any section, clause, or provision of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 4. Effective Date.

This Ordinance shall become effective upon posting or publication as required by Utah law.

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

HIDEOUT, UTAH

By: _____
Mayor

ATTEST:

City Recorder

City Council Vote:

Councilmember _____ ___ Aye ___ Nay
Councilmember _____ ___ Aye ___ Nay
Councilmember _____ ___ Aye ___ Nay
Councilmember _____ ___ Aye ___ Nay
Councilmember _____ ___ Aye ___ Nay

File Attachments for Item:

7. Review and possible adoption of Resolution 2026-R-XX, to establish an Artificial Intelligence Policy for City Operations. - Corbin Gordon, Town Attorney (10 min.)

TOWN OF HIDEOUT

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF HIDEOUT CITY, UTAH, ADOPTING AN ARTIFICIAL INTELLIGENCE USE POLICY FOR CITY OPERATIONS

WHEREAS, Hideout City, Utah ("City") is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City is subject to the requirements of the Utah Open and Public Meetings Act, Utah Code § 52-4-101 et seq., the Government Records Access and Management Act, Utah Code § 63G-2-101 et seq., and applicable records retention requirements established by the Utah State Archives; and

WHEREAS, artificial intelligence technologies, including generative artificial intelligence tools, are increasingly used to assist with administrative, clerical, analytical, research, drafting, and organizational functions; and

WHEREAS, the City recognizes that artificial intelligence may provide efficiencies in municipal operations when used carefully, lawfully, and subject to appropriate human review; and

WHEREAS, the City also recognizes that artificial intelligence may create risks relating to data security, confidentiality, public records, accuracy, bias, transparency, intellectual property, and compliance with state law; and

WHEREAS, the City desires to use artificial intelligence in a manner that improves efficiency while preserving the integrity of official records, protecting confidential and protected information, and ensuring compliance with applicable law; and

WHEREAS, the City Council desires to adopt an internal administrative policy governing the use of artificial intelligence by City officials, employees, contractors, volunteers, and others acting on behalf of the City; and

WHEREAS, the City Council finds that adopting an Artificial Intelligence Use Policy is in the best interest of the City and will promote efficient, lawful, secure, and accountable municipal operations.

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

SECTION 1. ADOPTION OF ARTIFICIAL INTELLIGENCE USE POLICY.

The City Council hereby adopts the Hideout City Artificial Intelligence Use Policy, attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2. PURPOSE.

The purpose of the Artificial Intelligence Use Policy is to establish standards for the lawful, secure, transparent, and appropriate use of artificial intelligence in City operations, including the

protection of public records, confidential information, protected records, attorney-client privileged information, and the integrity of municipal decision-making.

SECTION 3. ADMINISTRATION.

The City Administrator, or the City Administrator's designee, is authorized to implement administrative procedures, approved tool lists, training requirements, technical standards, and internal controls consistent with this Resolution and the Artificial Intelligence Use Policy.

SECTION 4. APPROVED SYSTEMS AND CITY DATA.

The City Administrator, or designee, may approve artificial intelligence systems for City use, subject to appropriate legal, technical, data-security, records-retention, and procurement review.

City Data shall be maintained in City-approved systems and shall not be stored solely in artificial intelligence platforms. The City shall maintain control over City Data and shall not permit City Data to be used to train external artificial intelligence models unless expressly authorized by the City in writing.

SECTION 5. INTERNAL ADMINISTRATIVE POLICY.

The Artificial Intelligence Use Policy is adopted as an internal administrative policy governing City operations. The Policy is intended to guide the conduct of City employees, elected officials, appointed officials, contractors, volunteers, and others using artificial intelligence in connection with City business.

SECTION 6. ENFORCEMENT.

Violations of the Artificial Intelligence Use Policy may result in disciplinary action, contract remedies, loss of access privileges, or other appropriate corrective action consistent with applicable law, City personnel policies, City procedures, and contractual obligations.

Nothing in this Resolution shall be interpreted to impose a fine, forfeiture, criminal penalty, or civil penalty.

SECTION 7. NO PRIVATE RIGHT OF ACTION.

This Resolution and the Artificial Intelligence Use Policy are intended to guide internal City operations. They do not create a private right of action, legal entitlement, or basis for liability against the City or any City officer, employee, contractor, consultant, volunteer, or agent.

SECTION 8. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the City Council of Hideout City, Utah, this ___ day of _____, 2026.

HIDEOUT CITY

By: _____
Mayor

ATTEST:

City Recorder

EXHIBIT A

HIDEOUT CITY ARTIFICIAL INTELLIGENCE USE POLICY

1. PURPOSE.

This Policy establishes guidelines for the safe, lawful, secure, transparent, and effective use of artificial intelligence in Hideout City operations.

2. SCOPE.

This Policy applies to all City employees, elected officials, appointed officials, volunteers, contractors, consultants, and any other persons using artificial intelligence in connection with City business.

3. DEFINITIONS.

For purposes of this Policy:

A. “Artificial Intelligence” or “AI” means any software, application, platform, system, or tool capable of generating, summarizing, classifying, analyzing, predicting, recommending, drafting, or producing text, images, audio, video, code, data analysis, or other outputs based on user prompts, data inputs, algorithms, machine learning, large language models, or similar technologies.

B. “City Data” means any information, document, communication, recording, file, image, dataset, metadata, or record created, received, maintained, transmitted, stored, or used by the City in the course of official City business, including records subject to GRAMA.

C. “Confidential or Protected Information” means any information that is classified, protected, controlled, private, confidential, privileged, security-sensitive, restricted, or otherwise non-public under applicable law, City policy, contract, court order, professional obligation, or ethical duty.

D. “Enterprise AI System” means an AI platform or service approved by the City that includes administrative controls, security safeguards, data protection requirements, audit capabilities, and contractual protections governing the use, storage, retention, disclosure, and deletion of City Data.

E. “Non-Approved AI System” means any AI system, platform, application, account, or tool that has not been expressly approved for City use by the City Administrator or designee.

F. “User” means any City employee, elected official, appointed official, volunteer, contractor, consultant, or other person using AI in connection with City business.

4. GUIDING PRINCIPLES.

The City’s use of AI shall be guided by the following principles:

A. AI is a tool, not a decision-maker.

B. Human judgment, review, and accountability remain required.

C. Official City records must remain within City-controlled systems.

D. Confidential, privileged, protected, and security-sensitive information must be safeguarded.

E. AI outputs must be reviewed for accuracy, completeness, bias, legal sufficiency, and context.

F. Compliance with Utah law, including GRAMA, OPMA, and records retention requirements, is mandatory.

G. The City should use AI in a manner that promotes efficiency without undermining transparency, accountability, or public trust.

5. PERMITTED USES.

Subject to this Policy, AI may be used for:

A. Drafting preliminary meeting minutes;

B. Summarizing documents, reports, ordinances, contracts, and correspondence;

C. Assisting with document search, indexing, organization, and retrieval;

D. Drafting non-final communications, memoranda, staff reports, policies, and public information materials;

E. Preparing outlines, checklists, summaries, and administrative work product;

F. Proofreading, grammar review, formatting, and plain-language editing;

G. Research assistance, provided that all AI-generated research is independently verified before reliance; and

H. Other uses approved by the City Administrator or designee.

6. PROHIBITED USES.

Unless expressly authorized by the City Administrator or designee, and only through an approved Enterprise AI System, the following uses of AI are prohibited:

A. Using AI as the official repository, archive, or custodian of City records;

B. Relying on AI-generated content as final, accurate, complete, or legally sufficient without human review and verification;

C. Uploading, entering, transmitting, or disclosing Confidential or Protected Information into a Non-Approved AI System;

D. Uploading, entering, transmitting, or disclosing attorney-client privileged communications, attorney work product, litigation strategy, settlement communications, or legal advice into a Non-Approved AI System;

E. Uploading personnel records, medical information, social security numbers, financial account information, law enforcement sensitive information, security credentials, passwords, protected infrastructure information, or other sensitive City Data into a Non-Approved AI System;

F. Using personal, private, or non-City-controlled AI accounts for City business where City Data is uploaded, stored, retained, or processed;

G. Using AI in a manner that violates GRAMA, OPMA, records retention requirements, procurement requirements, employment law, privacy law, copyright law, or other applicable legal obligations;

H. Using AI to make final decisions regarding employment, discipline, benefits, permitting, licensing, code enforcement, land use approvals, procurement awards, public safety, legal rights, or other official City determinations without appropriate human decision-making;

I. Representing AI-generated content as independently verified when it has not been reviewed and confirmed by a qualified City representative; or

J. Any use that creates an unreasonable risk to City operations, public trust, data security, legal compliance, or the integrity of City decision-making.

7. HIGH-RISK DATA RESTRICTIONS.

The following shall not be entered into AI systems unless expressly authorized and only within an approved Enterprise AI System:

A. Attorney-client privileged communications;

B. Attorney work product;

C. Pending or threatened litigation materials;

D. Settlement communications or legal strategy;

E. Personnel or human resources records;

F. Medical, disability, or health-related information;

G. Social security numbers, financial account information, or personal identifying information;

H. Security-sensitive information, passwords, credentials, network information, or infrastructure vulnerability information;

I. Protected, private, controlled, or non-public records under GRAMA;

J. Law enforcement sensitive information; and

K. Any other information designated by the City as confidential, sensitive, protected, or restricted.

8. REQUIRED SAFEGUARDS.

All AI use for City business must comply with the following safeguards:

A. Use only City-approved AI platforms for City Data;

B. Use only City-controlled accounts when conducting City business with AI;

C. Do not upload Confidential or Protected Information into Non-Approved AI Systems;

D. Verify the accuracy of all AI outputs before relying on them;

E. Review AI outputs for omissions, hallucinations, unsupported statements, bias, and legal or factual errors;

F. Maintain official records in City-approved records systems;

G. Preserve records according to applicable retention schedules;

H. Clearly identify AI-generated content when appropriate to avoid confusion regarding authorship, accuracy, or official status;

I. Do not use AI to make final City decisions; and

J. Report suspected misuse, data disclosure, or security concerns to the City Administrator.

9. RECORDS AND LEGAL COMPLIANCE.

A. All records created, received, maintained, transmitted, or used in connection with AI remain subject to GRAMA and applicable retention schedules.

B. Official City records shall be maintained in designated City systems and shall not be stored solely within AI platforms.

C. AI-generated drafts, summaries, transcripts, prompts, outputs, edits, and related materials may constitute City records depending on their content, use, and retention under applicable law.

D. Users shall comply with all City records management procedures when using AI for City business.

E. AI may assist in preparing drafts, summaries, or recommendations, but AI shall not replace official review, approval, certification, or action by the City Council, Planning Commission, Mayor, City Recorder, City Administrator, City Attorney, or other authorized City official.

10. MEETING MINUTES PROTOCOL.

Where AI is used to assist in preparing meeting minutes:

A. The official recording must be retained as required by law and applicable retention schedules;

B. AI-generated drafts must be reviewed against the recording and corrected as needed;

C. The City Recorder or other authorized person remains responsible for ensuring that draft minutes are prepared in accordance with OPMA;

D. Final minutes must be approved by the applicable public body in accordance with Utah Code § 52-4-203;

E. AI-generated minutes are not official minutes until reviewed, corrected, and approved as required by law; and

F. Any AI-generated transcript, summary, or draft shall be managed consistent with GRAMA and applicable retention requirements.

11. LEGAL, TECHNICAL, AND FACTUAL REVIEW.

Users shall not rely on AI-generated legal analysis, technical analysis, factual summaries, citations, code provisions, financial calculations, engineering information, planning information, or other substantive content unless the information has been independently reviewed by a qualified person.

AI-generated legal analysis shall not be treated as legal advice unless reviewed and approved by the City Attorney or other authorized legal counsel.

12. VENDOR AND TECHNOLOGY REQUIREMENTS.

All AI tools approved for City business should, where appropriate:

A. Provide enterprise-level security;

B. Prohibit training on City Data without express City authorization;

C. Allow administrative control over users and permissions;

D. Provide audit logging;

E. Include data retention and deletion controls;

F. Protect City Data from unauthorized access, disclosure, sale, or secondary use;

G. Provide breach notification obligations; and

H. Meet any additional standards established by the City Administrator.

13. PROCUREMENT AND CONTRACT REVIEW.

Any AI system procured, subscribed to, licensed, or approved by the City for official use shall be subject to review by the City Administrator, legal counsel, and appropriate information technology personnel or consultants.

Any such procurement or approval should include, where appropriate:

A. Contractual provisions prohibiting unauthorized use, disclosure, sale, retention, or training on City Data;

B. Data security, confidentiality, and breach notification requirements;

C. Clear data retention, access, portability, and deletion terms;

D. Administrative controls allowing the City to manage user access;

E. Audit logging and compliance review capabilities;

F. Indemnification, insurance, limitation of liability, and warranty provisions where appropriate;

G. Compliance with applicable federal and state law; and

H. Any additional requirements necessary to protect the City's legal, operational, and security interests.

14. TRAINING.

The City may provide training to employees, officials, contractors, and other users regarding:

A. Appropriate AI use;

B. GRAMA, OPMA, and records retention compliance;

C. Data security;

D. Confidentiality and privilege;

E. Verification of AI outputs;

F. Approved and prohibited uses; and

G. Reporting concerns or violations.

15. USER RESPONSIBILITIES.

Each user is responsible for:

A. Understanding and complying with this Policy;

B. Protecting City Data;

C. Using AI only for authorized purposes;

D. Reviewing AI-generated outputs before reliance or distribution;

E. Maintaining official records in City-approved systems;

F. Seeking guidance before using AI with sensitive, protected, confidential, privileged, or legally significant information; and

G. Promptly reporting suspected violations or security incidents.

16. ADMINISTRATION.

The City Administrator or designee may issue additional procedures, approved-tool lists, forms, training materials, and technical standards to implement this Policy.

The City Administrator may temporarily suspend or restrict the use of any AI system if the City Administrator determines that continued use may present a risk to City Data, legal compliance, cybersecurity, public trust, or City operations.

17. VIOLATIONS.

Failure to comply with this Policy may result in disciplinary action, contract remedies, loss of access privileges, or other corrective action consistent with applicable law, City policy, or contract terms.

18. NO PRIVATE RIGHT OF ACTION.

This Policy is intended to guide internal City operations. It does not create a private right of action, legal entitlement, or basis for liability against the City or any City officer, employee, contractor, consultant, volunteer, or agent.

File Attachments for Item:

2. Discussion and Possible Adoption of the FY 2027 Budget. - Presented by K. Shepley (15 min.)

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	-	490,494
3120 Prior year property taxes - delinquent paid	175,650	46,848	50,609	-	83,421
3124 Fee-in-lieu of property taxes	6,211	4,994	5,199	-	5,995
3130 Sales tax	258,055	279,136	277,022	-	342,720
3132 Resort tax	-	8,861	-	-	-
3136 Transient Room Tax Revenue	4,397	5,796	4,223	-	5,941
3137 Franchise Fee Revenue	4,124	3,735	4,673	-	4,484
3140 Municipal energy taxes	89,608	94,573	95,693	-	121,226
Total Taxes	**933,779**	**887,657**	**858,756**	**-**	**1,054,281**
Licenses and permits					
3210 Business licenses	2,158	1,849	2,332	-	1,895
3215 MDA revenue/Developer Contributions	124,667	124,667	124,667	-	124,667
3221 Building permits	396,304	282,617	409,157	-	370,282
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	5,115	3,509	-	6,103
3225.1 Annexation Fee Revenue	9,350	-	-	-	-
3227 Construction/Other Sign Fee	4,200	6,970	3,922	-	7,714
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	153,924	114,600	-	208,960
Total Licenses and permits	**753,796**	**606,977**	**766,256**	**-**	**819,621**
Intergovernmental revenue					
3310 Grant Revenue	-	-	50,000	-	-
Total Intergovernmental revenue	**-**	**-**	**50,000**	**-**	**-**
Charges for services					
3430 Snow plow services	-	2,836	-	-	3,000
3490 Other services revenue	2,874	273	2,960	-	-
Total Charges for services	**2,874**	**3,110**	**2,960**	**-**	**3,000**
Fines and forfeitures					
3510 Fines and forfeitures	-	250	40,000	-	-
Total Fines and forfeitures	**-**	**250**	**40,000**	**-**	**-**
Interest					
3610 Interest earnings	111,682	41,540	56,000	-	36,750
3615 Street impact fees (interest)	28,737	(47,267)	27,375	-	-
Total Interest	**140,419**	**(5,727)**	**83,375**	**-**	**36,750**
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	-	175,522
3852 Transfer From Development MIDA -Fund 24	-	680,897	-	-	468,000
Total Contributions and transfers	**24,526**	**680,897**	**417,542**	**-**	**643,522**
Total Revenue:	**1,856,105**	**2,176,335**	**2,218,889**	**-**	**2,557,174**
Expenditures:					
General government					
Administrative					
5001.1 Admin Contract services	11,882	13,145	6,951	-	15,550
5001.2 Admin Council pay	-	5,332	10,500	-	7,417
5001.4 Admin Insurance	10,486	6,563	11,783	-	8,532
5001.6 Admin Mileage reimbursement	2,218	1,752	2,191	-	1,959
5001.8 Admin Personnel	298,700	279,849	342,328	-	359,502
5001.85 office supplies	3,148	1,387	2,717	-	1,492
5001.9 Admin Public notices	502	-	1,814	-	-
5001.A Admin Security Alarm Monitoring	957	608	934	-	680
5003 Admin Benefits	158,742	195,862	163,988	-	230,988
5004 Admin Other	1,607	5,946	5,000	-	19,476
5005 legal settlement	-	350,000	-	-	-

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
5010 Admin Information Technology	25,857	19,641	23,870	-	20,082
5016 Admin Telephone	7,323	3,911	5,632	-	4,373
5017 Admin Training	2,544	4,451	11,358	-	12,727
5018 Admin Website	-	375	-	-	419
5019 Admin Membership	4,134	2,529	7,313	-	6,000
5021 Meals and Meetings	-	7,732	1,200	-	8,645
5030 Admin Repairs & Maintenance	6,861	5,527	4,805	-	13,539
5050 Admin Utilities	19,097	14,674	13,040	-	16,055
5069 Miscellaneous	-	1,266	-	-	7,000
5656 Miscellaneous - Other	-	(2,359)	-	-	-
Total Administrative	**554,059**	**918,190**	**615,424**	**-**	**734,436**
Professional services					
5002 Advisory Committee	79,312	23,007	96,500	-	72,500
5002.1 Accounting	14,104	18,398	19,575	-	38,843
5002.2 Legal	441,852	321,442	455,000	-	438,879
5002.3 Engineering 5% project/escrow	12,212	(9,502)	70,000	-	50,000
5002.35 Town Engineering	115,145	130,416	118,063	-	152,246
5002.36 Town Engineering - projects	29,265	24,937	29,080	-	55,673
5002.4 Building inspection and Plan Review	182,441	116,900	150,541	-	152,054
5002.5 Plan prints	2,877	3,451	2,972	-	4,602
5002.6 Auditor	9,225	8,000	7,880	-	8,000
5002.60 Planning	59,000	57,400	33,160	-	64,200
5002.65 Building Plan Review(5% escrow)	8,368	4,114	-	-	-
5002.9 Communications	-	50,606	90,000	-	100,000
Total Professional services	**953,801**	**749,170**	**1,072,771**	**-**	**1,136,997**
Total General government	**1,507,860**	**1,667,360**	**1,688,195**	**-**	**1,871,433**
Public Safety					
5103 Safety Maintenance and Supplies	-	-	-	-	15,000
5105 Safety Police department	80,124	68,239	82,528	-	84,531
5115 Disaster Recovery	-	-	-	-	17,500
5305 Animal Services	13,549	8,070	12,346	-	11,029
Total Public Safety	**93,673**	**76,309**	**94,874**	**-**	**128,060**
Streets					
5201 Streets/snow plow contractors	3,753	2,166	-	-	-
5202 Streets Auto maintenance	5,359	4,558	5,235	-	6,000
5203 Streets Benefits	245	145	-	-	-
5204 Streets Fuel	9,208	8,455	10,791	-	12,000
5205 Streets Materials & Supplies	45,014	104,754	62,538	-	125,242
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	-	21,656
5209 Streets Equipment lease	11,419	8,017	9,343	-	5,625
Total Streets	**180,950**	**304,800**	**277,907**	**-**	**375,523**
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	-	53,000
5660 Fire Station Expenses	-	-	-	-	55,000
Total Miscellaneous	**1,124**	**47,244**	**97,000**	**-**	**138,000**
Debt service					
5800 Principal	58,708	17,000	31,708	-	17,000
5801 Interest	13,791	9,250	14,205	-	8,825
5802 penalities and fines	-	3,335	-	-	3,335
Total Debt service	**72,500**	**29,585**	**45,913**	**-**	**29,160**
Total Expenditures:	**1,856,105**	**2,125,299**	**2,218,889**	**-**	**2,557,176**
Total Change In Net Position	**-**	**51,036**	**-**	**-**	**(2)**

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	103,260	103,260	-	123,284
3130 MIDA - Sales tax	322	309	351	-	637
3135 MIDA - resort tax	-	281	-	-	-
3140 Energy - Current MIDA	17,717	13,334	19,118	-	14,387
3145 Transient Room tax - Current MIDA	980	4,136	967	-	4,137
Total Taxes	**101,905**	**121,320**	**123,696**	**-**	**142,445**
Interest					
3610 Interest earnings	3,662	8,192	2,242	-	4,792
Total Interest	**3,662**	**8,192**	**2,242**	**-**	**4,792**
Total Revenue:	**105,567**	**129,512**	**125,938**	**-**	**147,237**
Expenditures:					
General government					
Administrative					
4500 transfer to Fund 10 for municipal services	24,526	-	200,000	-	175,522
4700 MIDA-Admin	9,500	12,132	11,324	-	13,792
Total Administrative	**34,026**	**12,132**	**211,324**	**-**	**189,314**
Total General government	**34,026**	**12,132**	**211,324**	**-**	**189,314**
Total Expenditures:	**34,026**	**12,132**	**211,324**	**-**	**189,314**
Total Change In Net Position	**71,542**	**117,380**	**(85,386)**	**-**	**(42,077)**

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	558,475	553,872	-	740,007
3130 MIDA - Sales tax	19,026	13,622	20,687	-	14,697
3135 MIDA - resort tax	-	13,427	-	-	15,441
Total Taxes	**474,512**	**585,524**	**574,559**	**-**	**770,145**
Interest					
3610 Interest earnings	14,432	30,552	34,882	-	13,755
Total Interest	**14,432**	**30,552**	**34,882**	**-**	**13,755**
Total Revenue:	**488,944**	**616,076**	**609,441**	**-**	**783,900**
Expenditures:					
General government					
Administrative					
4500 transfer to Fund 10 for development services	-	680,897	217,542	-	468,000
4505 transfer to Fund 51 for development services	-	64,208	-	-	-
4700 MIDA - admin	46,543	58,552	57,456	-	74,503
Total Administrative	**46,543**	**803,657**	**274,998**	**-**	**542,503**
Total General government	**46,543**	**803,657**	**274,998**	**-**	**542,503**
Total Expenditures:	**46,543**	**803,657**	**274,998**	**-**	**542,503**
Total Change In Net Position	**442,401**	**(187,582)**	**334,443**	**-**	**241,397**

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	-	163,371
Total Intergovernmental revenue	**123,687**	**136,143**	**160,359**	**-**	**163,371**
Interest					
3610 Interest earnings	11,672	13,556	10,974	-	17,491
Total Interest	**11,672**	**13,556**	**10,974**	**-**	**17,491**
Total Revenue:	**135,359**	**149,699**	**171,333**	**-**	**180,862**
Total Change In Net Position	**135,359**	**149,699**	**171,333**	**-**	**180,862**

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	39,533	40,000	-	42,000
5140 Water service	1,247,199	1,245,921	1,390,829	-	1,567,328
5141 Standby water	173,698	(4,228)	201,752	-	199,124
5143 Meter rental	4,400	5,750	4,573	-	6,430
5145 Storm water service	49,908	69,949	56,321	-	172,169
5150 Sewer service	284,256	356,273	321,343	-	620,636
5310 water meter connection fees	104,376	62,718	115,078	-	81,680
5312 sewer connection fees	44,480	24,640	49,523	-	35,200
5315 Water Transfer fees	3,146	3,101	3,041	-	3,485
5410 Late penalties and fees	4,284	7,072	23,709	-	25,000
5490 Other operating income	2,698	22	-	-	4
Total Operating income	**1,964,062**	**1,810,751**	**2,206,169**	**-**	**2,753,056**
Operating expense					
5001.1 Admin Contract Services	7,627	17,083	8,570	-	19,760
5001.2 Admin Council Pay	-	6,685	10,500	-	8,589
5001.4 Admin Insurance	16,006	21,187	-	-	27,543
5001.6 Admin Mileage Reimbursement	1,655	2,263	1,860	-	2,425
5001.7 Admin Office Supplies	2,238	1,679	2,515	-	1,799
5001.9 Admin Public Notices	468	-	1,776	-	-
5001.A Admin Security Alarm Monitoring	783	778	880	-	834
5004 Admin Other	6,705	9,524	3,414	-	17,206
5019 Admin Membership	3,736	3,211	9,029	-	6,000
5021 Meals and Meetings	-	7,004	1,200	-	8,645
5030 Admin Repairs & Maintenance	3,994	6,810	4,488	-	9,798
5050 Admin Utilites	11,032	18,347	12,396	-	19,660
5069 Miscellaneous	-	(1,421)	-	-	-
6001.1 Insurance	(6,291)	-	-	-	-
6005 Accounting and Audit	24,816	38,531	29,802	-	33,000
6006 Consulting Services - PW	11,220	22,440	31,000	-	20,000
6010 Information Technology	19,165	22,671	22,315	-	24,294
6016 Telephone	4,728	5,010	5,313	-	5,369
6017 Training	2,443	5,581	7,745	-	9,231
6018 Website	-	2,045	-	-	2,191
6120 Depreciation Expense	52,485	-	249,090	-	269,861
6140 Engineering	1,772	37,469	2,190	-	58,906
6141 Engineering - projects	103,883	117,738	100,171	-	144,818
6150 Legal	33,470	35,866	60,000	-	43,750
6205 materials and supplies	3,072	265	10,000	-	41,490
6209 Street Equipment Lease	34,258	24,050	28,029	-	16,875
6210 Meters	72,404	55,786	74,079	-	22,550
6240 Office expenses	-	-	10,916	-	-
6305 Repairs and Maint - Sewer	40,402	36,442	80,000	-	50,000
6310 Repairs and Maint - Water	2,311	120,689	41,000	-	60,000
6315 Repairs and Maint - Storm	6,240	15,132	10,000	-	40,000
6350 Salaries and wages	459,650	414,269	475,034	-	514,856
6355 Benefits	234,677	239,349	258,138	-	313,558
6360 Software and technology	695	-	-	-	-
6405 JSSD - Sewer	52,503	174,034	53,760	-	379,278
6410 JSSD - Water	276,750	280,548	285,052	-	435,068
6412 Water reservation fees	60,914	64,661	66,601	-	35,319
6610 Depreciation Expense	195,911	-	-	-	-
Total Operating expense	**1,741,721**	**1,805,727**	**1,956,863**	**-**	**2,642,673**
Total Income From Operations:	**222,340**	**5,025**	**249,306**	**-**	**110,383**

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**	**5,025**	**249,306**	**-**	**110,383**

Town Council Meeting
Budget Amendments
6/11/2026

All information as of 5/31/2026

General Fund Budget Amendment

Revenues/Expenditures	FY26 Budget	Actuals + Fcst FY26	Budget Amendment	Amended FY26 Budget
Revenues				
Total Taxes	$858,755	$951,508	$92,752	$951,508
Total License and Permits	$766,256	$670,321	($95,934)	$670,321
Total Miscellaneous Revenues	$176,334	$4,580	($171,754)	$4,580
Total Contributions & Transfers	$417,542	$724,434	$306,892	$724,433
Total General Fund Revenues	**$2,218,887**	**$2,350,842**	**$131,955**	**$2,350,842**
Expenditures				
Salaries and Benefits	$506,315	$544,420	($38,105)	$544,420
Administration	$109,107	$96,641	$12,466	$96,641
Legal Settlement	$0	$350,000	($350,000)	$350,000
Professional Services	$1,072,769	$856,420	$216,349	$856,420
Public Safety	$94,874	$108,086	($13,213)	$108,086
Streets	$277,908	$276,710	$1,198	$276,710
Parks, Comm., Grants, Capital Projects	$112,000	$88,979	$23,021	$88,979
Debt Services	$45,913	$29,584	$16,329	$29,584
Total General Fund Expenditures	**$2,218,887**	**$2,350,842**	**($131,955)**	**$2,350,842**
Surplus/(Deficit)	**$0**	**($0)**	**$0**	**($0)**

$132k revenue amendment:

Primarily driven by additional utilization of MIDA Development Funds ($307k) and higher property, sales and energy tax ($93k) offset partially by lower building permit and inspection fees ($95k) and no grant revenue (offset in expense $50k) as well as lower interest, penalties/fines and other ($122k).

$132k expense amendment:

Primally driven by legal settlement costs ($350k) and salaries/benefits/admin ($26k) as well as soil testing ($15k) and capital expenditures of $54k (trucks, radar signs and safety equipment). Offsetting this unfavorability is management of professional services (advisory/communication/legal/engineering ($216k), reduced grant and community development ($77k) as well as lower debt costs ($16k).

Enterprise Fund
Budget Amendment

Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Amendment	Amended FY26 Budget
Total Revenues	$2,206,168	$2,254,966	$48,798	$2,254,966
Total Expenses	$1,956,862	$2,296,030	($339,169)	$2,296,030
Surplus/(Deficit)	**$249,307**	**($41,064)**	**($290,371)**	**($41,064)**

$49k revenue amendment:

Higher water related fees due to increase usage and sewer fees primarily due to JSSD rate increase ($79k) and MIDA contribution funding capital plans ($64k) offset by a reduction in the number of water and sewer connections ($64k), fewer standby fees due to more certificates of occupancy ($18k) as well as fewer late fees/penalties/other ($12k)

$339k expense amendment:

Higher sewer fees due to JSSD rate increase ($168k) and water pipe repair at the Todd Hollow apartments ($90k) as well as additional engineering projects ($96k), salary/benefits/admin costs ($44) and depreciation ($10k) partially offset by fewer sewer repairs/supplies/maintenance ($70k)

MIDA and Class C Road Funds Budget Amendmen

MIDA Municipal (Fund 23)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Amendment	Amended FY26 Budget
Total Revenues	$123,921	$129,545	$5,624	$129,545
Total Expenses	$211,324	$55,669	$155,655	$55,669
Surplus/(Deficit)	($87,403)	$73,876	$161,279	$73,876

MIDA Development (Fund 24)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Amendment	Amended FY26 Budget
Total Revenues	$609,441	$616,076	$6,635	$616,076
Total Expenses	$332,454	$803,657	($471,204)	$803,657
Surplus/(Deficit)	$276,987	($187,581)	($464,569)	($187,581)

Class C Road Funds (Fund 48)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Amendment	Amended FY26 Budget
Total Revenues	$171,333	$176,927	$5,594	$176,927
Total Expenses	$0	$0	$0	$0
Surplus/(Deficit)	$171,333	$176,927	$5,594	$176,927

MIDA Funds are unfavorable by $303k primarily due to development projects and ongoing costs expensed in the General Fund being covered by the MIDA Development and Municipal Funds

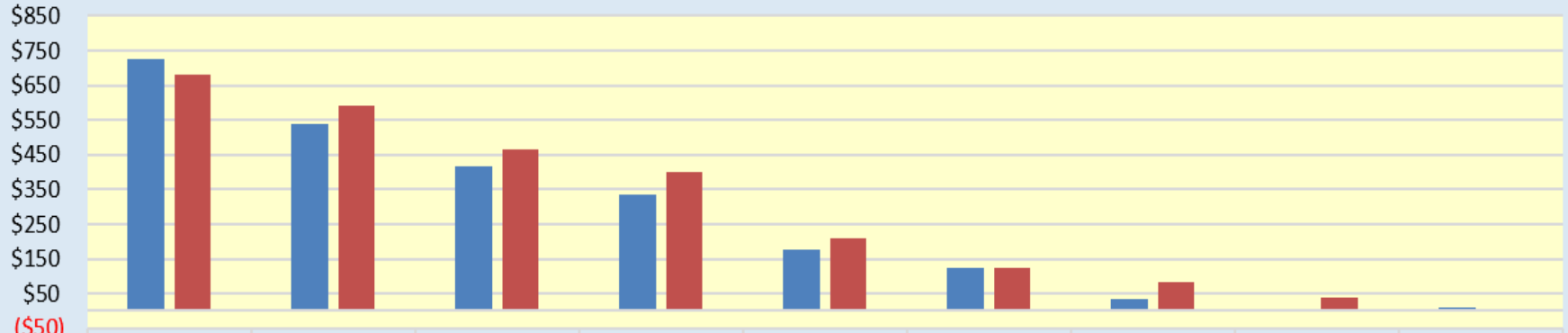
- MIDA Municipal dollars are favorable by $161k due to fewer funds being required by the General Fund to cover ongoing municipal costs.
- MIDA Development Funds are unfavorable by $464k due to additional funds being transferred to the General and Water Fund for legal settlements/costs and growth/development related initiatives.

$6k Class C Road Funds are favorable primarily due to additional funds from the state for miles [illegible] versus total roads in the state as well as higher interest on invested funds.

Town Council Meeting
FY27 Budget
6/11/2026

All information as of 5/31/2026

General Fund - FY27 Revenue Budget



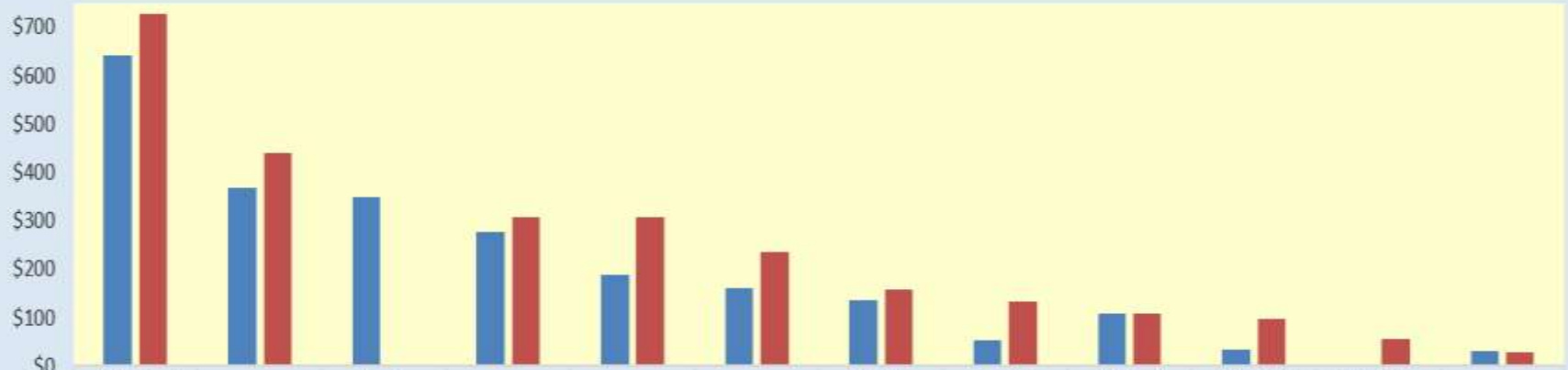
	MIDA	Property Tax	Sales/Engy Tax	Building Permits	Planning and Zoning	Developer Cont.	Subdivision Fees	Interest, Fines	Other
FY26	$724	$537	$415	$335	$176	$125	$33	($2)	$8
FY27	$680	$590	$464	$399	$209	$125	$85	$37	$5

Revenues of $2,593k are favorable to prior year by $242k primarily driven by:

1. **Taxes:** higher property, sales and municipal energy tax driven by 10% higher certificates of occupancy (64 non-MIDA new residences).
2. **License, Planning and Permits**: an increase in building permits from 70 to 80, three new subdivisions and additional planning/zoning fees driven by new building permits and subdivisions.
3. **Miscellaneous:** higher interest

Favorable revenues are predominantly offset by reduced utilization of MIDA Development Funds.

General Fund - FY27 Expense Budget



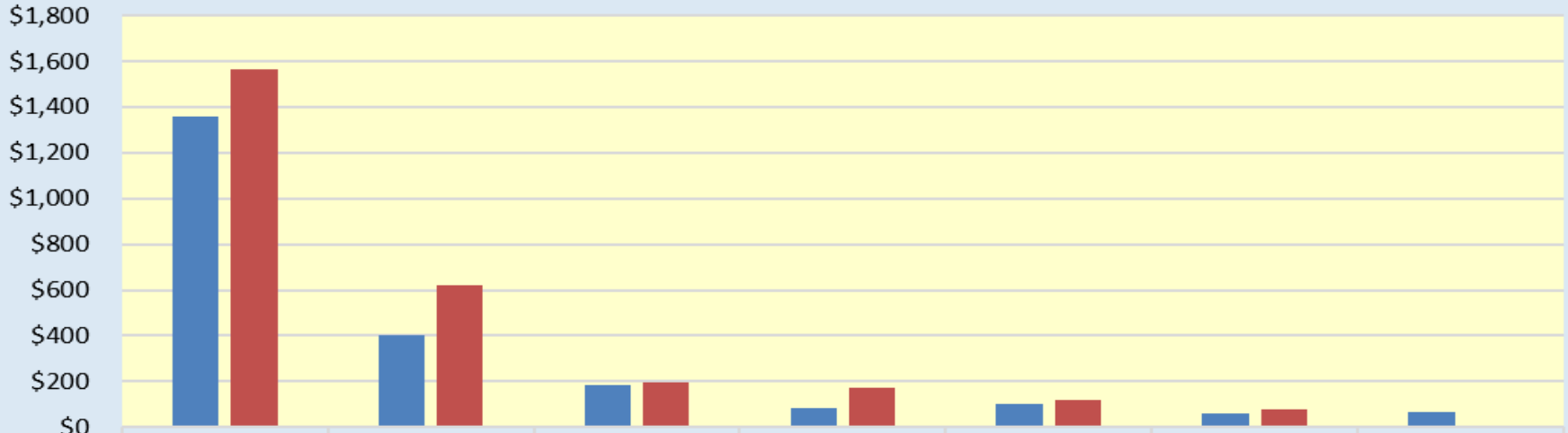
	Salaries / Admin	Legal	Legal Settlement	Streets	Professional	Engineering	Building Permits	Capital Projects	Police / Wildlife	Grants / Events	WildFire Mitigation	Debt Services
FY26	$641	$369	$350	$277	$189	$161	$137	$54	$108	$34	$1	$30
FY27	$727	$439	$0	$307	$306	$235	$157	$133	$108	$98	$55	$29

Expenses of $2,593k are unfavorable by $242k primarily driven by an increase in costs for:

1. **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),
2. **Professional/Engineering/Legal services** due to an increase in building permits, new subdivisions, website development and engineering projects as well as higher legal costs for outstanding litigation.
3. **Streets** due to higher road repair and snow removal partially offset by no loss on sale of trucks.
4. **Capital projects** due to purchase of street lamps, generators, fire sprinkler, speed signs and new entrance signs
5. **Grant/Parks/Community Events** due to enhancements to trails/parks, additional community events, improved communication tools and increase Grant matching funds for transportation improvement.
6. **Fire Mitigation** due to additional funds being dedicated to wildfire risk mitigation

Unfavorable expenses are partially offset by no legal settlements budgeted in FY27.

Enterprise Fund - FY27 Revenue Budget



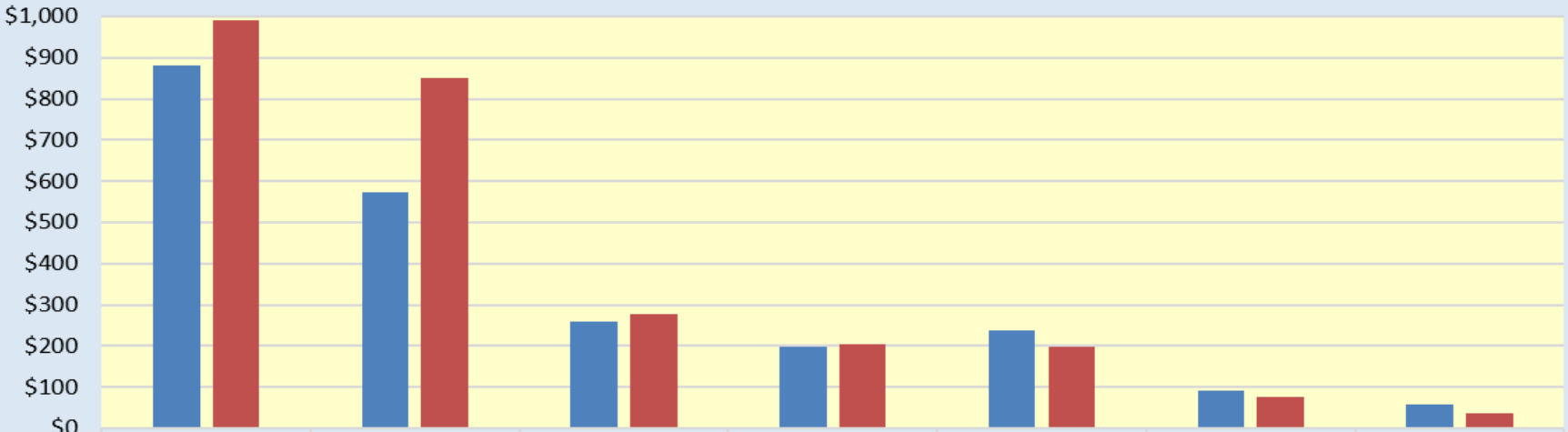
	Water Fees	Sewer Fees	Standby Fees	Storm Fees	Connection Fees	Other Revenue	MIDA
FY26	$1,359	$405	$183	$84	$101	$60	$64
FY27	$1,567	$621	$199	$172	$117	$77	$0

Revenues of $2,753k are favorable to prior year by $498k primarily driven by:

1. **Service fees** to residents for water usage, sewer, storm and standby water ($529k):
   - higher sewer and water rates driven by an increase in charges from JSSD
   - additional certificates of occupancy (9.4%)
   - execution of the new fee and rate schedule
2. **Higher water/sewer connection fees** driven by an increase in certificates of occupancy.
3. **Higher late fees**

orable revenues are partially offset by no utilization of MIDA Development Funds

Enterprise Fund - FY27 Expense Budget



	Salaries/Admin	JSSD Chgs	Deprec.	Engineering	Repairs/Maint.	Legal / Prof.	PW Dept.
FY26	$880	$574	$258	$199	$236	$90	$59
FY27	$992	$850	$277	$204	$199	$77	$37

Expenses of $2,635k are unfavorable to prior year by $339k primarily driven by an increase in costs for:

1. **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).
2. **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 reservation water.
3. **Depreciation** expense due to purchase of generator, two new trucks and pipe upgrades.

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 - FY27 Municipal Budget

Revenue and Expense	FY26	FY27 Budget	FY26 Act. vs FY27 Budget $	FY26 Act. Vs. FY27 Budget %
Revenue:				
Property taxes - Current MIDA	$103,260	$123,284	$20,024	19.4%
Energy - Current MIDA	$13,334	$14,387	$1,053	7.9%
Transient Room Tax	$4,136	$4,137	$1	0.0%
Sales Tax	$590	$637	$47	7.9%
Interest Revenue	$8,192	$4,792	($3,400)	-41.5%
Total Intergovernmental Revenue	**$129,512**	**$147,237**	**$17,725**	**13.7%**
Expense:				
Transfer to Fund 10 for Muncipal services	$43,537	$191,557	($148,020)	-340.0%
Admin	$12,132	$13,792	($1,660)	-13.7%
Total Expense	**$55,669**	**$205,349**	**($149,680)**	**NA**
Surplus/(Deficit)	**$73,843**	**($58,112)**	**($131,956)**	**178.7%**

FY27 deficit of $58k is unfavorable to prior year by $132k primarily driven by:

- Favorable revenues of $18k resulting from **higher property and municipal energy taxes** of $21k due to an increase in certificates of occupancy offset partially by lower interest revenue of $3.4MM due to lower anticipated interest rates and utilization of funds in FY26 and FY27
- Unfavorable expenses of $150k due to additional **funds being transferred to the General Fund**

MIDA – FY27 Development Budget

MIDA - Development				
Revenue and Expense	FY26	FY27 Budget	FY26 Act. vs FY27 Budget $	FY26 Act. Vs. FY27 Budget %
Revenue:				
Property taxes - Current MIDA	$558,475	$740,007	$181,532	32.5%
MIDA - Sales tax	$13,622	$14,697	$1,075	7.9%
Resort Tax	$13,427	$15,441	$2,014	15.0%
Interest Revenue	$30,552	$13,405	($17,147)	-56.1%
Total Intergovernmental Revenue	**$616,076**	**$783,550**	**$167,474**	**160.3%**
Expense:				
Admin Expenses	$58,552	$74,469	($15,917)	-27.2%
Transfer to Water Fund	$64,208	$0	$64,208	100.0%
Transfer to General Fund	$680,897	$488,000	$192,897	28.3%
Total Expense	**$803,657**	**$562,469**	**$241,188**	**30.0%**
Surplus/(Deficit)	**($187,581)**	**$221,081**	**$408,662**	**217.9%**

FY27 surplus of $221k is favorable to prior year by $409k primarily driven by:

1. Favorable revenues resulting from **higher property and sales tax** of $184k due to an increase in certificates of occupancy and property tax rates offset partially by reduced interest revenue due to lower anticipated interest rates and utilization of funds in FY26 and FY27 ($17k)
2. Favorable expenses due to **fewer funds being transferred to the General and Water Funds ($257)** partially offset by higher administrative costs ($16k)

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	$163,371	$163,371	$0	0.0%
3610 Interest earnings	$13,556	$17,491	$3,935	33.7%
Total Intergovernmental Revenue	**$176,927**	**$180,863**	**$3,935**	**2.9%**
Expense				
6010 Transfers to General Fund	$0	$0	$0	NA
4073 Improvements Other Than Buildings	$0	$0	$0	NA
Total Operating Expense	**$0**	**$0**	**$0**	**NA**
Total Income From Operations:	**$176,927**	**$180,863**	**$3,935**	**2.9%**

Class C Road Funds are relatively flat to prior year at $181k as the town has not increased its miles of roads reported to the State of Utah.

File Attachments for Item:

3. Consideration and Possible Adoption of Amendments to the Town's Consolidated Fee and Rate Schedule – Utility Rates, Escrow, Standby Fees and Parking. – Jan McCosh, Administrator (10 min.)

Orig. 4.10.2026v

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE ~~Updated 06/11/2026~~Updated 06.11.2026

Section 1.1
Building Permit Application Fees

Residential

Building Permit Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Grubbing and Grading Fee	$275.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Town Impact Fee (by subdivision)	See Section 10
Water Connection Fee	See Section 6.2

Commercial

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

Remodel Building Permit Fees

Application Fee	$220.00
Building Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Reinspection Fee	$407.00
State Surcharge	1% of Town Engineer estimated fees for plan review and Inspections

Electrical and Mechanical Permit Fees

Application Fee	$50.00
See Fee Table below	

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TOWN OF HIDEOUT

FEES AND RATES SCHEDULE ~~Updated 06/11/2026~~Updated 06.11.2026

Reinspection Fee	$407.00
State Surcharge	1% of Valuation Fee

Total Valuation Fee

$1.00 to $1,300.00	**$50.00**
$1,301.00 to $2000.00	**$50.00 for the first $1,300.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00**
$2,001.00 to $25,000.00	**$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00**
$25,001.00 to $50,000.00	**$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00**
$50,001.0 to $100,000.00	**$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00**
$100,001.00 to $500,000.00	**$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00**
$500,001.00 to$1,000,000.00	**$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including**
$1,000,000.00 $1,000,001.00 and up	**$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00,**

Excavation Permit Fees

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

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A **bond** will be assessed to guarantee the repair of public improvements.

Bond for Work in the Right of Way
Enter **# of crossings/Length in ROW** in the table below to help figure the required bond.

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

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TOWN OF HIDEOUT

FEES AND RATES SCHEDULE ~~Updated 06/11/2026~~Updated 06.11.2026

Section 1.2
Planning Fees

1.2.1 Development Fees

Concept Review	Application Fee: $1,100 Escrow Fee: $5,000 (with a minimum required balance of $2,500 Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: $4125 + $110/acre **Preliminary Review not required if Applicant wishes to proceed directly to Final Review* Escrow Fee: $~~12~~14,500 (with a minimum required balance of $5,000) Meetings: One (1) Planning Commission Public Hearing
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: $6,050 + $110/acre Escrow Fee: $1~~8~~7,500 (with a minimum required balance of $7,500) Meetings: One (1) Planning Commission Public Hearing
Preliminary Subdivision (Commercial/Other)	Application Fee: $3,025 + $825/acre Escrow Fee: $12,500 (with a minimum required balanceof $5,000) Meetings: One (1) Planning Commission Public Hearing
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	$2,200 + $110/acre if Preliminary Subdivision review complete; OR $5,500 + $110/acre if Preliminary Review not completed Escrow Fee: $~~12~~14,500 (with a minimum required balance of $5,000) Meetings: One (1) Planning Commission Public Hearing
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: $5,500 + $110/acre Escrow Fee: $1~~8~~7,500 (with a minimum required balance of $7,500) Meetings: One (1) Planning Commission Public Hearing
Final Subdivision (Commercial/Other)	Application Fee: $3,300 + $825/acre Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: One (1) Planning Commission Public Hearing
Plat Amendment	Application Fee: $1,375 Escrow Fee: $~~10,0~~7,500~~00~~ (with a minimum required balance of) ~~)~~ $5,000 Meetings: One (1) Planning Commission Public Hearing
~~Lot Combination~~Lot Combination	Application Fee: $1,375 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Public Hearing

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Revised Development Plans	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Public Hearing
Subdivision Construction Fee	5.5% of construction costs (must be paid prior to commencement of any construction activity)

1.2.2 Conditional Use Permit

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

1.2.3 Temporary Use Permit

Temporary Use Permit	Application Fee: $825

1.2.4 General Plan Amendment

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

1.2.5 Zone Change Application

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

1.2.6 Annexations

Pre-Application	Application Fee: $3,300 Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: $8,250 Escrow Fee: $20,000 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: $5,500 Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings

Orig. 4.10.2026v

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE ~~Updated 06/11/2026~~Updated 06.11.2026

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

1.2.7 Sign Review Fees

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

1.2.8 Special Meetings

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

1.2.9 General Land Use, Variance and Appeal Fees

Variance	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of ** Each additional meeting (either Planning Commission or Town Council) will require an additional fee of $1,250 and must be paid at least two weeks prior to the scheduled meeting. $2,500) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ)
Appeal of Final Action	Application Fee: $1,100 Escrow Fee: $2,500 (with a minimum required balance of $1,000) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ), Town Council or Planning Commission
General Land Use Application	Application Fee: $1,100 Escrow Fee: $2,500 (with a minimum required balance of $1,000) Meetings: One (1) Meeting with Town Council or Planning Commission

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

1.3 Subdivision Construction Review and Inspection Fees

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

Subdivision construction permit	$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate

Reinspection fee	$407
Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.	

1.4 Public Infrastructure District

PID Application Fee	$550.00

Section 2
Business License, Beer and Liquor License

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

Section 3
Rental of Town Facilities

3.1 Town Hall Building

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

3.2 Fee Reduction or Waiver

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

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

4.1 Copies Made at Town Facility

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

4.2 Copies in Excess of 50 Pages

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

4.3 Compiling Documents

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

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

5.1 Penalty Fees: Code Violations

Daily Fee for Each Cited Violation (Catch all)	$500.00
Non-Moving Vehicle Violations	$110.00
Parking Violations	$~~500.00~~240.00
Unauthorized Dumping or Littering	$550.00
Building/Construction Without a Permit	$550.00
Occupancy without a Certificate of Occupancy	$550.00
Non-Conforming Landscaping	$110.00
Unauthorized Connection to Town Water System	$1,100.00
Fees will continue to accrue after a Notice of Violation is issued as a separate and distinct violation for every twenty-four (24) hours until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

Section 6
Water Fees

6.1 Developer Reservations

Stand-by Fee	$262.00 per lot annually

6.2 Water Connection Fees

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

a. Monthly Water Metered Service

i. Residential

Base Rate per connection	$83.45~~77.20~~
Tier 1 (0–6,000 gallons)	$2.72~~52~~ per 1,000 gallons
Tier 2 (6,000–10,000 gallons)	$4.10~~3.79~~ per 1,000 gallons
Tier 3 (10,000–16,000 gallons)	$8.18~~7.57~~ per 1,000 gallons
Tier 4 (16,000–24,000 gallons)	$13.64~~12.62~~ per 1,000 gallons
Tier 5 (24,000–36,000 gallons)	$21.84~~20.20~~ per 1,000 gallons
Tier 6 (above 36,000 gallons)	$32.74~~30.29~~ per 1,000 gallons

ii. Multifamily (Deer Mountain Apartments)

Base rate per building	$83.45~~77.20~~ multiplied by number of dwelling units in building

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Tier 1 (0–40,000 gallons)	$3.07~~2.84~~ per 1,000 gallons
Tier 2 (40,000–50,000 gallons)	$4.61~~4.26~~ per 1,000 gallons
Tier 3 (50,000–60,000 gallons)	$9.22~~8.53~~ per 1,000 gallons
Tier 4 (60,000–70,000 gallons)	$15.37~~14.22~~ per 1,000 gallons
Tier 5 (70,000–90,000 gallons)	$24.58~~22.74~~ per 1,000 gallons
Tier 6 (above 90,000 gallons)	$36.88~~34.12~~ per 1,000 gallons

iii. Parks/Irrigation

Base Rate per connection	$83.45~~77.20~~
Tier 1 (0–10,000 gallons)	$16.84~~15.58~~ per 1,000 gallons
Tier 2 (10,000–30,000 gallons)	$20.11~~18.60~~ per 1,000 gallons
Tier 3 (30,000–50,000 gallons)	$22.27~~20.60~~ per 1,000 gallons
Tier 4 (50,000–70,000 gallons)	$24.54~~22.70~~ per 1,000 gallons
Tier 5 (70,000–90,000 gallons)	$27.03~~25.00~~ per 1,000 gallons
Tier 6 (90,000–110,000 gallons)	$29.73~~27.50~~ per 1,000 gallons
Tier 7 (110,000–140,000 gallons)	$35.67~~33.00~~ per 1,000 gallons
Tier 8 (above 140,000 gallons)	$43.24~~40.00~~ per 1,000 gallons

b. Hideout Irrigation

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

c. Water Reconnection Fee

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

d. Extension of Water Services Policy

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

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

e. Construction use of Water Before Meter Installation

Deposit for 1 - 1½" Meter	$1,850.00 ($350.00 is non-refundable)
Usage Fee/1000 gallons	$7.30

f. JSSD Water Impact Fee

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

Section 7
Sewer Fees

7.1 JSSD Sewer Impact Fees

Bonded (Parcel 2 - East side of SR 248)	See JSSD
Unbonded (Parcel 1 - West side of SR 248)	See JSSD

7.2 Sewer Connection Fees

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	$44.00

7.3 Monthly Sewer Fees

Per residential or commercial unit	$51.30

7.4 Extension of Sewer Services Policy

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

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

Section 8
Account Late Fees

Overdue Accounts	1.5% monthly interest charge

Section 9
Storm Drain Fee

9.1 Monthly Storm Drain Fee

Deer Mountain Apartments (entire subdivision)	$806.06
Townhomes (shared walls)	$12.65
Single Family Detached Homes	$28.56

Section 10
Town Impact Fees

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

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Rustler	$1,445	$5,215	$6,665	$1,330	$14,655
Salzman	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase I	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase II	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Remaining (tentative)	$1,445	$5,215	$0	$1,330	$7,990
Silver Sky	$1,445	$5,215	$4,315	$1,355	$12,330
Soaring Hawk	$0	$5,215	$0	$1,355	$6,570
Sunrise	$1,445	$5,215	$0	$1,330	$7,990
Venturi	$1,445	$5,215	$4,315	$1,330	$12,305
Woolf	$0	$5,215	$0	$1,355	$6,570