HIDEOUT, UTAH TOWN COUNCIL
REGULAR MEETING AND PUBLIC HEARINGS
October 08, 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 6:30 PM or soon thereafter, on Thursday, October 8, 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 | 408 638 0986

Regular Meeting
5:00 PM

I. Welcome

II. Call to Order

III. Call to Order

IV. Pledge of Allegiance

V. Approval of Council Minutes

1. Approval of the August 13, 2026 Town Council Meeting Minutes.
2. Approval of the September 10, 2026 Town Council Meeting Minutes.

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. (approx.45 mins.)

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 of Audio Visual enhancements for the public meeting room. – Zach Siegel, AV Sales Engineer (10 min.)
2. Consideration and Possible Approval of a Construction Parking Control Policy and Project Parking Designation Form – C. Gordon, Town Attorney (15 mins.)

3. Consideration and Possible Adoption of Resolution 2026-R-XX Adopting an Economic Development Concept Review and Policy; and Approving a Developer Concept Proposal Application - Corbin Gordon, Town Attorney. (10 mins.)

4. Consideration and Possible Adoption of an Ordinance amending Titles 4, 8, and 12 of the Hideout Municipal Code to address mobile food vending. - Corbin Gordon, Town Attorney (10 min.)

5. Discussion and Possible Adoption of the Town of Hideout Community Wildfire Prevention Plan. - Corbin Gordon, Town Attorney. (10 min.)

6. Discussion and Possible Adoption of Resolution 2026-R-XX to formally establish the Hideout Wildfire Committee as a Standing Advisory Committee of the town. - Corbin Gordon, Town Attorney. (10 min.)

7. Discussion and Possible Approval to Amend Hideout Municipal Code Chapter 6.08, Fireworks and Ignition Sources, to Prohibit Internal Combustion Engine Vehicles from Parking on Dry Grass due to Wildfire Risk.- Corbin Gordon, Town Attorney (5 min.)

8. Discussion and Possible Approval of Ordinance 2026-O-xx, an ordinance prohibiting parking within designated emergency access lanes and exit routes and establishing a civil administrative fine of $1,000 per day for violations. - Corbin Gordon, Town Attorney (10 min.)

X. Public Hearings 6:30 PM

The purpose of a public hearing is to receive public comments on the proposed items.

1. Consideration and Possible Adoption of Resolution 2026-R-XX Amending the Hideout Fee and Rate Schedule for proposed modifications and/or increases to parking fees, parking violations, penalty fees, code violations, fines, impact fees, and standby fees. – Corbin Gordon, Town Attorney (10 min.)

Following the public hearing, the Council may take action on the resolution(s).

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 (EDC) - 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 - *Council Member Gunn*

XII. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above October 8, 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 October 2, 2026

File Attachments for Item:

1. Approval of the August 13, 2026 Town Council Meeting Minutes.

TOWN COUNCIL MEETING MINUTES

TOWN OF HIDEOUT, UTAH
August 13, 2026 - 5:00 P.M.
10860 N. Hideout Trail, Hideout, Utah

Regular Meeting

I. Welcome, Call to Order, and Pledge of Allegiance

The Town Council of Hideout, Wasatch County, Utah, held a regular meeting and public hearings on August 13, 2026, at Hideout Town Hall, 10860 N. Hideout Trail, Hideout, Utah, and electronically via Zoom. The meeting was scheduled to begin at 5:00 p.m., and Mayor Ralph Severini presided. The supplied dialogue and public video begin after the opening portion of the meeting and do not preserve the exact call-to-order time or the Pledge of Allegiance.

II. Roll Call

Mayor:	Ralph Severini
Council Members:	Jonathan Gunn, Carol Haselton, Peter Ginsberg, Brian Cooper, and Tanya Brady
Absent:	None identified during the recorded open portion
Town Staff and Advisors:	Maria Devereux, Town Recorder; Corbin Gordon, Town Attorney; Thomas Eddington, Town Planner; Dennis Pay, Town Engineer; Dan Allen, Public Works Director; Stephen Miche, Public Works; Katie Shepley, Town Financial Consultant; Ben Probst, Gilbert & Stewart; and other Town staff and advisors participating in person or remotely

All five Council Members participated in the recorded open portion, and a quorum was present.

III. Closed Executive Session

The Council entered a closed executive session during the opening portion of the meeting. The agenda listed purposes permitted under Utah Code Section 52-4-205, including pending or reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; security matters; and the sale or acquisition of real property. The recorded open meeting resumed with public comment. No action arising from the closed session was reported in the recorded open portion.

IV. Public Comment - Items Not Listed on the Agenda

Doug Silver of Vantage Lane spoke on behalf of residents of Shoreline Phase 2. He commended recent improvements in communication among the Town, residents, and developers, but requested clearer information concerning the scope, schedule, budget, final condition, and future use of the Town project affecting Perfect Pass, Vantage Lane, and the trail corridor. He also raised concerns about construction vibration, possible property damage, dust, truck traffic, emergency access, and representations that the corridor would remain a trail and open space. Town Engineer Dennis Pay discussed the ongoing utility and roadway work. Town Attorney Corbin Gordon stated that he would review the plats and easements. The Mayor requested a follow-up meeting by the end of August involving the appropriate engineering, public-works, infrastructure, legal, and resident representatives.

John Gray of Deer Waters commented on the General Plan's affordable-housing component. He addressed timing, location, cost, existing and planned affordable units, service and transportation impacts, public safety, and the importance of resident input before adoption. Katie Shepley of Deer Waters asked how residents could review and seek changes to the General Plan. Town Planner Thomas Eddington explained that the draft was expected to reach the Planning Commission for public work-session review in September, followed by Planning Commission recommendations and Town Council public hearings. The draft would be posted online for review and comment.

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Council Member Carol Haselton raised concern that Council Members had received the agenda packet only about 24 hours before the meeting, leaving inadequate review time. Other Council Members and the Mayor agreed that materials should ordinarily be distributed earlier, preferably by Friday and no later than Monday, and that items should be continued when adequate review time is not available. The Town Attorney clarified that written public comments are not subject to the same 96-hour deadline, while encouraging early submission so they can be considered fully.

Brett Rudder thanked Recorder Maria Devereux for discussing his prior comments and echoed the concern that the proposed fee and rate schedule had not been made available to the public with sufficient time for review. The Council discussed improving publication procedures and software and continuing nonurgent items when supporting materials are late or inaccessible. Mayor Severini then closed general public comment.

Public Hearings

V. Fiscal Year 2027 Budget Amendment - Impact Fees

Town Financial Consultant Katie Shepley presented the proposed Fiscal Year 2027 budget amendment for street, water, sewer, and storm-drain impact-fee revenues and expenditures. She explained that prior budgets had not shown the corresponding impact-fee expenditures, contributing to an audit finding when actual expenditures exceeded the budget. The proposed FY2027 amounts included approximately $400,000 for street impact fees, $36,000 for water, $66,000 for sewer, and $41,000 for storm drain. The budget assumed approximately 80 building permits, compared with 69 in FY2026. Because collected impact fees are paid to developers for eligible infrastructure, the entries were described as offsetting revenue and expense items. No public comments were offered, and the public hearing was closed.

Motion: A motion was made by Council member Cooper and seconded by Council Member Ginsberg to approve the amended Fiscal Year 2027 budget for impact-fee revenues and expenditures.

The vote on the motion was as follows:

Council Member Brady, Yes
Council Member Haselton, Yes
Council Member Ginsberg, Yes
Council Member Gunn, Yes
Council Member Cooper, Yes

The motion passed 5-0 and carried. The Fiscal Year 2027 budget amendment was approved.

VI. Fees and Rates Schedule Modifications

The Council discussed the proposed fee and rate schedule amendments. Because the supporting schedule had not been accessible to the public with adequate advance time, the Council agreed that the matter should return at a later meeting. The Council also noted that additional proposed changes could be incorporated before the item returned.

DRAFT

Motion: Council Member Gunn moved to table the proposed fee and rate schedule amendments and return the item at a later meeting. Council Member Cooper Seconded.

The vote on the motion was as follows:

Council Member Brady, Yes
Council Member Haselton, Yes
Council Member Ginsberg, Yes
Council Member Gunn, Yes
Council Member Cooper, Yes

The motion passed 5-0 and carried. The proposed fee and rate schedule amendments were tabled.

VII. Pre-Construction Meeting Process and Work-Site Parking

Town Attorney Gordon presented a proposed pre-construction meeting process and form for builders, including designation of one side of a street for temporary work-site parking. Discussion addressed emergency access, street width, resident and contractor vehicles, enforcement, temporary signage, existing subdivision restrictions, and the need to distinguish construction parking from broader parking issues. Members of the public commented on safety and parking conditions in Shoreline and other neighborhoods. The Council requested additional work and public input, with the separate emergency-ingress and emergency-egress issue also to return for consideration.

Motion: Council Member Haselton moved to continue the proposed pre-construction meeting and work-site parking process to the next meeting. A second was made by Council Member Gunn.

The vote on the motion was as follows:

Council Member Brady, Yes
Council Member Haselton, Yes
Council Member Ginsberg, Yes
Council Member Gunn, Yes
Council Member Cooper, Yes

The motion passed 5-0 and was carried. The matters were continued to the next meeting.

VIII. Mayor's Report

The Mayor's report was not presented as a separate agenda item. Mayor Severini provided project and intergovernmental updates later during the committee reports, as summarized below.

Agenda Items

IX. Agenda Items 1 through 11

1. Annual Audit

Ben Probst, a partner with Gilbert & Stewart, presented the Town's audited financial statements for the fiscal year ended June 30, 2025. He reported an unmodified audit opinion and no significant deficiencies. Two state-compliance findings concerned expenditures exceeding budget, principally because impact-fee expenditures had not been budgeted, and a negative unassigned General Fund balance of approximately $289,490 because available balances were restricted, committed, or prepaid. Mr. Probst stated that the Town had little debt and that the financial statements complied in all material respects with applicable state compliance requirements. No formal action was taken.

2. Annual Fraud Risk Assessment

The Annual Fraud Risk Assessment was not separately presented or acted upon during the recorded open portion.

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3. Code Enforcement Process

Stephen Miche of Public Works presented a code-enforcement flowchart based on existing Town Code. He identified a gap in tracking citations after issuance and recommended centralized case ownership, a reliable tracking system, an online payment process, and clear assignment of prosecutorial, hearing, appeal, and collections responsibilities. The Council discussed using the City Inspect supplemental module or a manual system, establishing an accounts-receivable and online payment workflow, coordinating with the Town Attorney on legal roles, and moving responsibility from the notice stage forward to the Building Department and designated staff. Parking enforcement and possible builder deposits or bonds were discussed as related but separate issues. The Council directed staff to continue refining and implementing the process. No formal motion was made.

4. Town Council Rules of Conduct

The Council passed over this item without discussion or formal action.

5. Audio-Visual Enhancements

Mayor Severini reported that he had reviewed two vendor concepts for improving the public meeting room and was leaning toward an approximately $10,000 system with a central camera, a larger display, and improved sound. The equipment could be moved to a future Town facility. Council Members agreed that the current system should be improved, and no opposition was expressed to the Mayor continuing the evaluation. No formal motion was made.

6. Latham Excavation & Services, LLC Professional Services Agreement

Public Works Director Dan Allen discussed Latham Excavation & Services, LLC as a local provider of specified municipal support services and described the company's response time and pricing. The Council and Town Attorney discussed the procurement provisions applicable to specialized repair and maintenance services and requested a renewal provision allowing the Council to renew the agreement in two-year increments.

Motion: A motion was made by Council Member Ginsberg to authorize the Mayor to enter into the professional services agreement with Latham Excavation & Services, LLC for specified municipal support services, subject to adding a provision allowing renewal in two-year increments at the behest of the Town Council. Council Member Haselton seconded the motion.

The vote on the motion was as follows:

Council Member Brady, Yes
Council Member Haselton, Yes
Council Member Ginsberg, Yes
Council Member Gunn, Yes
Council Member Cooper, Yes

The motion passed 5-0 and carried. The Mayor was authorized to enter the agreement subject to the stated renewal provision.

7. High Water Usage Adjustment Policy

Town Attorney Gordon explained that the proposed written policy would provide limited bill relief when a customer promptly repaired a leak, enrolled in the smart-meter application, and acted on usage alerts. The draft contemplated reducing by one-half the extraordinary usage charge above the customer's normal bill. Because the draft had been circulated late and the item was not urgent, the Council continued it by consensus for a full month of review. No formal motion was made.

8. Utah State Archives Records Retention Schedule

Town Attorney Gordon explained that adopting the Utah State Archives Records Retention Schedule would establish the Town's official minimum retention and disposition requirements. Discussion addressed GRAMA, the need for a records inventory and coordinator, electronic document management, metadata, and staff training.

DRAFT

Motion: A motion was made by Council Member Gunn and seconded by Council Member Cooper to approve the resolution adopting the Utah State Archives Records Retention Schedule as the Town's official records retention and disposition policy.

The vote on the motion was as follows:

Council Member Brady, Yes
Council Member Haselton, Yes
Council Member Ginsberg, Yes
Council Member Gunn, Yes
Council Member Cooper, Yes

The motion passed 5-0 and was carried. The resolution was adopted.

9. Comprehensive Emergency Management Plan

The Council noted that the Comprehensive Emergency Management Plan was a lengthy document distributed too late for adequate review. Discussion addressed the chain of responsibility during an emergency, resident communications, coordination with homeowners associations, public education, Watch Duty and other alert systems, and the relationship between the emergency plan and the Community Wildfire Protection Plan. The Council continued the item by consensus and requested that all related materials return together, potentially at a special meeting. No formal motion was made.

10. Fire Station 56 Contract

Town Attorney Gordon explained that the Council had previously approved up to $450,000 as the Town's one-third share of the access-road work for Fire Station 56. The proposed contract permitted a ten-percent contingency, allowing expenditures up to $495,000 without returning to the Council. Discussion confirmed that MIDA funds were expected to support the Town's share. Staff reported that the prefabricated station was being assembled and could be operational by November, subject to permitting, power-transformer, and related construction issues.

Motion: A motion was made by Council Member Haselton to approve the Fire Station 56 contract as drafted. Council Member Ginsberg seconded the motion. The maker is not identified in the dialogue.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Brady, Yes
Council Member Cooper, Yes
Council Member Ginsberg, Yes
Council Member Haselton, Yes

The motion passed unanimously, 5-0. The motion carried, and the contract was approved as drafted.

11. Hideout U - Council Training

The Council stated that this item had been removed. No discussion or formal action occurred.

X. Approval of Council Minutes - Taken Out of Order

The Council returned to the nine sets of pending minutes listed on the agenda: January 8, January 29, March 12, May 6, May 14, June 11, June 30, July 9, and July 23, 2026. Council Members discussed approving the minutes together, subject to incorporation of all corrections and comments submitted to the Town Recorder.

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Motion: A motion was made by Council Member Gunn to approve all pending minutes listed on the agenda, subject to inclusion of all comments sent or given to the Town Recorder by the Mayor and Council Members. The dialogue strongly suggests that Council Member made the motion, but the maker's name is not expressly stated. A second was made by Council Member Cooper.

Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Ginsberg, Abstain
Council Member Cooper, Yes
Council Member Gunn, Yes

The motion passed and carried 4-0, with Council Member Ginsberg abstaining. The listed minutes were approved subject to incorporation of the submitted comments and corrections.

XI. Committee Updates

1. Planning Commission

Town Planner Eddington reported that the Planning Commission would not meet in August because no applications were pending. The consultants were expected to present the draft General Plan to the Planning Commission in September for dedicated work-session review. A joint transition work session with the Town Council was discussed for late October or early November. Mr. Eddington agreed to prepare a schedule working backward from anticipated year-end adoption and to include a plan for public notice and meaningful opportunities for resident comment.

2. Infrastructure and Public Safety Advisory Committee

The Council discussed the planned pressure-regulating valve near Reflection Ridge. Town Engineer Pay reported that bidding had been on hold while the water master plan and audit proceeded. The Council clarified that the project and budget had already been approved and directed Mr. Pay to prepare the scope and competitive procurement materials in coordination with the Town Attorney. The Council also discussed resident concerns about noise from residential mechanical equipment on steep lots and asked staff to research whether Midway or another municipality had adopted relevant standards.

3. Economic Development and Budget Advisory Committee

Council Member Brady reported that the committee had shifted to a project-based structure. Members were assigned to Richardson Flat, Ross Creek, and potential future projects. For Ross Creek, the committee had reviewed the prior request-for-information responses, contacted the two respondents who had proposed development concepts, and was considering whether to issue a new RFI or RFP and whether an interim proof-of-concept use could attract activity to the site.

Mayor Severini reported recent discussions with LHM concerning prospective development and the need for a development and financial plan, including infrastructure costs, phasing, property-tax allocation, and projected tax revenue. Early financial information would be reviewed by Town financial advisors and Council Members in properly limited groups. The Mayor also reported a meeting with Park City Manager Adam Lenhard concerning regular coordination, Richardson Flat, transportation, and improved intergovernmental relations.

4. Community Engagement and Communications Committee

Council Member Ginsberg reported that the July community event drew more than 100 attendees and that planning continued for the August event. The committee was also coordinating an aid station and volunteers for the National Ability Center bicycle event.

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5. Parks, Open Space, and Trails and Transportation Committee

Council Member Haselton reported weekly coordination with the Mayor, Town Planner, Town Engineer, and Public Works. The Town was refining the consultant scope for a transportation-planning RFP supported by a $150,000 grant and a $25,000 Town match and was coordinating with UDOT on an $80,000 grant for the Ross Creek entrance. Discussion addressed planned striping and digital speed signs on SR-248, an emergency-vehicle signal at Fire Station 56, the longer-term need to realign Shoreline Drive and Deer Mountain Boulevard before a full traffic signal could be installed, and volunteer work to address weeds along park trails.

6. Wildfire Committee

The Mayor reported that the Wildfire Committee was pursuing several projects and grant opportunities, including the Building Resilient Infrastructure and Communities program and the Community Wildfire Protection Plan. The Council discussed a future dedicated report from committee representatives, possible camera locations, coordination of wildfire planning with the emergency management plan, and renewed public education and communications.

XII. Meeting Adjournment

Motion: Council Member Gunn moved to adjourn. Council Member Haselton seconded the motion. A voice vote followed; individual votes are not discernible from the recording.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Brady, Yes
Council Member Cooper, Yes
Council Member Ginsberg, Yes
Council Member Haselton, Yes

The motion passed 5-0 and carried.

The meeting adjourned at approximately 8:45 p.m.

These minutes were prepared from the meeting and were approved by the Hideout Town Council:

_____

_____

Maria Devereux, Town Recorder.

Date approved:

DRAFT

File Attachments for Item:

2. Discussion of Audio Visual enhancements for the public meeting room. – Zach Siegel, AV Sales Engineer (10 min.)

ABSOLUTE
AUDIO VISUAL

HYBRID MEETING SYSTEM PROPOSAL

Yealink MeetingBoard 75 Pro for Zoom Rooms

12x Optical PTZ Camera | Mobile Cart Deployment | Zoom Rooms Certified

PREPARED FOR

The Honorable Ralph Severini, Mayor

and the Hideout Town Council

Town of Hideout, Utah

August 5, 2026

TRUSTED PARTNER, RELIABLE TECHNOLOGY

Absolute Audio Visual | Murray, Utah

FOR COUNCIL REVIEW

One System for Every Meeting the Town Holds

Absolute Audio Visual proposes a single professional-grade hybrid meeting system for the Town of Hideout: the Yealink MeetingBoard 75 Pro for Zoom Rooms, fitted with a 12x optical zoom PTZ camera and mounted on a purpose-built rolling cart. The system is a Zoom Rooms certified all-in-one appliance. The 75 inch 4K touchscreen, camera system, microphones, speakers, whiteboard, and the computer that runs Zoom are contained in one device that requires only a standard power outlet and the Town network.

The Town currently conducts hybrid meetings with a tabletop 360 degree camera on a tripod, a staff laptop, and a monitor fixed to the exterior wall. That arrangement served the Town at an earlier stage, and it has clear limits in a council setting. The fixed monitor cannot face the council and the audience at once. The camera and microphones were designed for the center of a small conference table, not for a 25 ft chamber with a council at one end and the public at the other. And every meeting depends on a laptop and cabling before it can be called to order.

The proposed system resolves each of these limits, and because it rolls, one purchase serves the council chamber, a conference room, and the building's breakout spaces. The Town gains the capability of several equipped rooms for the cost of one system.

WHAT THE COUNCIL GAINS

- Every participant is seen and heard. The screen pivots between the council and the audience, and the 12x optical PTZ camera frames any speaker in the room, front row or back.
- Remote residents follow the full proceeding on a 75 inch 4K display, with documents, plats, and presentations shared on screen.
- Meetings start with one touch. No laptop, no cables to connect, no setup time before a session is called to order.
- The system moves. Roll it to a breakout room or a conference room, plug in one cord, and meet.

Budgetary pricing has been provided to the Mayor under separate cover and will be refined in a formal quotation following a brief site review. This document explains what the system is, how it operates in the chamber as measured, how it compares against the equipment the Town uses today, and how it leads into a fully integrated chamber for the Town's new building.

THREE COMPONENTS, ONE APPLIANCE

What the Town Would Own

The system consists of three factory-matched Yealink components assembled, configured, and supported by Absolute Audio Visual. There are no third-party adapters and no improvised brackets. Each component is engineered for the others.

Yealink MeetingBoard 75 Pro for Zoom Rooms

MB75PRO-A02

A 75 inch 4K Ultra HD anti-glare touchscreen with a built-in triple 50 MP camera system, a 16-microphone array with 39 ft full-duplex voice pickup, an integrated stereo speaker array, and 20-point touch with four styluses for whiteboarding. The appliance runs Zoom Rooms natively on its internal computer. Zoom Rooms certified and ENERGY STAR certified.

12x Optical Zoom PTZ Camera

MB-12X Pro

A 4K pan-tilt-zoom camera with true 12x optical zoom, a 200 degree panning range, and a 90 degree tilt range. It seats directly into the slot on top of the MeetingBoard with no cables or brackets, and it works with the built-in wide camera as one intelligent system: the wide lens reads the room, the PTZ frames the active speaker. Includes AI speaker tracking, stored position presets, and a motorized privacy shutter.

Mobile Floor Stand with Tray

MB-FS-P750T

The manufacturer's purpose-built rolling cart for the 75 Pro, with four locking casters for stable positioning and an integrated tray for styluses and accessories. Built for frequent relocation between rooms.

Delivered and supported by Absolute Audio Visual

Our scope includes assembly, provisioning on the Town's Zoom account and network, camera presets configured for the chamber, staff and council training, written quick-reference guides, and first-line support backed by the manufacturer warranty.

Operating requirements

One standard 120 V outlet in each room where the system will be used, and Town Wi-Fi or a wired network drop. Nothing else is required to hold a meeting.

See the system for yourself

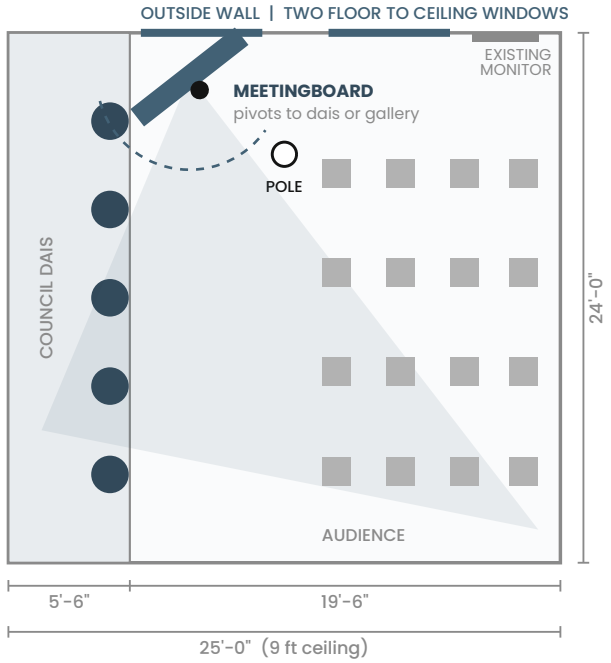
Product page	yealink.com/en/product-detail/zoom-rooms-meetingboardpro
Video demonstration	youtube.com/watch?v=xLwHpibbQx0

The video demonstrates the Microsoft Teams interface on this same hardware. The device is certified for both Zoom Rooms and Microsoft Teams, and the Town's system will be configured for Zoom.

FIT TO THE ROOM AS MEASURED

How It Works in the Hideout Chamber

The chamber measures approximately 25 ft by 24 ft with a 9 ft ceiling. The council sits on a raised platform, called the dais, about 5 ft 6 in deep across one end, the public occupies the remaining 19 ft 6 in of floor, two floor to ceiling windows sit on the outside wall, a structural pole stands within the room, and the Town's current monitor is fixed to the exterior wall. The plan below is drawn to scale, and every design decision responds to one of those conditions.



ROOM CONDITIONS

- Approximately 25 ft x 24 ft, 9 ft ceiling
- Raised council platform, 5 ft 6 in deep
- Two floor to ceiling windows, outside wall
- Structural pole, floor to ceiling
- Existing monitor on the exterior wall

HOW THE DESIGN RESPONDS

- Cart sited so the cameras face away from the glass, keeping window backlight out of the shot
- PTZ presets for the dais, the podium area, and the gallery, framed around the pole
- 39 ft microphone pickup exceeds the 35 ft longest sightline in the room
- Anti-glare 4K panel sized for the farthest seat, about 24 ft away

Drawn to scale from the Town's room sketch. Final placement, power, and door clearances are confirmed during a brief site review.

Three positions, one power cord

- Council session. The cart sits between the dais and the gallery with the screen angled to both. The PTZ tracks whoever has the floor, and 12x optical zoom frames the back row as clearly as the front.
- Public hearing or presentation. Pivot the screen toward the gallery in seconds when the content matters most to the audience, then back toward the dais for deliberation. No tools, no re-cabling.
- Work session. Roll to the conference table, where the built-in triple camera covers close seating and the touchscreen becomes the whiteboard.

The Town's existing wall monitor can remain in service as a secondary audience-side display fed from the system, or be retired. Either path is simple, and nothing already purchased is wasted.

ONE PURCHASE, SEVERAL ROOMS

The System Goes Where the Meeting Is

Most municipal AV investments are bolted to one wall and serve one room. This system is deliberately not. The manufacturer's rolling stand, with four locking casters and an accessory tray, lets staff move the full meeting capability anywhere in the building, and the cart maneuvers through standard commercial doorways by angling the slim panel through the opening. We verify every door on the intended route during the site review.

Where the Town would use it

- Council chamber. Regular sessions, public hearings, and work sessions, with remote participation for residents and for any member who cannot attend in person.
- Conference room. Staff meetings, planning reviews, and vendor or agency calls on a proper large-format display instead of a laptop screen.
- Breakout rooms. Committee work, interviews, and small-group sessions gain the same one-touch Zoom capability the chamber has.
- Training and emergencies. Staff training, and a ready coordination display that can be positioned wherever it is needed.

The move takes about a minute

Unlock the casters, roll, lock, and connect one power cord. The system joins the Town network over Wi-Fi and wakes directly into Zoom Rooms. The next scheduled meeting appears on screen and starts with a single touch. No laptop is required in any room.

More than video calls

- Interactive whiteboard with 20-point touch, palm rejection, and four styluses. Boards can be saved and distributed with meeting minutes.
- Wireless presentation from Town laptops and tablets via AirPlay and Miracast, plus a wired HDMI input at the cart for visiting presenters.
- Document and plat review at 4K resolution, with on-screen annotation during discussion.
- Zoom cloud recording to support minutes preparation and the public record.

PROPOSED SYSTEM VERSUS THE CURRENT APPROACH

MeetingBoard 75 Pro Compared to the Meeting Owl

The Town's current device is a tabletop 360 degree camera. It is a competent product in the small huddle rooms it was designed for. A council chamber is not that room. The comparison below uses the current generation of that device, the Meeting Owl 4+.

FACTOR	PROPOSED SYSTEM MeetingBoard 75 Pro + 12x PTZ	CURRENT CLASS Meeting Owl 4+ tabletop device
Product class	All-in-one Zoom Rooms appliance. Display, cameras, microphones, speakers, whiteboard, and the Zoom computer in one device.	USB camera, microphone, and speaker peripheral. Requires a separate laptop and a separate display for every meeting.
Zoom certification	Zoom Rooms certified appliance. One-touch join from the room calendar, managed through the Zoom Device Management platform.	Zoom-compatible USB device. The meeting itself is hosted and controlled from a connected computer.
Display	75 inch 4K Ultra HD anti-glare touchscreen, included.	None. A television, mount or cart, and cabling must be purchased and connected separately.
Touch and whiteboard	20-point touch, native whiteboard, on-screen annotation, four styluses included.	Not available.
Cameras	Built-in triple 50 MP AI camera system plus a dedicated 4K PTZ module. Wide lens reads the room, PTZ frames the speaker.	Single 360 degree lens. The 4K panorama is divided across the whole room, so each view uses a fraction of the sensor.
Zoom reach	True 12x optical zoom. A speaker at the back of the chamber is framed in full detail.	Digital zoom only. Enlarging a distant speaker crops pixels and softens the image.
Placement in a chamber	Front of room, viewing the chamber the way attendees do. 200 degree pan, stored presets for dais, podium, and gallery.	Designed for the center of a small conference table. In a chamber it sits among the audience and views the dais at a distance.
Audio pickup	16-microphone beamforming array with 39 ft full-duplex pickup, AI noise cancellation, and reverberation control.	18 ft pickup radius. An expansion microphone adds 8 ft in one direction only.
Room audio	Integrated stereo speaker array sized for a large room.	Single integrated speaker. The manufacturer does not support connecting external microphones or speakers.
Content sharing	Wireless AirPlay and Miracast plus a wired HDMI input.	None. Content is shared only from the connected host laptop.
Growth path	Integrates into a fully installed Zoom Rooms chamber build if the Town expands later. Nothing purchased is discarded.	Expansion is limited to pairing additional Owl devices.

Specifications summarized from Yealink and Owl Labs published materials, current as of August 2026.

BUILT FOR PUBLIC BUSINESS

Certified, Secure, and Ready for the Long Term

What Zoom Rooms certified means for the Town

Certification is not a marketing label. Zoom validates the hardware and software together, the appliance receives firmware and security updates through the Zoom Device Management platform, and the experience is guaranteed to be the one-touch join that Zoom Rooms customers expect. Absolute Audio Visual can administer the device remotely, so most service questions are resolved without a site visit.

A touchscreen that earns its place in a work session

Council and staff can annotate site plans, mark up plats and exhibits during discussion, and run structured whiteboard sessions with four styluses and 20-point touch. Boards are saved digitally and can accompany the minutes, so decisions and the reasoning behind them are preserved.

Reliability and privacy by design

- A dedicated appliance, not a shared laptop. No missing dongles, no personal accounts on the podium, no update running at 6:00 p.m. on meeting night.
- Motorized physical privacy shutters close over the cameras whenever the system is not in a meeting.
- Automatic, managed software updates keep the platform current and secure across its service life.
- ENERGY STAR certified display panel.

Supports transparent, accessible government

The system supports remote public participation and cloud recording of proceedings, which strengthens the Town's practice under the Utah Open and Public Meetings Act for electronic meetings, with the chamber serving as the anchor location where residents attend in person.

Protected against platform change

The appliance runs Zoom natively today, and the same hardware is also certified for Microsoft Teams, with a bring-your-own-device mode beyond that. Cross-platform meetings are not an obstacle: configured for Zoom, the board joins Microsoft Teams meetings directly, and configured for Teams, it joins Zoom meetings. If the Town's platform standard ever changes, or another agency hosts the call on a different service, the investment carries forward without new equipment.

LOOKING AHEAD WITH THE TOWN

A Fully Integrated Chamber, Designed Together

The mobile system serves the Town today and carries its value forward. As Hideout plans its new building, the council chamber there deserves a permanently integrated system, engineered into the room during design rather than added after the fact. This is the work Absolute Audio Visual specializes in, and it is the natural second chapter of this proposal.

What full integration means in a chamber

Ceiling microphones over the dais and the podium so every seat is heard without a microphone in hand. Ceiling loudspeakers tuned for even coverage of the dais and the gallery. Cameras positioned for the council and for the public, switching automatically to whoever is speaking. Assistive listening for accessibility, one-touch control at the clerk's position, and recording and streaming built into the room, not carried into it.

The platform we stand behind: Q-SYS

For integrated rooms, Absolute Audio Visual builds on Q-SYS, a cloud-manageable audio, video, and control platform built on a standards-based IT architecture. One Q-SYS Core processor runs the chamber's audio processing, video routing, and control logic as software, so the room gains capability through updates instead of through replacement. Q-SYS devices are Zoom certified, so the chamber keeps the same one-touch Zoom Rooms experience the Town will already know from the MeetingBoard. Microphone position data drives automatic camera preset recall, meaning the camera moves to the speaking council member without an operator. And through Q-SYS remote monitoring, our engineers watch system health and resolve most issues without a site visit. The platform scales with the building: the same backbone can serve the chamber, lobby overflow audio, paging, and future rooms as the Town grows.

Why the design phase is the moment

AV engineered during design costs less and performs better than AV retrofitted after occupancy. Conduit, backboxes, ceiling coordination, acoustics, power, and sightlines are decided on paper with the architect, not discovered from a lift after drywall. We would welcome a seat at the table: Absolute Audio Visual provides drawings, specifications, and budget documentation the Town and its design team can build from, and we would be proud to help shape a chamber worthy of the community Hideout is becoming.

A STAGED PATH, NOTHING WASTED

1. The MeetingBoard system serves the current chamber and building today.
2. Absolute Audio Visual joins the new building's design phase and engineers the Q-SYS integrated chamber.
3. The MeetingBoard redeploys to a conference or training room in the new building. Both investments keep working.

A RESPONSIBLE PURCHASE FOR A GROWING TOWN

Stewardship, Scope, and Schedule

Hideout is growing, and with growth comes more public business, more participation, and a higher standard for how the Town presents itself. This proposal meets that standard with one disciplined capital purchase. Because the system rolls, it delivers equipped-room capability to the chamber, a conference room, and the breakout spaces, deferring the cost of building out each room separately. It is the kind of investment a community of Hideout's caliber makes once, and uses every week.

Investment

Budgetary pricing has been provided to the Mayor under separate cover. A formal quotation follows a brief site review and confirmation of the Town's Zoom licensing. Both figures are presented so the council can plan within the current or next budget cycle.

What Absolute Audio Visual delivers

System design and verification, assembly, provisioning on the Town network and Zoom account, chamber camera presets, staff and council training, quick-reference documentation, and ongoing first-line support. We are a Utah commercial AV integrator, and municipal, education, and government meeting spaces are the core of our work.

RECOMMENDED PATH

1. Council review of this proposal and the budgetary figures.
2. Site review to confirm placement, power, network, and door clearances on the intended routes.
3. Formal quotation issued to the Town for approval.
4. Delivery, configuration, training, and first-meeting support.

With direction confirmed in the coming weeks, completion within the current quarter is realistic, subject to equipment lead times. In parallel, we welcome a design phase conversation for the new building's chamber, described on page 8.

Zack Siegel
Systems Engineer, Absolute Audio Visual
Murray, Utah

TRUSTED PARTNER, RELIABLE TECHNOLOGY

File Attachments for Item:

3. Consideration and Possible Approval of a Construction Parking Control Policy and Project Parking Designation Form – C. Gordon, Town Attorney (15 mins.)

TOWN OF HIDEOUT

RESOLUTION NO. 2026-R-___

A RESOLUTION ADOPTING A CONSTRTUCTION PARKING CONTROL POLICY AND PROJECT PARKING DESIGNATION FORM

WHEREAS, the Town of Hideout (the "Town") is responsible for protecting the health, safety, and welfare of residents, visitors, workers, and emergency responders using streets within the Town; and

WHEREAS, contractor vehicles parked on both sides of a street can narrow or obstruct the traveled way, impair visibility, delay emergency access, interfere with snow removal and public works operations, and create unsafe conditions; and

WHEREAS, Hideout Municipal Code ("HMC") Section 10.04.30(A) already requires parking for contractors and subcontractors to be on the same side of the street and prohibits vehicles and work trailers from remaining on the street overnight; and

WHEREAS, HMC Section 10.04.30 also addresses temporary lane blockages, contractor responsibility for familiarity with parking regulations, and the placement of equipment and trailers; and

WHEREAS, the Town's current Fees and Rates Schedule establishes penalties for parking and code violations and identifies available enforcement remedies, and those penalties may be amended from time to time by lawful Town action; and

WHEREAS, Utah Code Section 10-8-84 authorizes municipalities to regulate streets and parking, and Utah Code Section 10-3-717 authorizes administrative action by resolution while providing that a resolution may not itself impose a punishment, fine, or forfeiture; and

WHEREAS, the Town Council desires a uniform administrative procedure requiring each builder or developer to identify, communicate, sign, and enforce a project-specific one-side parking plan before construction begins;

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

Section 1. Adoption

The Construction Parking Control Policy attached as Exhibit A and the Construction Project Parking Designation and Acknowledgment Form attached as Exhibit B are adopted as administrative procedures for implementing and enforcing existing Town requirements.

Section 2. Administration

The Building Official, Town Engineer, Public Works Director, Code Enforcement Officer, or their authorized designees may administer the Policy; approve, condition, or modify a project

parking designation; require an off-street or remote parking alternative; document violations; and take enforcement action authorized by existing law.

Section 3. Applicability

Beginning on the effective date, the signed form is required at the pre-construction meeting for each new building, grading, subdivision-construction, or other development project for which the Town requires a pre-construction meeting. An existing active project may be required to submit a form after a verified parking complaint, observed unsafe condition, change in site access, or written request from the Town.

Section 4. Existing Penalties Preserved

This Resolution does not create or increase any punishment, fine, or forfeiture. Violations may be enforced under HMC 10.04.30, other applicable Town Code provisions, the Town's duly adopted Fees and Rates Schedule, permit conditions, and other applicable law. References in the Policy to dollar amounts summarize the schedule in effect when this Resolution was drafted and automatically mean the amount lawfully in effect on the date of violation.

Section 5. No Conflict; Severability

If the Policy conflicts with a statute, ordinance, approved traffic-control plan, permit condition, emergency order, or direction of an authorized public official, the controlling law, plan, condition, order, or direction governs. If any provision of this Resolution or its exhibits is held invalid, the remaining provisions shall continue in effect to the fullest extent allowed by law.

Section 6. Effective Date

This Resolution takes effect immediately upon passage, or on _____, 2026, as determined by the Town Council.

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

Voting:

Councilmember Peter Ginsberg	___ Yes ___ No
Councilmember Tanya Brady	___ Yes ___ No
Councilmember Carol Haselton	___ Yes ___ No
Councilmember Jonathan Gunn	___ Yes ___ No
Councilmember Brian Cooper	___ Yes ___ No

TOWN OF HIDEOUT

By: _____
Mayor Ralph Severini

ATTEST:

Town Recorder

APPROVED AS TO FORM:

City Attorney

EXHIBIT A
CONSTRUCTION PARKING CONTROL POLICY

1. Purpose and Authority

This Policy provides a consistent procedure for carrying out HMC 10.04.30, protecting safe passage on streets serving construction sites, and assigning clear responsibility to the builder or developer. It supplements, and does not replace, any other parking, traffic, winter-parking, right-of-way, fire-code, building-code, or permit requirement.

2. Applicability

The Policy applies to a builder, developer, owner acting as contractor, general contractor, and any person responsible for a project that requires a Town pre-construction meeting. It covers employees, subcontractors, suppliers, delivery drivers, inspectors, and other project-related visitors ("project personnel").

3. Definitions

Approved parking side means the side of the identified street segment on which the Town authorizes project personnel to park, subject to all other laws and site conditions.

Prohibited parking side means the opposite side of the identified street segment on which project personnel may not park and where Town-provided temporary warning signs must be displayed.

Responsible party means the builder, developer, general contractor, or other permit holder that signs the Project Parking Designation and Acknowledgment Form and is accountable for communicating and enforcing the approved plan.

Verified violation means a violation documented by an authorized Town official through personal observation, photographs or video, reliable witness information, vehicle or driver identification, or other substantial evidence linking the vehicle or conduct to the project.

4. Pre-Construction Parking Plan

A. At the pre-construction meeting, the responsible party shall propose the street segment and side on which project personnel will park and shall complete and sign the form in Exhibit B.

B. The Town must approve the designation. The Town may reject or condition a proposed side, shorten the parking segment, limit the number or type of vehicles, require off-street or remote parking, or prohibit on-street parking when necessary for safety, sight distance, emergency access, snow removal, utilities, traffic operations, or neighborhood conditions.

C. Approval of the form does not guarantee the availability of on-street parking or authorize parking that is otherwise unlawful. Project personnel must still obey posted signs, winter restrictions, hydrant and driveway clearances, intersection rules, lane-closure requirements, and directions from law enforcement, fire, public works, engineering, or code-enforcement personnel.

D. The approved form and required diagram become a project record and permit-compliance document. No site work may begin until the form is approved and the required signs are installed, unless the Town gives written authorization, in which case the written authorization must be prominently posted at the construction site.

5. Selection and Marking of the Parking Side

A. The designation must identify the street by name, construction site address, define the segment by two endpoints, state the viewing direction, and use an unambiguous side description such as north, south, east, west, uphill, or downhill.

B. A diagram must show the project frontage, north arrow, approved side, prohibited side, temporary sign locations, driveways, fire hydrants, intersections, curves or sight restrictions, and the proposed overflow-parking location.

C. Vehicles shall park only within the approved segment and only on the approved side, in the direction and manner required by law. No vehicle may block the traveled way, emergency access, snow-removal operations, a driveway, hydrant, mailbox, sidewalk, trail, drainage facility, or other protected area.

6. Temporary Signs

A. The Town will provide temporary signs stating substantially “NO CONTRACTOR PARKING — THIS SIDE” or comparable language. Town ownership of a sign does not transfer responsibility for installation, daily inspection, maintenance, removal, or return.

B. Before project personnel arrive, the responsible party shall place the signs on the prohibited side at locations approved by the Town and shown on the form. Signs must remain visible, upright, legible, and in place during construction activity.

C. Signs may not obstruct sight distance, pedestrian travel, drainage, snow operations, or an official traffic-control device. The responsible party shall immediately replace or reposition a missing, damaged, displaced, or obscured sign and shall notify the Town if a replacement is needed.

D. Town-provided signs must be returned promptly when the project is complete, the parking designation is withdrawn, or the Town requests their return. The responsible party is liable for loss or damage to the extent allowed by law and Town policy.

7. Notice to Project Personnel

A. Before each contractor, subcontractor, supplier, delivery driver or other construction related personnel first reports to the site, the responsible party shall provide the approved parking instruction in writing or electronically, including the approved side, prohibited side, street segment, overflow location, time restrictions, and consequences of noncompliance.

B. The parking instruction shall be included in site rules, subcontractor onboarding, delivery instructions, and any daily or periodic coordination message when parking conditions change.

C. The responsible party shall designate an on-site supervisor with authority to direct vehicles, respond to complaints, and order immediate relocation. Current contact information must be posted on the permit board and provided to the Town.

D. The responsible party shall maintain a record showing how and when project personnel were notified and shall provide it to the Town on request.

8. Daily Monitoring and Corrective Action

A. At the beginning of each workday and periodically during active work, the site supervisor shall inspect the street segment, confirm that signs are properly placed, and promptly correct project-related parking on the prohibited side or outside the approved segment.

B. Upon notice from the Town, law enforcement, fire personnel, public works, or a resident reporting an immediate access problem, the responsible party shall investigate at once and cause any project-related vehicle creating a violation or hazard to move without delay.

C. Any change to the approved side, segment, number of signs, or overflow location requires prior Town approval, except that an authorized official may direct an immediate temporary change for an emergency, weather event, public works operation, or traffic-safety need.

D. Cranes, concrete pumps, deliveries, material storage, and other activity that may block a lane remain subject to HMC 10.04.30(B), including advance written notice, permission, and an approved traffic-control plan when required.

9. Enforcement

Enforcement is cumulative and may be tailored to the severity, duration, frequency, responsiveness, and safety risk of the conduct. Nothing in this section limits immediate action needed to protect life, safety, access, or public infrastructure.

A. **Parking citation.** A vehicle parked contrary to the approved plan or other parking law may be cited in the amount stated in the Town's then-current Fees and Rates Schedule. As of June 11, 2026, the listed parking-violation amount is $240. Each vehicle and each separately documented occurrence may be treated as a separate violation to the extent permitted by law.

B. **Project-responsibility violation.** Failure to submit or follow the plan, install or maintain signs, notify project personnel, respond to an order to move a vehicle, or prevent repeated violations may result in a notice of violation and any remedy authorized by the Code. If the conduct also constitutes a separate code violation or nuisance, the applicable fee may include the then-current daily code-violation amount. As of June 11, 2026, that amount is $500 per cited violation per 24-hour period.

C. **Notice and cure.** Before the Town imposes a nonjudicial penalty for a land-use or nuisance violation, the Town shall provide the written notice and reasonable opportunity to cure required by Utah Code Section 10-3-703.7, except that a vehicle may be cited or moved and work may be paused immediately when otherwise authorized to address an immediate safety or access hazard.

D. **Repeated noncompliance.** Two or more verified project-attributable parking or signage violations within a rolling 30-day period constitute repeated noncompliance for purposes of this Policy. The Town may require a corrective conference, revised plan, additional signs, remote parking, parking attendant, or other reasonable control measure.

E. **Stop-work / red tag.** After repeated noncompliance and written notice, the Building Official, Town Engineer, Building Inspector, or other authorized official may issue a stop-work order or red tag to the extent authorized by the Code, permit conditions, or other law. A stop-work order or red tag may be issued immediately when project-related parking blocks or materially impairs emergency access, creates an imminent traffic hazard, obstructs snow-removal or public-works operations after an order to move, or the responsible party refuses or fails to take prompt corrective action.

F. **Other remedies.** The Town may tow or relocate a vehicle, revoke or suspend a permit, abate a nuisance, assess authorized costs or fees, seek injunctive relief, or use any other lawful remedy. Remedies should not duplicate a penalty for the same conduct unless separate violations are independently established.

10. Release of Stop-Work Order

Before work resumes, the responsible party must satisfy the written release conditions, which may include correcting the street condition; paying or timely appealing outstanding amounts as allowed by law; submitting a revised plan; installing additional signs; documenting renewed notice to all project personnel; designating a parking attendant; and passing a Town inspection.

Work may resume only after written release by an authorized Town official. Emergency stabilization or other work specifically authorized in writing is exempt from the pause.

11. Documentation and Review

Town personnel should document the date, time, location, vehicle description (including license plate and/or VIN when practicable), project connection, photographs, contact attempts, safety impact, and corrective action. A person receiving a notice, citation, or stop-work order may seek review under the appeal procedure applicable to that action under Town Code and state law. Immediate safety directions remain effective unless stayed; approval is temporary, revocable, and creates no public-right-of-way parking right.

EXHIBIT B

CONSTRUCTION PROJECT PARKING DESIGNATION

COMPLETE BEFORE SITE WORK BEGINS

A. Project and Responsible Parties

Project name	**Building / grading / subdivision permit no.**
Project street address	**Subdivision and lot / parcel no.**
Owner / developer	**General contractor**
Responsible party signing this form	**Title / company**
Mobile phone	**Email**
Site parking supervisor	**Supervisor mobile phone**
Anticipated start date	**Anticipated completion date**

B. Street Segment and Parking-Side Designation

Street name / Address

_____

APPROVED PARKING SIDE — project personnel may park only on this side, within the approved segment:

☐ North side ☐ South side ☐ East side ☐ West side ☐ Uphill side ☐ Downhill side
☐ No on-street parking

Other precise description

PROHIBITED PARKING SIDE — Town-provided signs will be placed on this side:

☐ North side ☐ South side ☐ East side ☐ West side ☐ Uphill side ☐ Downhill side

C. Capacity and Overflow Plan

Estimated peak project vehicles	**On-site parking spaces available**	**Overflow / remote parking location** ***address or parcel***

D. Town-Provided Temporary Signs

Number of signs issued	**Date issued**	**Town staff initials**

E. Required Diagram — Attach or Use the Next Page

☐ North arrow and street name
☐ Project parcel and frontage
☐ Approved side and parking segment shaded or highlighted
☐ Prohibited side marked
☐ Every temporary sign location
☐ Driveways, hydrants, intersections, curves, trails, sidewalks, and sight restrictions
☐ Overflow / remote parking location and route
☐ Any Town-required no-parking buffer or emergency-access area

F. Responsible-Party Acknowledgment

☐ I have reviewed the approved parking designation and HMC, including but not limited to 7.16 and 10.04.30.

☐ I will install and maintain the Town-provided temporary signs on the prohibited side before project personnel arrive.

- ☐ I will give the approved parking instructions to every employee, contractor, subcontractor, supplier, delivery driver, and other project-related visitor before arrival and will keep a record of that notice.
- ☐ I will monitor parking daily, respond immediately to a report of a violation and any direction to move a vehicle, and correct project-related violations without delay.
- ☐ I understand that approval does not authorize otherwise unlawful parking or guarantee on-street space.
- ☐ I understand that violations may result in citations and other remedies under existing law; the current schedule lists a $240 parking violation and a $500 daily code-violation fee. Repeated or serious problems may result in a stop-work order or red tag to the extent authorized by law.
- ☐ I understand that the Town may modify or withdraw this plan when conditions require it.

Responsible party — printed name	**Signature**	**Date**

DIAGRAM PAGE

Construction Parking Diagram

Project: _____ Permit no.: _____

Draw or attach a legible map. Label the viewing direction and mark the approved parking side, prohibited side, sign locations, hazards, and overflow area.

Diagram prepared by **Date**

G. Town Review and Approval

☐ Approved as submitted ☐ Approved with conditions below ☐ No on-street parking approved ☐ Returned for revision

Town conditions / required changes

Approved by — name and title

Signature

Approval date

Town approval is temporary and revocable. The responsible party must keep a copy of this approved form at the site and provide it on request.

File Attachments for Item:

4. Consideration and Possible Adoption of Resolution 2026-R-XX Adopting an Economic Development Concept Review and Policy; and Approving a Developer Concept Proposal Application - Corbin Gordon, Town Attorney. (10 mins.)

TOWN OF HIDEOUT, UTAH

RESOLUTION NO. 2026-___

A RESOLUTION ADOPTING AN ECONOMIC DEVELOPMENT CONCEPT PROPOSAL REVIEW AND TOWN COUNCIL PRESENTATION POLICY AND APPROVING A DEVELOPER CONCEPT PROPOSAL APPLICATION

WHEREAS, the Town seeks thoughtful commercial and economic development that strengthens the tax base, provides useful goods and services, creates opportunity, and remains compatible with the community;

WHEREAS, the Economic Development Committee ("EDC") provides a useful public forum for early, nonbinding exploration of development concepts before substantial Town Council time or formal land-use, property, procurement, or incentive processes are invoked;

WHEREAS, a consistent intake and review process will give applicants clear expectations, permit staff and the EDC to identify missing information, and help the Town Council focus its agenda on concepts ready for policy-level discussion;

WHEREAS, early economic-development discussions must not be mistaken for a land-use approval, property selection, procurement award, development agreement, commitment of public funds, or promise by the Town;

WHEREAS, Council members who serve on the EDC act in an advisory capacity during EDC review and must preserve the impartiality required for any later administrative or quasi-judicial decision;

WHEREAS, the Utah Open and Public Meetings Act and Government Records Access and Management Act govern public meetings and records, and the Town's approved economic-development confidentiality agreement cannot displace those statutes;

WHEREAS, proposals involving Town-owned real property must be separated from any later selection or disposition process and reviewed under Utah Code §§ 10-8-2 and 11-1-201 through -205, Town ordinances, and other applicable law; and

WHEREAS, the Town Council finds that the policy and application attached to this Resolution promote transparency, fairness, efficient use of public resources, and informed economic-development decisions.

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

SECTION 1. Policy adopted. The Economic Development Concept Proposal Review and Town Council Presentation Policy attached as Exhibit A is adopted.

SECTION 2. Application approved. The Developer Concept Proposal Application attached as Exhibit B is approved for use. The Mayor, Town Administrator, Town Recorder, EDC Chair, and Town Attorney may make nonsubstantive administrative changes that do not alter the Policy's material requirements.

SECTION 3. Administration. Town staff shall route developer-initiated requests for a scheduled exploratory presentation through the Policy. The Mayor retains authority, to the extent allowed by law and Town Code, to schedule, defer, decline, or return a request for an exploratory Town Council presentation.

SECTION 4. Public meetings and records. As a matter of Town policy, EDC meetings at which a Concept Proposal is presented, deliberated, or recommended shall be noticed, conducted, recorded, and documented in accordance with the Utah Open and Public Meetings Act. Applications, presentation materials, communications, recommendations, and meeting records are subject to GRAMA and the Town's records-retention requirements.

SECTION 5. No approval or commitment. Neither EDC review, an EDC recommendation, nor an exploratory Town Council presentation creates a vested right, approval, priority, exclusivity, contractual commitment, estoppel, entitlement to reimbursement, or assurance of any future Town action.

SECTION 6. Other processes preserved. This Resolution does not amend or replace any formal land-use, development-agreement, appeal, procurement, public-property, public-incentive, ethics, public-meeting, or records process required by law or Town ordinance. If a conflict exists, controlling law and Town ordinance prevail.

SECTION 7. Severability. If any provision of this Resolution or the attached Policy is held invalid, the remaining provisions shall remain in effect to the fullest extent permitted by law.

SECTION 8. Effective date. This Resolution takes effect upon adoption.

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

Voting:

Councilmember Peter Ginsberg	___ Yes ___ No
Councilmember Tanya Brady	___ Yes ___ No
Councilmember Carol Haselton	___ Yes ___ No
Councilmember Jonathan Gunn	___ Yes ___ No
Councilmember Brian Cooper	___ Yes ___ No

TOWN OF HIDEOUT

By: _____
Mayor Ralph Severini

ATTEST:

Town Recorder

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

ECONOMIC DEVELOPMENT CONCEPT PROPOSAL REVIEW AND TOWN COUNCIL PRESENTATION POLICY

Town of Hideout, Utah

Core rule

A developer-initiated concept receives one orderly, public, advisory review before any requested exploratory presentation to the Town Council. The process is preliminary only and never substitutes for a formal land-use, property, procurement, agreement, or public-funding process.

1. Purpose and policy

1.1 One front door. The EDC is the Town's initial forum for a developer-initiated Concept Proposal when the developer seeks policy-level feedback, possible Town participation, or a scheduled exploratory presentation to the Town Council.

1.2 Orderly exploration. The process is intended to encourage serious economic-development ideas while screening incomplete or misrouted requests, protecting Council time, improving transparency, and identifying the formal approvals or competitive processes that may later be required.

1.3 Preliminary only. The process provides no approval, entitlement, priority, exclusivity, contract, property right, zoning assurance, development agreement, public-funding commitment, or guarantee of agenda placement.

2. Definitions

Applicant. A person or entity, including an owner, developer, tenant, broker, consultant, or authorized representative, that submits a Concept Proposal.

Concept Proposal. An early-stage commercial, mixed-use, hospitality, employment, service, infrastructure, public-private, or other economic-development idea submitted for nonbinding discussion before or apart from a formal application or solicitation.

EDC. The Town of Hideout Economic Development Committee.

Exploratory Council Presentation. A scheduled, discussion-only presentation to the Town Council intended to identify questions and preliminary interest. It is not a hearing, approval, selection, negotiation, or final action.

Pending Proceeding. A land-use application, appeal, enforcement matter, procurement, property-selection process, licensing matter, or other proceeding that has been formally filed, issued, or commenced and has not reached final disposition.

Substantive Communication. A communication concerning facts, evidence, arguments, terms, or the merits of a proposal. It does not include scheduling, directions to public records, or other purely ministerial communication.

Town. The Town of Hideout, Utah.

3. Scope and routing

3.1 Covered requests. This Policy applies when an Applicant asks to present a Concept Proposal to the EDC or Town Council, including a proposal that may require a zoning or code amendment, development agreement, Town property, public infrastructure, utility capacity, fee waiver, financial participation, or other discretionary Town action.

3.2 Matters routed elsewhere. Staff shall not use this Policy to decide a formal land-use application, appeal, code-enforcement matter, pending procurement, property solicitation, licensing matter, or other Pending Proceeding. Staff shall route those matters to the decision-maker and process established by law and Town ordinance.

3.3 Public participation preserved. This Policy does not limit public comment, petition, records, or hearing rights. A statement during general public comment, however, does not entitle the speaker to an extended project presentation, Council deliberation, or action on an item not properly noticed.

3.4 Town-initiated matters. The Mayor or Town Council may initiate a Town study, policy discussion, solicitation, or agenda item without an Applicant filing under this Policy. If a private proponent then seeks project-specific consideration, staff should use this Policy unless another formal process controls.

4. EDC role and limits

4.1 Advisory body. The EDC may receive information, ask questions, identify public benefits and concerns, request additional information, and make a written recommendation. The EDC may not approve a project, bind the Town, commit Town resources, negotiate final terms, select a developer, dispose of property, award a procurement, or promise any future vote or approval.

4.2 Council members on the EDC. A Council member participating on the EDC acts as an EDC member in an advisory capacity. The member does not speak for the Council, may not commit the member's future vote, and shall preserve an open mind for any later matter requiring Council action.

4.3 No apparent authority. Statements by an EDC member, Council member, Mayor, employee, consultant, or attorney are nonbinding unless embodied in a final action or written agreement that the Town has lawfully authorized and executed.

4.4 Open-meeting practice. As a matter of Town policy, the EDC shall conduct Concept Proposal presentations, deliberations, and recommendations in compliance with the Utah Open and Public Meetings Act, including Utah Code § 52-4-202. A confidentiality request alone is not a basis for a closed meeting. Any closed meeting requires a statutory basis and all required procedures, with advance review by the Town Attorney.

5. Application and intake

5.1 Required submission. Before an Applicant may receive EDC review or request an Exploratory Council Presentation, the Applicant shall submit a signed Developer Concept Proposal Application to the Town Recorder or other designated staff member, together with the required attachments and a public version of the presentation materials.

5.2 Authorized representative. If the Applicant does not own the affected property, the Applicant shall disclose its relationship to the owner and provide evidence of authority or site control if requested. Submission does not establish standing or property rights.

5.3 Staff screening. Staff may consult the EDC Chair and Town Attorney to determine whether the submission is complete, whether another process controls, whether a conflict or recusal issue requires attention, and whether additional information is needed. Staff review is administrative only and is not a determination of application completeness under land-use law.

5.4 Incomplete or misrouted submissions. Staff may return an incomplete submission with a written list of missing items, direct the Applicant to a formal process, or pause EDC review while a Pending Proceeding or solicitation is underway. No meeting deadline arises from submission.

5.5 Material changes. A materially changed Concept Proposal may be returned to the EDC. The Mayor may require renewed EDC review if the recommendation is stale, material facts have changed, or the requested Town participation has expanded.

6. Confidentiality and public records

6.1 Optional NDA. Before submitting genuinely sensitive business information, an Applicant may request the Town's then-current, approved GRAMA-compliant confidentiality and non-disclosure agreement for economic-development discussions. The NDA does not guarantee confidential treatment, create a closed-meeting right, or override Utah law.

6.2 Business-confidentiality claim. For each record the Applicant believes should be protected, the Applicant shall provide the written claim and concise supporting reasons required by Utah Code § 63G-2-309 and clearly identify the specific protected material. A blanket legend is insufficient.

6.3 Public version required. The Applicant shall provide a meaningful public version of the application and presentation materials. Public materials must contain enough information to identify the site, uses, scale, requested Town action, anticipated benefits, and material impacts without disclosing claimed trade secrets.

6.4 Town controls classification. The Town determines record classification and disclosure under GRAMA. The Applicant should not submit unnecessary personal, proprietary, or security-sensitive information.

7. EDC review and recommendation

7.1 Scheduling. Once staff accepts a submission for EDC review, the EDC Chair and staff may schedule it on an available agenda. The Chair may set reasonable presentation and question periods. Late or materially revised materials may be deferred.

7.2 Evaluation factors. The EDC may consider the following, without treating any factor as an entitlement:

- consistency with the General Plan, adopted policies, community needs, and current Town priorities;
- anticipated jobs, tax base, local services, visitor spending, housing or community benefits, and other economic value;

• site suitability, ownership or control, proposed uses, massing, phasing, and compatibility with nearby properties;

• water, sewer, roads, parking, transit, utilities, public safety, environmental, and maintenance demands;

• requested zoning, agreement, infrastructure, incentive, financing, fee, or Town-property participation;

• public cost, financial feasibility, timing, market readiness, and allocation of risk;

• whether a competitive solicitation, appraisal, public notice, Planning Commission review, public hearing, or other formal process is required; and

• the completeness, credibility, and responsiveness of the Applicant's submission.

7.3 Permitted recommendations. At a properly noticed public meeting, the EDC may recommend one or more of the following:

• no further Town consideration at this time;

• additional information or revised materials before further EDC review;

• referral to staff or the Town Attorney to identify a formal process;

• a Town-initiated study, market test, code or plan review, or competitive solicitation;

• referral to the Mayor for possible Exploratory Council Presentation; or

• another nonbinding next step within the EDC's advisory role.

7.4 Written recommendation. The recommendation shall identify the public meeting date, materials reviewed, vote, principal reasons, unresolved questions, and any conditions for further review. The recommendation is advisory and shall be included in the public record.

8. Request for an Exploratory Council Presentation

8.1 Request after EDC review. After an EDC referral, the Applicant may submit a written agenda request to the Mayor and Town Recorder. The request shall include the final public presentation, EDC recommendation, responses to unresolved questions, and any updated disclosures.

8.2 Mayor's scheduling decision. Consistent with applicable law and Town Code, the Mayor may schedule, defer, decline, or return the request based on the EDC recommendation, completeness, legal readiness, Council priorities, available meeting time, staff capacity, and the need for additional information. An EDC referral does not create a right to appear on a Council agenda.

8.3 Adverse or incomplete recommendation. If the EDC recommends no further consideration or requests additional information, the Mayor ordinarily will not schedule the presentation until the identified issue is resolved. The Mayor may schedule an item when a documented Town interest warrants Council discussion.

8.4 Agenda description. The item should be noticed substantially as: "Exploratory discussion of [project name] concept—no action, approval, selection, negotiation, or commitment." The Council packet should include the public application, EDC recommendation, staff routing note, and public presentation.

8.5 Meeting conduct. The Applicant may present the concept and answer questions. Council members may identify concerns and express preliminary, nonbinding observations, but shall not promise an approval, commit a future vote, negotiate final terms, select a developer, grant priority or exclusivity, or direct reliance. No motion, straw poll, consensus seeking, or final action on the project shall occur under a discussion-only item.

8.6 Later action. Any Council action, including formal staff direction, initiation of a land-use amendment, selection process, property disposition, incentive, or agreement, must occur through the legally required process and on a properly noticed agenda that describes the possible action with reasonable specificity.

8.7 No circumvention. Town officials and staff should route a developer seeking a scheduled project pitch to this Policy. This Section does not prevent general public comment, but public comment shall not be converted into an unnoticed project deliberation or action.

9. Communications, ex parte contacts, and impartiality

9.1 Early conceptual stage. Before a Pending Proceeding exists, EDC members may receive information through the public EDC process and may ask exploratory questions. Substantive project communications should occur at noticed EDC meetings or through designated staff. Private project meetings with a Council-member EDC participant are discouraged and should not occur without staff coordination and, when appropriate, Town Attorney guidance.

9.2 Pending administrative or quasi-judicial matter. Once a matter is a Pending Proceeding in which an EDC or Council member may later act as a decision-maker, that member shall not solicit or engage in a Substantive Communication outside the official record with the Applicant, an opponent, or another interested person. The member shall refer the person to designated staff and the public process. The EDC shall not be used to preview or influence the merits of the Pending Proceeding.

9.3 Disclosure and record cure. A member who receives an unsolicited or inadvertent Substantive Communication shall promptly provide any written material to the Town Recorder, notify the Town Attorney, and disclose on the record, before participating in the matter, the date, participants, general substance, and response. Staff shall place the disclosure and materials in the official record when permitted by law.

9.4 Recusal standard. Disclosure does not automatically require recusal. After consulting the Town Attorney, a member shall recuse when the member cannot remain impartial or when actual impermissible bias, an unacceptable risk of impermissible bias, a prior commitment on an adjudicative issue, a disqualifying personal bias, or a disqualifying financial or personal interest is present. See *Dairy Product Services, Inc. v. City of Wellsville*, 2000 UT 81, ¶¶ 48–55, 13 P.3d 581.

9.5 Legislative matters. Communications about broad policy, zoning legislation, or legislative facts are not treated identically to adjudicative contacts. Nevertheless, members shall avoid promises and predetermination, disclose material project-specific contacts when fairness or public trust warrants, and decide any later legislative matter only through the noticed public process.

9.6 Serial communications. Members shall not use email, text, telephone calls, intermediaries, or a series of one-to-one communications to deliberate toward a quorum outside a

public meeting. Substantive records shall be sent through Town systems and retained under Town policy.

9.7 Conflicts and ethics. Each member remains responsible for all conflict-of-interest, disclosure, recusal, and ethics duties imposed by Utah law and Town ordinance. This Policy is an additional process safeguard, not a substitute for those duties.

10. Formal land-use and development processes

10.1 No land-use application or vesting. A Concept Proposal is not a land-use application, does not establish completeness, does not create vesting, and does not begin a decision deadline. The Applicant must separately file and pay for every required application.

10.2 Required procedure controls. Zoning amendments, land-use regulations, administrative applications, public hearings, notices, appeals, and development agreements shall follow then-current Utah law and Town ordinances. A development agreement that permits otherwise prohibited use or development requires the process described in Utah Code § 10-20-508, including Planning Commission review and recommendation and a public hearing when the statute applies.

10.3 Fresh decision on the record. An official who later decides an administrative or quasi-judicial matter shall decide on the official record and applicable standards, without treating the EDC recommendation or exploratory comments as approval or evidence entitled to special weight.

11. Proposals involving Town-owned property

11.1 Concept review is not selection. The EDC may explore possible uses of Town-owned property, but neither the EDC nor an Exploratory Council Presentation may select an Applicant, accept an offer, grant an option or right of first refusal, authorize exclusive negotiations, establish price or material terms, or make a proposed disposition.

11.2 Separate legal review. Before any selection, proposed disposition, sale, long-term lease, joint venture, or other conveyance involving Town-owned real property, staff and the Town Attorney shall determine and document the procedures required by Utah Code §§ 10-8-2 and 11-1-201 through -205, Town ordinances, procurement rules, and other applicable law. Those procedures may include valuation, classification as a significant parcel, public posting, physical signage, public announcement, notice, public comment, competition, disclosure of offer terms, and Council approval in a public meeting.

11.3 No preference. Participation in the EDC process gives the Applicant no priority, exclusivity, reimbursement right, matching right, or advantage in a later solicitation or property process. The Town may seek competing concepts, use an RFP or RFQ, engage a broker, obtain an appraisal, or decline to dispose of the property.

12. Public funds, incentives, and agreements

12.1 No financial commitment. The EDC may identify a request for infrastructure, utilities, tax increment, fee relief, financing, appropriation, or other public assistance, but may not promise or approve it.

12.2 Separate findings and process. Any appropriation or public assistance must satisfy Utah Code § 10-8-2, budget law, applicable notice and hearing requirements, adopted criteria, and

any separate community-reinvestment-agency or interlocal process. Any contract or development agreement requires separate negotiation, legal review, authorization, and execution.

13. Records, administration, and interpretation

13.1 Official file. The Town Recorder or designee shall maintain the application, public and claimed-confidential materials, staff routing notes, agendas, minutes, recordings, disclosures, EDC recommendation, and Council materials according to GRAMA and the Town retention schedule.

13.2 Designated communications. Applicants should communicate through designated Town staff and Town email accounts. EDC members shall forward substantive project records received on personal devices or accounts to the Town Recorder as required by law and policy.

13.3 Legal interpretation. The Town Attorney may interpret this Policy, establish safeguards for a particular matter, and direct a proposal to the legally controlling process. No official may waive a statutory, due-process, ethics, public-meeting, records, land-use, procurement, or property-disposition requirement.

13.4 Administrative procedures. The Mayor, Town Administrator, Town Recorder, and EDC Chair may establish submission deadlines, meeting procedures, staff-routing practices, and nonsubstantive form changes consistent with this Policy.

13.5 Controlling law. If this Policy conflicts with federal or state law or an ordinance of the Town, the controlling law or ordinance governs, and the remainder of this Policy continues to apply.

EXHIBIT B

DEVELOPER CONCEPT PROPOSAL APPLICATION

Economic Development Committee • Town of Hideout, Utah

Before you submit

This is a preliminary concept-screening form—not a land-use application, procurement response, property offer, or request for final Town action. Submit a complete public version. If genuine business-confidential material is necessary, contact the Town before submission about the approved NDA and Utah Code § 63G-2-309 claim process.

Submit to: Town Recorder or designated EDC staff

Address: 10860 N. Hideout Trail, Hideout, Utah 84036

Town email: hideoututah@hideoututah.gov

Town phone: (435) 659-4739

What happens after submission

1. Staff screens for completeness and the correct legal route.

2. If accepted, the EDC considers the concept at a noticed public meeting.

3. The EDC issues a written, nonbinding recommendation.

4. After an EDC referral, the Applicant may request an exploratory Council presentation.

5. The Mayor may schedule, defer, decline, or return that request, consistent with law and Town Code.

1. Applicant and authorized representative

Applicant legal name	*Enter entity or individual legal name*
Entity type / state	*LLC, corporation, partnership, individual, etc.*
Primary contact	*Name and title*
Mailing address	*Street, city, state, ZIP*
Email / phone	*Primary business contact information*
Project team	*Developer, architect, engineer, broker, attorney, financial partner, or other key participants*

Applicant's relationship to the property or project (check all that apply)

☐ Property owner
☐ Option holder
☐ Developer
☐ Other: _____
☐ Contract purchaser
☐ Prospective tenant
☐ Broker / representative

Owner authorization / site control	*Describe and attach evidence if requested. Do not include confidential financial terms in the public copy.*

2. Project and site information

Project name	*Working name is acceptable*
Site address / location	*Street address or clear location description*
Parcel number(s)	*Wasatch County parcel identification number(s)*
Approximate acreage	*Total site and phase-one acreage*
Current owner(s)	*Legal owner(s) of each parcel*
Current zoning / use	*Known zoning designation and existing use*
General Plan designation	*If known*
Property control status	*Owned, under contract, optioned, letter of intent, no control, or other*

Does the proposal involve Town-owned real property?

☐ No
☐ Yes—lease
☐ Yes—easement or other occupancy
☐ Yes—sale
☐ Yes—joint venture / public-private partnership
☐ Unknown / to be discussed

3. Concept summary

Use plain language. Attach plans or a concept deck if available.

Executive summary	*Describe the project, the customer or community need, and why Hideout is a suitable location.*
Proposed uses and program	*List uses, approximate square feet, units / rooms / seats, parking, public space, and major components.*
Scale and design	*Approximate height, density, massing, access, and design character.*
Phasing and schedule	*Anticipated due diligence, approvals, construction, and opening dates.*
Known alternatives	*Other sites, configurations, or approaches under consideration.*

4. Requested Town participation

Identify every form of Town action or participation currently contemplated.

- ☐ Exploratory policy feedback
- ☐ Zoning map amendment / rezone
- ☐ Development agreement
- ☐ Subdivision / site plan / conditional use
- ☐ Town property lease or occupancy
- ☐ Road, access, parking, or trail participation
- ☐ Fee waiver, deferral, or in-kind assistance
- ☐ Town sponsorship of study or solicitation
- ☐ General Plan amendment
- ☐ Land-use code amendment
- ☐ Annexation or boundary action
- ☐ Town property sale or conveyance
- ☐ Public-private partnership / joint venture
- ☐ Water, sewer, utility, or other infrastructure
- ☐ Public funding, tax increment, or other incentive
- ☐ Other: _____

Specific request	*Explain what you are asking the Town to consider now and what may be requested later.*
Why Town action is needed	*Identify constraints, code provisions, property interests, infrastructure gaps, or financing needs.*

5. Economic and community value

Economic benefits	*Estimated permanent and construction jobs, payroll, taxable sales, lodging, property value, local purchasing, or other benefits. Identify assumptions and sources.*
Community benefits	*Goods, services, gathering space, recreation, mobility, housing, public amenities, or other benefits.*
Market support	*Summarize market need, tenant / operator interest, financing status, comparable projects, or feasibility work.*
Public costs / risks	*Identify requested public investment, operating obligations, revenue risk, infrastructure cost, or other public exposure.*

6. Infrastructure, compatibility, and impacts

Access and transportation	*Road access, traffic, parking, delivery, transit, pedestrian, bicycle, and construction impacts.*

Water / sewer / utilities	*Estimated demand, capacity assumptions, extensions, upgrades, and responsible party.*
Public safety	*Fire access, emergency response, wildfire, snow, security, and other public-safety considerations.*
Neighbors / compatibility	*Adjacent uses, views, height, noise, light, hours, buffering, and proposed mitigation.*
Environmental / site constraints	*Slopes, soils, drainage, wetlands, habitat, contamination, geotechnical, or other known constraints.*

7. Town-owned property, procurement, and incentives

Town property requested	*Identify the parcel or interest and proposed sale, lease, joint venture, easement, or occupancy terms at a conceptual level.*
Proposed consideration	*Describe proposed price, rent, public improvements, revenue share, services, or other value. Mark confidential details separately if justified.*
Competition / procurement	*Identify any known Town solicitation, procurement, exclusive discussion, prior offer, or competing process related to the proposal.*
Public assistance	*State the type and estimated amount or value of any public funding, fee relief, infrastructure, guarantee, tax increment, or in-kind support.*

8. Prior and pending Town matters and contacts

Is any related matter currently pending or previously decided?

☐ No
☐ Land-use application
☐ Appeal
☐ Code enforcement
☐ Business license
☐ Procurement / RFP / RFQ
☐ Property proposal
☐ Development agreement
☐ Other: _____

File / matter details	*Provide file number, status, dates, decision-maker, and relationship to this concept.*
Prior Town presentations	*List prior EDC, Planning Commission, Council, CRA, or other public meetings and dates.*
Substantive contact log	*For the prior 12 months, list date, person, setting, and general topic of substantive nonpublic contacts with the Mayor, Council, EDC, Planning Commission, or Town staff. Exclude scheduling and public meetings; attach a sheet if needed.*

9. Confidentiality and public records

Confidentiality request

☐ No confidential supplement is submitted.
☐ Applicant requests the Town-approved economic-development NDA before submitting a confidential supplement.
☐ An NDA has been signed; date: _____.
☐ A Utah Code § 63G-2-309 business-confidentiality claim and concise supporting reasons are attached for each claimed record.

Public version	*Identify the file name and date of the complete public application / presentation.*
Claimed-confidential files	*List each separate file and the specific information claimed confidential. Do not write sensitive content here.*

10. Required attachments

☐ Public concept narrative / presentation deck

☐ Parcel map and ownership information

☐ Phasing and preliminary schedule

☐ Infrastructure and utility assumptions

☐ Prior / pending matter and contact disclosure attachment

☐ Conceptual site plan or location map

☐ Representative elevations, massing, or images (if available)

☐ Economic / fiscal assumptions and source notes (if claimed)

☐ Owner authorization or site-control evidence (if requested)

☐ Separate confidential supplement, NDA, and § 63G-2-309 claim (if applicable)

☐ Other: _____

11. Applicant acknowledgments

The authorized representative must initial each statement.

Initial	Applicant acknowledgment
_____	This application begins only a preliminary, advisory concept review. It is not a land-use application, does not establish completeness or vesting, and does not start a decision deadline.
_____	The EDC has no authority to approve the project, bind the Town, negotiate final terms, commit public resources, select a developer, dispose of property, or promise any future action.
_____	Council members who serve on the EDC participate in an advisory capacity. Their questions, comments, or recommendations do not represent the Town Council and do not commit their future vote.
_____	No oral or written statement by an EDC member, Council member, Mayor, employee, consultant, or attorney binds the Town unless contained in a final action or written agreement lawfully authorized and executed by the Town.
_____	An EDC recommendation does not guarantee a Town Council agenda item. Consistent with law and Town Code, the Mayor may schedule, defer, decline, or return a request for an exploratory presentation.
_____	Any Exploratory Council Presentation is discussion only. It provides no approval, selection, priority, exclusivity, contract, property interest, zoning assurance, incentive, or commitment.
_____	Every required land-use, development-agreement, procurement, property, public-funding, public-hearing, and other formal process must be completed separately, with all fees, notices, standards, and approvals then required by law.
_____	Once a related administrative or quasi-judicial matter is pending, the Applicant will not seek substantive off-record communications with an official who may decide it. The Applicant will use designated staff and the public record and will promptly disclose any inadvertent contact.
_____	Applications, communications, presentations, recommendations, and meeting records may be public under GRAMA. An NDA or confidentiality claim does not guarantee nondisclosure or authorize a closed meeting.
_____	If Town-owned property is involved, this review is not a selection or proposed disposition. The Town may require public notice, marketing, signage, competition, valuation, public comment, disclosure of terms, and Council approval, and may seek other proposals or decline to proceed.
_____	The Applicant bears all costs and proceeds at its own risk. The Applicant will not rely on this process as creating estoppel, reimbursement rights, damages, or an obligation for the Town to continue negotiations or act.
_____	The information submitted is accurate to the best of the undersigned’s knowledge; material assumptions and uncertainties are identified; and the undersigned is authorized to submit for the Applicant.

12. Certification and signature

I certify that I have reviewed the Town's Economic Development Concept Proposal Review and Town Council Presentation Policy, that the application and attachments are complete and accurate to the best of my knowledge, and that I am authorized to sign for the Applicant.

Authorized representative	*Printed name and title*
Signature	*Sign here*
Date	*Month / day / year*

13. Town administrative use only

Date received / by	
Public copy complete	*☐ Yes ☐ No Missing items: _____*
NDA / confidentiality	*☐ None ☐ Requested ☐ Executed § 63G-2-309 claim: ☐ Yes ☐ No*
Routing review	*☐ EDC ☐ Formal land use ☐ Procurement ☐ Town property ☐ Incentive / CRA ☐ Legal review*
EDC meeting / outcome	*Date: _____ ☐ Stop ☐ More information ☐ Formal route ☐ Refer to Mayor*
Written recommendation	*Date issued: _____ Vote: _____ Conditions / open questions attached: ☐*
Council request	*Date received: _____ Mayor: ☐ Schedule ☐ Defer ☐ Decline ☐ Return*
Council presentation	*Date: _____ Follow-up / formal route: _____*
Records file	*File number / location: _____*

File Attachments for Item:

5. Consideration and Possible Adoption of an Ordinance amending Titles 4, 8, and 12 of the Hideout Municipal Code to address mobile food vending. - Corbin Gordon, Town Attorney (10 min.)

TOWN OF HIDEOUT

ORDINANCE NO. 2026-O-___

AN ORDINANCE AMENDING TITLES 4, 8, AND 12 OF THE HIDEOUT MUNICIPAL CODE TO ADDRESS MOBILE FOOD VENDING

WHEREAS, the Town Council finds that mobile food vending may provide temporary food service in support of lawfully established nonresidential uses within the MR Zoning District; and

WHEREAS, the Town Council desires to permit mobile food vending as a limited accessory use while preserving the operation of the principal use and protecting access, parking, public safety, and surrounding property; and

WHEREAS, the Planning Commission held a public hearing on _____, and the Town Council held a public hearing on _____;

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

SECTION I. Title 12 is amended by adding Section 12.02.32:

12.02.32 MOBILE FOOD VENDING

A. Definitions.

The following definitions shall apply to this section and to each provision of this Code that expressly incorporates them:

1. "Food cart" means a cart that is not motorized, except for a cart pulled by an electric-assisted bicycle, and from which a vendor standing outside the frame of the cart prepares, sells, or serves food or beverages for immediate human consumption. "Food cart" does not include a food truck or ice cream truck.

2. "Food truck" means a fully encased food-service establishment located on a motor vehicle or on a trailer transported by a motor vehicle and from which a vendor standing within the frame of the vehicle or trailer prepares, cooks, sells, or serves food or beverages for immediate human consumption. "Food truck" does not include a food cart or ice cream truck.

3. "Mobile food vendor" or **"vendor"** means a person or entity that operates a food truck or food cart.

4. "Mobile food vending" means preparing, cooking, selling, or serving food or beverages from a food truck or food cart.

5. "Town property" means real property that the Town owns or controls under a lease or written agreement authorizing the Town to permit the proposed occupancy. "Town property" does not include a public street or public right-of-way.

B. Use Standards.

The zoning authorization established by this section applies only within the MR Zoning District. Within that district, mobile food vending is permitted as an accessory use,

whether or not separately identified in an applicable use table, only when each of the following requirements is satisfied:

1. The mobile food vending shall occur on the same lot or parcel as a lawfully established nonresidential principal use and with the consent of the property owner or another person lawfully authorized to grant possession of the vending area. The Town shall not require a vendor operating on private property to submit or retain written evidence of that consent.

2. The nonresidential principal use shall exist and operate independently of the mobile food vending. The mobile food vending shall remain secondary and subordinate to the principal use in purpose, scale, and operation and shall primarily serve employees, occupants, members, guests, customers, or other persons present in connection with the principal use. Incidental sales to other members of the public are permitted.

3. Mobile food vending shall not displace the principal use, prevent its continued operation, or cause the lot or parcel to be used principally for mobile food vending. This section does not authorize the establishment or operation of a standalone food-truck court, mobile food vending lot, or other principal mobile food vending use.

4. One or more food trucks or food carts may operate on an occasional or recurring basis, provided that every requirement of this section remains satisfied during each period of operation.

C. Operating standards.

1. Food trucks, food carts, equipment, seating, and customer queues shall remain outside public streets and public rights-of-way and shall not obstruct emergency access, driveways, sidewalks, accessible routes, accessible parking, or parking required for the principal use. This section does not authorize any person to occupy a public street or public right-of-way.

2. Except when continued stationary operation is otherwise expressly authorized by applicable law, each food truck, food cart, and item of associated equipment shall be removed from the site at the end of each operating day or stored in a completely enclosed structure in which such storage is lawful.

3. A vendor shall provide its own electricity and water unless the person controlling the utility authorizes a lawful connection. Generators, propane equipment, tents, canopies, seating, and utility connections shall comply with all applicable fire, health, building, and electrical requirements. Temporary seating, tents, canopies, and related equipment are permitted only while mobile food vending is occurring and only when the requirements of this section are satisfied.

4. Mobile food vending, generators, music, amplified sound, and signs shall comply with all otherwise applicable noise, nuisance, and sign regulations of the Town.

5. A vendor shall provide waste receptacles for its patrons, collect and remove all waste and litter generated by its operation, and restore the occupied area upon completing service each day. Wastewater, grease, and other liquid or solid waste shall be disposed of lawfully and shall not be discharged onto the ground or into a storm drain.

6. Drive-through service in connection with mobile food vending is prohibited. A vendor shall maintain all licenses, permits, inspections, and approvals required under Chapter

4.22 and other applicable law. The sale or service of alcoholic beverages in connection with mobile food vending is prohibited.

D. Administration and scope.

1. No separate conditional-use permit or other land-use permit is required for mobile food vending that satisfies this section. Operation on Town property remains subject to the written property-use authorization required by Section 4.22.020.

2. Permanent structures, permanent utility installations, and other site improvements remain subject to all otherwise applicable requirements.

3. This section creates no zoning authorization for mobile food vending outside the MR Zoning District, on a lot or parcel without a lawfully established non-residential principal use, as a principal use, or within a public street or public right-of-way. Nothing in this section shall be construed to restrict a right arising independently under another provision of this Code or other applicable law.

SECTION II. Title 4 is amended by adding Chapter 4.22:

CHAPTER 4.22 MOBILE FOOD VENDING

4.22.010 DEFINITIONS AND REQUIRED APROVALS

A. The definitions stated in Section 12.02.32 shall apply to this chapter.

B. Before operating, a mobile food vendor shall obtain and maintain each business license, health department permit, fire-safety approval, inspection, and other authorization required by applicable law. The Town shall recognize a current license, permit, inspection, or approval issued by another Utah jurisdiction whenever recognition is required by applicable law. Zoning eligibility and permission to occupy Town property do not constitute or replace any required license, permit, inspection, or approval.

C. This chapter does not establish a separate mobile food vending business license or authorize any fee, inspection, background check, or information requirement beyond those otherwise permitted by applicable law.

4.22.020 USE OF TOWN PROPERTY

A. The Town Council may, by resolution, designate one or more portions of Town property within the MR Zoning District as available for mobile food vending. The Council shall not designate an area unless mobile food vending at that location satisfies Section 12.02.32.

B. A mobile food vendor shall obtain the Town's written property-use authorization before occupying a Council-designated area. The Town Manager or designee may issue an authorization for a single occasion or for recurring use. The authorization may identify the area that the vendor may occupy, approved accessory equipment and utility connections, and other reasonable conditions governing the vendor's possession and use of Town property that are consistent with this Code and controlling law.

C. A property-use authorization is personal to the vendor, nonexclusive, nontransferable, and revocable. It grants permission to occupy only the area identified in the authorization and creates no lease, easement, property interest, entitlement to renewal, or right to

occupy any other Town property. An authorization does not amend zoning, waive Section 12.02.32, or authorize vending outside the MR Zoning District.

D. The Town Council may adopt policies governing the allocation and use of Council-designated areas. This chapter establishes no application fee, vending-permit fee, or property-use fee.

SECTION III. Sections 8.04.020 and 8.04.030 are each amended by adding the following paragraph:

Notwithstanding the foregoing, a food truck, food cart, or item of associated temporary equipment shall not constitute an obstruction solely because it is located within an off-street area while mobile food vending is being conducted in compliance with Section 12.02.32 and, when located on Town property, Chapter 4.22. This exception does not authorize the obstruction of emergency access, required parking, a sidewalk, gutter, public street, or public right-of-way or any interference with drainage, street maintenance, or snow removal.

SECTION IV. This Ordinance shall be interpreted and administered in accordance with controlling law. If a court of competent jurisdiction holds any provision of this Ordinance, or its application to any person or circumstance, invalid or unenforceable, the remaining provisions and applications shall remain effective to the fullest extent permitted by law.

SECTION V. This Ordinance shall take effect upon publication as required by law.

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

TOWN OF HIDEOUT

_____
Ralph Serverini, Mayor

ATTEST:

_____
Maria Devereux, Town Recorder

File Attachments for Item:

6. Discussion and Possible Adoption of the Town of Hideout Community Wildfire Prevention Plan. - Corbin Gordon, Town Attorney. (10 min.)

TOWN OF HIDEOUT

Wasatch County, Utah

Community Wildfire Preparedness Plan

DRAFT



Prepared By Hideout Wildfire Committee – Co-Chair, Josh Klein **Contact Information** **Town of Hideout** 10860 N. Hideout Trail Hideout, UT 84036 Phone: (435) 659-4739 Email: hideoututah@hideoututah.gov Web: https://hideoututah.gov Date of Completion: 2026.08.27 Version: [2]	**Collaborating Partners** • Wasatch Fire District • Wasatch County Sheriff • Wasatch County Public Works • Wasatch County Emergency Management • Hideout Public Works • Jordanelle Special Service District (JSSD) • Utah Division of Forestry, Fire and State Lands (FFSL)

This Community Wildfire Preparedness Plan (CWPP) for the Town of Hideout was developed through a collaborative process involving local government, fire protection, state forestry, and county emergency management agencies. The undersigned parties declare their concurrence with the goals, objectives, and actions contained in this plan and commit to supporting its implementation.

Ralph Severini
Mayor / Town Administrator
Town of Hideout
Signature
Date

Eric Hales
Fire Chief
Wasatch Fire District
Signature
Date

Jennifer McBride
State Wildland-Urban Interface Program Coordinator
Utah Division of Forestry, Fire and State Lands (FFSL)
Signature
Date

Mike Eriksson
Area Manager
Utah Division of Forestry, Fire and State Lands (FFSL)
Signature
Date

Ryan Lafontaine
Area Fire Management Officer
Utah Division of Forestry, Fire and State Lands
Signature
Date

Jeremy Hales
Emergency Manager
Wasatch County Emergency Management
Signature
Date

Max Covey
General Manager
Jordanelle Special Service District (JSSD)
Signature
Date

Troy Morgan
Wasatch County Fire Warden
Wasatch Fire District
Signature
Date

RESOURCES

The following agencies and organizations provide resources, guidance, and support for community wildfire preparedness planning in Utah:

Agency / Organization	Role
Wasatch Fire District	Fire suppression, prevention, and public education
Utah Division of Forestry, Fire and State Lands (FFSL)	State technical assistance, fuel treatment guidance, grant support, and CWPP concurrence
Utah State Fire Marshal (Dept. of Public Safety)	Building codes, fire safety enforcement, and WUI standards
Utah Division of Emergency Management	Statewide emergency planning, FEMA coordination, and mitigation grants
Utah Living with Fire	Public education and community outreach resources
Wasatch County Emergency Management	County-level coordination and mass notification
USDA Forest Service	Federal fuel treatments, resource coordination on National Forest lands
U.S. Department of Interior Agencies	Land management on BLM and other Interior lands adjacent to community
Utah Resource Conservation Districts	Conservation planning and erosion control support
Utah Soil Conservation Districts	Technical assistance for land management and post-fire revegetation

STATEMENT OF LIABILITY

The activities suggested by this plan, associated checklists and guidance documents, the assessments and recommendations of fire officials, and the projects and actions outlined by the community wildfire committee are made in good faith according to information available at the time of plan development. The Utah Division of Forestry, Fire and State Lands and the Town of Hideout assume no liability and make no guarantees regarding the level of success users of this plan will experience.

Wildfire may still occur despite prevention and mitigation efforts. The intent of all decisions and actions made under this plan is to reduce the potential for, and the consequences of, wildfire. This plan does not constitute a guarantee of protection from wildfire loss.

SECTION 2 — INTRODUCTION

Wildfire is a serious and growing threat to Utah communities. More than 700 communities statewide are classified as “at risk,” a figure that grew from roughly 600 at the first statewide evaluation and was updated in the Utah Division of Forestry, Fire and State Lands 2025 Communities at Risk re-evaluation. That growth reflects the spread of development into high-hazard areas, combined with dry conditions and dense fuels. Protecting residents, property, infrastructure, and natural resources is a shared responsibility — but primary accountability rests with local government and individual property owners.

This Community Wildfire Preparedness Plan (CWPP) establishes a practical, community-driven framework to reduce wildfire risk and improve the resilience of the Town of Hideout. Specifically, the plan is designed to:

- Motivate local government, community organizations, and property owners to organize and act on wildfire safety.
- Improve fire and smoke resilience for residents, structures, and infrastructure.
- Identify wildfire threats within and adjacent to the community.
- Define strategies to protect structures and infrastructure during a wildfire event.
- Identify hazards, education needs, and mitigation actions to reduce risk.
- Build practical knowledge through collaboration among all stakeholders.

The plan is aligned with the three goals of the National Cohesive Wildland Fire Management Strategy:

- Resilient Landscapes
- Fire-Adapted Communities
- Safe and Effective Wildfire Response

This CWPP was developed using the Utah Division of Forestry, Fire and State Lands (FFSL) template (last revised November 2022). FFSL assumes no liability for wildfire outcomes — the intent of this plan is to reduce risk, not to guarantee results. Once completed, the plan will be submitted to the local FFSL Area Manager or Fire Management Officer for concurrence. It is a living document, subject to annual review and a full update every five years.

SECTION 3 — PLANNING OVERVIEW

3.1 Planning Timeline

The Hideout CWPP was developed through a coordinated, multi-agency process conducted between March and May 2026. Key milestones:

- March 2026: Town of Hideout initiated CWPP development in coordination with FFSL.
- March 2026: Initial planning meeting with Wasatch Fire District, FFSL, Town of Hideout, and Wasatch County Emergency Management.
- April 2026: Community stakeholder meetings to gather input on wildfire concerns, defensible space, and evacuation.
- April 2026: Interagency meeting to establish goals, objectives, and priority actions.
- May 2026: Draft CWPP prepared, reviewed, and refined based on partner and community feedback.

3.2 Participating Organizations

- Town of Hideout
- Wasatch Fire District
- Wasatch County Emergency Management
- Wasatch County Sheriff
- Wasatch County Public Works
- Hideout Public Works
- Jordanelle Special Service District (JSSD)
- Utah Division of Forestry, Fire and State Lands (FFSL)

3.3 Purpose and Initiation

This CWPP was initiated in direct response to the extreme wildfire risk facing Hideout. Property-level modeling by First Street indicates that 99% of properties in town carry a “severe” wildfire risk classification — the second-highest of the model’s six categories, corresponding to a 14–26% probability of wildfire exposure over a 30-year period — driven by steep south-facing terrain, continuous fuel beds, and dense residential development within the wildland-urban interface (WUI). This figure was presented at the Town of Hideout community wildfire meeting in February 2025. It is a modeled, property-level estimate produced by a private risk-analytics firm and is separate from the State of Utah’s wildfire hazard assessment.

Additional factors that prompted this planning effort include:

- Declining insurance availability and affordability
- Rapid residential growth into high-risk WUI areas
- Limited egress routes and evacuation constraints
- Presence of vulnerable populations with limited mobility or language access
- A recognized need for coordinated fuel reduction and public education

The CWPP provides a community-specific plan with practical, prioritized actions to reduce risk over the next five years and support eligibility for state and federal mitigation funding.

SECTION 4 — COMMUNITY DESCRIPTION

4.1 Location and Geographic Setting

Hideout is located in Wasatch County on the eastern shore of Jordanelle Reservoir along SR-248, roughly 10 miles northeast of Heber City and 25 miles east of Park City. The town occupies steep, predominantly south-facing slopes ranging from about 5,700 to 6,850 feet in elevation. Residential development is intermixed with native oak brush, sagebrush, and cheatgrass, with the Uinta-Wasatch-Cache National Forest bordering to the east.

This mix of steep topography, combustible fuels, and residential development within the WUI defines Hideout's elevated wildfire hazard.

4.2 Roads, Access, and Egress

SR-248 is the primary ingress and egress route for the entire community. Several neighborhoods have limited or dead-end road networks that constrain evacuation. Roads are maintained year-round, but some narrow streets may impede fire apparatus. Vegetation encroaches on roadways in multiple locations, reducing clearance and increasing the risk of fire spread along routes. Gated communities are equipped with access codes and keys held by Wasatch Fire District.

These conditions underscore the importance of robust evacuation planning and ongoing roadside vegetation management.

4.3 Structural Ignitability

Many structures in Hideout face elevated ignition risk due to:

- Homes built close to native oak brush and sagebrush with no setback
- Inadequate defensible space around structures
- Continuous fuel beds connecting vegetation to structures
- Common areas with little or no fuel management
- Patchy Firewise landscaping compliance across neighborhoods
- Older structures built with non-ignition-resistant materials

The Town is working with Wasatch Fire District to establish defensible space requirements and a public education program. Adoption of the 2006 Utah WUI Code will provide a consistent standard for new construction and retrofits.

Highest-risk areas include Hideout Canyon, Todd Hollow Apartments, properties along the SR-248 corridor, and the eastern hillside above Jordanelle Reservoir.

4.4 Community Demographics

Attribute	Estimate
Total housing units	~1,000 (Town of Hideout, 2026)
Total parcels	~2,500 (Wasatch County GIS)
Commercial establishments	0 (Town of Hideout, 2026)
Population (total)	~1,500 (Town of Hideout estimate)
Part-time / seasonal share	~65% of residents (Town of Hideout estimate)

4.5 Vulnerable Populations

Todd Hollow Apartments is the Town's highest-density residential site and warrants particular attention in evacuation planning. The complex concentrates a large number of households at a single location served by shared access, so some residents may need assistance to evacuate — including households without a vehicle available during the day and residents whose work schedules place them away from home when notice is issued. Some households at Todd Hollow speak languages other than English at home. The Town will therefore issue emergency notifications in both English and Spanish and will coordinate with property management and Wasatch County Emergency Management to confirm that alerts reach every unit. Elsewhere in the community, secondary homeowners with limited on-site presence and reduced insurance availability add further complexity to preparedness and recovery planning.

4.6 Community Legal Structure

Key governing entities include the Town of Hideout, Wasatch Fire District, Wasatch County Emergency Management, and the Jordanelle Special Service District. Regulatory authorities include the 2006 Utah WUI Code, the Town's municipal code (currently being updated), and individual HOA covenants.

4.7 Roads Assessment

Road Characteristic	None	Some	All	Adequate	Inadequate
Road signs present		X		X	
Will support normal flow of traffic			X	X	
Are loop roads		X		X	
Are dead-end roads		X		X	
Turnaround space at end of road for emergency equipment		X			X

Notes: SR-248 is the only primary access route. Several neighborhoods have dead-end roads with limited turnaround space for apparatus. Some narrow streets may constrain large equipment.

4.8 Structures Assessment

Structural Characteristic	None	Few	Some	Many	Most/All
Wood frame construction			X		
Have wood decks or porches				X	
Have wood, shake, or shingle roofs			X		
Adequate defensible space maintained			X		
Ignition-resistant construction materials		X			

Notes: Older structures pre-date current WUI code requirements. Newer construction in some neighborhoods incorporates ignition-resistant materials. High variability across the community.

4.9 Access — Bridges, Gates, and Culverts

Item	No	Some	All
Bridges support emergency equipment (weight/width)			X
Gates provide easy access for emergency equipment		X	
Culverts are easily crossed by emergency equipment			X

Notes: Gated communities require access codes/keys held by Wasatch Fire District. Emergency vehicle access protocols are maintained and updated regularly.

4.10 Utilities

Utility	Below Ground	Above Ground	Provided By	Phone
Water	X		Jordanelle Special Service District (JSSD)	(435) 654-9233
Electrical Service	X	X	Rocky Mountain Power	(888) 221-7070
Natural Gas	X		Enbridge	(877) 362-7434
Telephone / Broadband	X	X	Multiple Providers	Varies

4.11 Primary Water Sources

Item	Detail
Approx. % of homes using central water system	100%
Approx. % of homes using individual wells	0%
Water provided by	Jordanelle Special Service District (JSSD)
JSSD Contact	(435) 654-9233
Primary source	Provo River system and Jordanelle Reservoir
Jordanelle Reservoir coordinates	40.6099°N, 111.4164°W

SECTION 5 — RISK ASSESSMENT

5.1 Community Values at Risk

- Residential neighborhoods and multi-family housing
- SR-248 transportation corridor
- JSSD water infrastructure and culinary water supply
- Recreational assets and open space
- Natural resources, watershed functions, and Jordanelle Reservoir

5.2 Watershed and Drinking Water

Culinary water is supplied by JSSD from the Provo River system and Jordanelle Reservoir. A wildfire could destabilize soils, causing significant post-fire erosion and sedimentation that threatens reservoir capacity and water treatment operations. Riparian areas within the community carry moderate to high hazard.

5.3 Wildlife and Natural Resources

Hideout and surrounding lands support mule deer, elk, moose, wild turkey, raptors, and small mammals. Oak brush and sagebrush communities are ecologically important but also serve as primary fire fuels. Fuel management planning must balance risk reduction with habitat preservation.

5.4 Wildfire Hazard Potential

Key contributing factors to Hideout's wildfire hazard:

- South-facing slopes of 20–40% gradient that accelerate fire spread
- Fine fuels (cheatgrass) and woody fuels (oak brush, sagebrush) throughout the community
- Scattered juniper and mature trees that increase crown fire potential
- Few natural fire breaks within or adjacent to the community
- Homes integrated into continuous fuel beds with no buffer

5.5 Damage Potential and Structural Vulnerability

With 99% of properties rated “severe” under First Street’s property-level wildfire model (see Section 3.3), Hideout faces substantial risk of structural loss due to closely spaced development, high ember exposure, combustible decks and fencing, and widespread lack of defensible space. The golf course provides one significant central fuel break.

5.6 Estimated Values at Risk

Category	Estimated Value
Residential and commercial buildings	$750,000,000 (taxable assessed value, 2026)

5.7 ISO Fire Insurance Rating

Hideout's current ISO Public Protection Classification is 4. The temporary Fire Station 56 has already improved response times, and construction of a permanent station is scheduled for completion in 2026. The Town does not anticipate a further improvement in the ISO classification beyond its current level; the permanent station is expected primarily to sustain response performance and support continued insurance availability for residents. [Rating to be confirmed in writing with Wasatch Fire District / ISO before adoption.]

5.8 Area Fire History (2018–2026)

Fire Name	Month/Year	Ignition Source	Structures Damaged	Acres Burned
Ross Creek	Jul 2018	Human	0	8
Deer Valley	Aug 2020	Lightning	0	15
Jordanelle	Jun 2021	Human	0	2.3
SR-248 MM 10	Jul 2023	Human	0	0.5
Aug 2023 – Aug 2026	No recorded fire history	—	—	—

5.9 Wildfire Risk Summary

Overall wildfire risk in Hideout is classified as EXTREME. This classification reflects high ignition likelihood, potential for rapid fire spread across continuous fuels on steep terrain, suppression difficulty due to limited access and water infrastructure, and the high consequence of structure loss given property density and population vulnerability.

SECTION 6 — PARTNERSHIPS AND COLLABORATION

6.1 Community Priorities

- Implement a comprehensive defensible space inspection and assistance program
- Reduce fuels along evacuation routes and in HOA common areas
- Develop and exercise multilingual evacuation and emergency communication protocols
- Build a fire-adapted community culture through ongoing education
- Improve water system capacity and hydrant coverage
- Incorporate and remain consistent with the Town of Hideout Comprehensive Emergency Management Plan (August 2026)

6.2 Partner Agencies

Partner Agency	Primary Role
Town of Hideout	Lead agency for CWPP coordination, municipal code and defensible space ordinance updates, public education, and integration of CWPP priorities into planning and budgeting.
Hideout Public Works	Maintenance of town streets, signage, and emergency access at dead-ends and turnarounds; annual roadside vegetation management along town roads; green waste and chipping program operation; and snow removal to maintain year-round evacuation route access.
Wasatch Fire District	Fire suppression, defensible space inspections, public education, evacuation planning, and technical support for fuel treatment projects.
Wasatch County Emergency Management	County-level emergency coordination, mass notification and alerting, multilingual communication, and integration with county emergency operations.
Wasatch County Sheriff	Law enforcement support for evacuation operations, evacuation planning support, and public preparedness.
Wasatch County Public Works	Maintenance of county roads, bridges, culverts, lighting, and signage serving evacuation routes beyond town limits; snow removal for year-round access; noxious weed and right-of-way vegetation control; and provision of heavy equipment, materials, and traffic control devices in support of mitigation projects and incident operations.
Jordanelle Special Service District (JSSD)	Water infrastructure management, fire flow capacity, and coordination of hydrant placement and system improvements.
Utah Division of Forestry, Fire and State Lands (FFSL)	Technical assistance, fuel treatment guidance, grant support, coordination of state wildfire resources, and final concurrence on the CWPP.
Homeowner Associations (HOAs)	Vegetation management in common areas, resident education, and coordination with the Town and Fire District on mitigation priorities.

6.3 Coordination Approach

Partners meet regularly through interagency coordination calls and participate in county-wide emergency planning. HOAs are engaged directly on common-area fuel management. CWPP actions are integrated into regional wildfire planning frameworks coordinated through FFSL.

6.4 Past Accomplishments

Prior work includes construction of temporary Fire Station 56, water system infrastructure improvements, establishment of the golf course that acts as a natural fuel break, and initial vegetation and defensible space assessments conducted in partnership with Wasatch Fire District.

SECTION 7 — RISK REDUCTION GOALS AND PROPOSED ACTIONS

7.1 Plan Goals

All actions in this section align with the three goals of the National Cohesive Wildland Fire Management Strategy: Resilient Landscapes, Fire-Adapted Communities, and Safe and Effective Wildfire Response.

7.2 Past Accomplishments

Category	Completed Actions
Prevention	Fire prevention awareness distributed through Town communications. Hideout Wildfire Committee established in 2025 to coordinate community wildfire preparedness. Hideout Wildfire Committee website established as a central resource for residents on defensible space, evacuation readiness, and committee activities. Initial coordination with Wasatch Fire District on education programs. Participation in county-level fire restriction enforcement.
Preparedness	Temporary Fire Station 56 constructed and operational. Initial coordination with Wasatch County EM on evacuation planning framework. Wasatch Fire District maintains emergency access codes for all gated communities.
Mitigation	Golf course established as a central fuel break. Water system improvements completed through JSSD. Initial vegetation and defensible space assessments conducted in partnership with Wasatch Fire District.
Maintenance	Annual roadside vegetation management conducted along key routes. Golf course fuel break maintained. Ongoing coordination with HOAs on common area vegetation standards.

7.3 Prevention

Reducing unplanned, human-caused ignitions.

Action	Timeline	Lead Agency	Target Date
Develop and implement a public education program on fire prevention.	2026–2027	Town of Hideout / Wasatch Fire District	Ongoing
Create bilingual (English/Spanish) fire prevention materials.	2026	Town of Hideout / Wasatch Fire District	Dec 2026
Host annual community wildfire awareness events.	Annually	Town of Hideout / Wasatch Fire District	Ongoing
Install fire restriction signage and enforce during high-danger periods.	2026	Town of Hideout / Wasatch Fire District	Jun 2026
Adopt the Utah WUI Code into municipal code.	2026	Town of Hideout	Dec 2026
Develop ordinances governing outdoor burning and equipment use.	2026–2027	Town of Hideout	Jun 2027

Partner with recreation users and Jordanelle managers on prevention outreach.	Ongoing	Town of Hideout / Wasatch Fire District	Ongoing

7.4 Preparedness

Building capacity to respond safely and effectively.

Action	Timeline	Lead Agency	Target Date
Complete construction of permanent fire station.	2026–2027	Town of Hideout / Wasatch Fire District	Dec 2027
Develop a comprehensive evacuation plan.	2026	Town of Hideout / Wasatch Fire District / Wasatch County EM	Sep 2026
Establish a multilingual emergency notification system.	2026	Town of Hideout / Wasatch County EM	Dec 2026
Conduct annual evacuation drills.	Annually	Town of Hideout / Wasatch Fire District	Ongoing
Create an evacuation assistance program for vulnerable populations.	2026–2027	Town of Hideout / Wasatch County EM	Jun 2027
Establish and maintain mutual aid agreements.	2026	Wasatch Fire District	Dec 2026
Implement a defensible space inspection program.	2026–2028	Town of Hideout / Wasatch Fire District	Ongoing
Educate property owners on defensible space requirements.	2026	Town of Hideout / Wasatch Fire District	Dec 2026
Work with HOAs to adopt Firewise community standards.	2026–2028	Town of Hideout / HOAs / Wasatch Fire District	Ongoing
Improve water system capacity and hydrant coverage.	2026–2028	JSSD / Town of Hideout	Ongoing
Ensure emergency access at gated communities and dead-ends.	2026	Town of Hideout / Wasatch Fire District	Dec 2026
Establish a community Firewise committee.	2026	Town of Hideout	Jun 2026

7.5 Mitigation

Reducing hazardous fuels and structural vulnerability.

Action	Timeline	Lead Agency	Target Date
Conduct vegetation and fuel load assessments in high-priority areas.	2026	Town of Hideout / Wasatch Fire District / FFSL	Dec 2026
Implement fuel reduction along primary and secondary evacuation routes.	2026–2028	Town of Hideout / Wasatch Fire District	Ongoing
Establish shaded fuel breaks in strategic locations.	2026–2029	Town of Hideout / FFSL	Ongoing
Remove ladder fuels and reduce dense oak brush and sagebrush in priority zones.	2026–2029	Town of Hideout / HOAs / FFSL	Ongoing
Implement cheatgrass reduction and invasive species control.	2026–2028	Town of Hideout / FFSL	Ongoing
Develop a green waste disposal program.	2026	Town of Hideout	Dec 2026
Require ignition-resistant materials for new construction and major remodels.	2026	Town of Hideout	Dec 2026
Establish a voluntary retrofit program for existing homes.	2026–2029	Town of Hideout / Wasatch Fire District	Ongoing
Implement vegetation management in HOA common areas.	2026–2028	HOAs	Ongoing
Implement erosion control in post-fire risk areas as needed.	As needed	Town of Hideout / Wasatch County EM	Ongoing

7.6 Maintenance

Sustaining the effectiveness of completed mitigation work.

Action	Timeline	Lead Agency	Target Date
Conduct annual roadside vegetation management.	Annually	Town of Hideout	Ongoing
Maintain golf course fire break.	Annually	Hideout Golf Course	Ongoing
Maintain fuel breaks on a 3–5 year cycle.	2026–2031	Town of Hideout / FFSL	Ongoing
Conduct annual defensible space inspections.	Annually	Wasatch Fire District	Ongoing

Review and update CWPP annually; full update every 5 years.	Annually / Every 5 Years	Town of Hideout	Ongoing

SECTION 8 — IMPLEMENTATION AND MONITORING

8.1 Implementation Approach

Implementation will be led by the Town of Hideout in coordination with Wasatch Fire District, FFSL, Wasatch County Sheriff, HOAs, and JSSD. Priorities will be set based on risk level, feasibility, and available funding. CWPP actions will be integrated into municipal planning, capital improvement budgeting, and grant applications.

8.2 Roles and Responsibilities

Town of Hideout

Lead agency for CWPP coordination. Responsible for municipal code updates, defensible space ordinances, public education, and integration of CWPP priorities into planning and budgeting processes.

Wasatch Fire District

Provides technical expertise on defensible space, structural ignitability, and fire behavior. Conducts inspections, public education, and evacuation planning. Supports mitigation projects and Firewise initiatives.

Wasatch County Emergency Management

Provides county-level emergency coordination and mass notification. Operates the county-wide alert system, supports multilingual communication, and integrates Hideout into county emergency operations.

Wasatch County Sheriff

Provides law enforcement support for evacuation operations and assists with evacuation planning and public preparedness. Coordinates with the Town and Wasatch County Emergency Management during incidents.

Wasatch County Public Works

Maintains the county road network serving Hideout beyond the town limits, including bridges, culverts, lighting, and signage, and provides snow removal to keep those routes passable year-round. Conducts noxious weed and right-of-way vegetation control on county roads, supporting the cheatgrass suppression and roadside fuel reduction priorities. Supplies heavy equipment, operators, and materials for fuel break construction, emergency road repair, and dozer line support under a pre-established mutual aid agreement. During an incident, places barricades, cones, and portable message boards and implements road closures at the direction of the Wasatch County Sheriff and the Incident Commander.

Jordanelle Special Service District (JSSD)

Maintains water infrastructure and fire flow capacity. Coordinates hydrant placement and system improvements.

Utah Division of Forestry, Fire and State Lands (FFSL)

Provides technical assistance, fuel treatment guidance, grant support, and final CWPP concurrence. Coordinates state wildfire resources and supports mitigation planning.

Homeowner Associations (HOAs)

Implement defensible space and vegetation management in common areas. Support resident education and coordination with the Town and Fire District.

8.3 Monitoring and Evaluation

The Town of Hideout will conduct annual reviews of CWPP actions, update completion logs, evaluate project effectiveness, and document emerging needs to inform future grant applications and planning decisions.

8.4 Annual Review Process

Each year, the review will cover: completed actions across all four categories (Prevention, Preparedness, Mitigation, Maintenance); new development or infrastructure changes; fire incidents and lessons learned; updates to evacuation plans and communication protocols; and grant funding status. A summary will be shared with all partner agencies.

8.5 Five-Year Update

The CWPP will be fully updated every five years in accordance with FFSL guidance. This includes a comprehensive review of all sections, updated risk assessment and mitigation priorities, stakeholder re-engagement, and formal resubmission to FFSL for concurrence. The next full update is due in 2031, unless a significant wildfire event or major development change requires earlier revision.

8.6 Implementation Tracking

The Town will maintain a CWPP Implementation Log documenting completed actions and dates, ongoing project status, funding sources and expenditures, measured outcomes (acres treated, homes inspected, residents reached), and notes from annual reviews.

8.7 Integration with Other Plans

This CWPP will be coordinated with the Town of Hideout Comprehensive Emergency Management Plan (August 2026), the Town of Hideout Emergency Operations Plan, the Wasatch County Emergency Operations Plan, municipal land-use and development plans, JSSD water infrastructure and capital improvement plans, HOA vegetation management plans, and regional wildfire mitigation strategies. Actions under this CWPP will be implemented to remain consistent with the Comprehensive Emergency Management Plan.

SECTION 9 — CONTACTS

The tables below identify key contacts for CWPP implementation, coordination, and emergency response.

9.1 Planning Committee and Partner Agencies

Name	Organization	Phone	Email
Ralph Severini	Town of Hideout — Mayor	(435) 776-6066	hideoututah@hideoututah.gov
Daniel Allen	Hideout Public Works — Director	(435) 300-0801	hideoututah@hideoututah.gov
Eric Hales	Wasatch Fire District — Fire Chief	(435) 940-9636	admin@wasatchfire.gov
Travis Wright	Utah FFSL — Area Manager / WUI Coordinator	(385) 505-4030	tdwright@utah.gov
Jennifer McBride	Utah FFSL — State Wildland-Urban Interface Program Coordinator	(801) 560-1072	jomcbride@utah.gov
Jeremy Hales	Wasatch County Emergency Management — Director	(435) 654-1411	Jhales@wasatchcounty.gov
Jared Rigby	Wasatch County Sheriff	(435) 654-1098	sheriff@wasatch.utah.gov
Max Covey	Jordanelle Special Service District (JSSD)	(435) 654-9233	dana@jssd.us
Terry Ekker	Wasatch County Public Works	(435) 654-1661	publicworks@wasatch.utah.gov

9.2 Equipment and Mutual Aid Resources

Type of Equipment / Resource	Organization	Phone	Notes
Fire suppression — structural and wildland	Wasatch Fire District	(435) 940-9636	Primary response agency
Wildland fire resources and air support	Utah FFSL	(385) 505-4030	State resources via dispatch

Heavy equipment (earth moving)	Various		Pre-identify and establish MOU
Water tender / tanker	Wasatch Fire District	(435) 940-9636	Confirm capacity with WFD
Emergency notification system	Wasatch County EM	(435) 654-1411	County-wide alert system

SECTION 10 — APPENDICES

Appendix A — Evacuation Plan
Appendix B — Restricting Covenants and Ordinances
Appendix C — Ready, Set, Go Program
Appendix D — Maps
Appendix E — Fuel Treatment Priority Areas
Appendix F — Maintenance Cycle

APPENDIX A — EVACUATION PLAN

This appendix outlines Hideout's evacuation framework, including zones, routes, assembly areas, communication protocols, and support for vulnerable populations.

A.1 Purpose

- Provide a structured framework for safe, coordinated evacuation
- Establish clear roles among responding agencies
- Define multilingual communication protocols
- Identify assembly areas for residents requiring assistance

A.2 Evacuation Zones

1. Zone 1 — Hideout Canyon
2. Zone 2 — Todd Hollow Apartments
3. Zone 3 — Shoreline and Lakeside
4. Zone 4 — Eastern Hillside
5. Zone 5 — SR-248 Corridor

A.3 Evacuation Routes

Primary route: SR-248. Secondary routes utilize local streets and emergency access gates where available. Traffic management will be coordinated by law enforcement.

A.4 Assembly Areas

- Town Hall
- Public Works Building
- Fire Station 56
- Jordanelle Fire Station 52

A.5 Communication Protocols

- Wasatch County Emergency Alerts
- Wireless Emergency Alerts (WEA)
- Town website and social media
- Bilingual (English/Spanish) text and email alerts
- Door-to-door notification when safe to do so

A.6 Evacuation Assistance

A voluntary registry will be maintained for residents needing evacuation assistance, including elderly or disabled individuals, non-drivers, and limited-English-proficiency households.

A.7 Evacuation Decision Points

Evacuation orders are based on fire location and progression, weather conditions, road status, and direction from the Incident Commander.

A.8 Re-Entry Procedures

Re-entry will be authorized by the Incident Commander. Phased re-entry is possible depending on conditions.

A.9 Annual Review

The evacuation plan will be reviewed and updated each year to reflect new development, lessons from drills or incidents, and changes in population.

APPENDIX B — RESTRICTING COVENANTS AND ORDINANCES

This appendix summarizes the legal and regulatory framework governing wildfire safety in Hideout.

B.1 Applicable State Code

The 2006 Utah WUI Code establishes minimum standards for ignition-resistant construction, defensible space, fuel modification, emergency access, and water supply in the wildland-urban interface.

B.2 Town of Hideout Municipal Code

The Town is currently updating its municipal code to incorporate:

- Adoption of the 2006 Utah WUI Code
- Mandatory defensible space requirements
- Vegetation management standards for developed lots
- Outdoor burning restrictions
- Emergency access requirements for new development

B.3 HOA Covenants

Several HOA covenants contain landscaping and architectural standards that may conflict with defensible space best practices. Coordination between HOAs, the Town, and Wasatch Fire District is needed to align these standards with current fire safety guidance.

B.4 Enforcement and Compliance

Enforcement responsibilities are shared among the Town, Wasatch Fire District, and individual HOAs.

B.5 Future Ordinance Development

Potential future additions include retrofit requirements for existing homes, vegetation management standards for vacant lots, and restrictions on combustible fencing materials in high-risk zones.

APPENDIX C — READY, SET, GO PROGRAM

The Ready, Set, Go! program provides a simple, three-phase model to help residents prepare for and respond to wildfire. The Town and Wasatch Fire District will use this framework as the foundation for community outreach.

C.1 READY

Year-round preparation actions:

- Maintain defensible space around structures
- Harden the home (vents, eaves, decks, siding)
- Create and practice a family evacuation plan
- Prepare a Go Kit with essentials for 72+ hours
- Ensure outreach materials are available in English and Spanish

C.2 SET

Actions when fire conditions escalate:

- Monitor local alerts and stay situationally aware
- Prepare your vehicle and have keys ready
- Arrange pet transportation in advance
- Remove flammable items from decks and porches

C.3 GO

Actions upon evacuation order:

- Leave immediately when ordered — do not wait
- Follow designated evacuation routes
- Do not stop or return for belongings

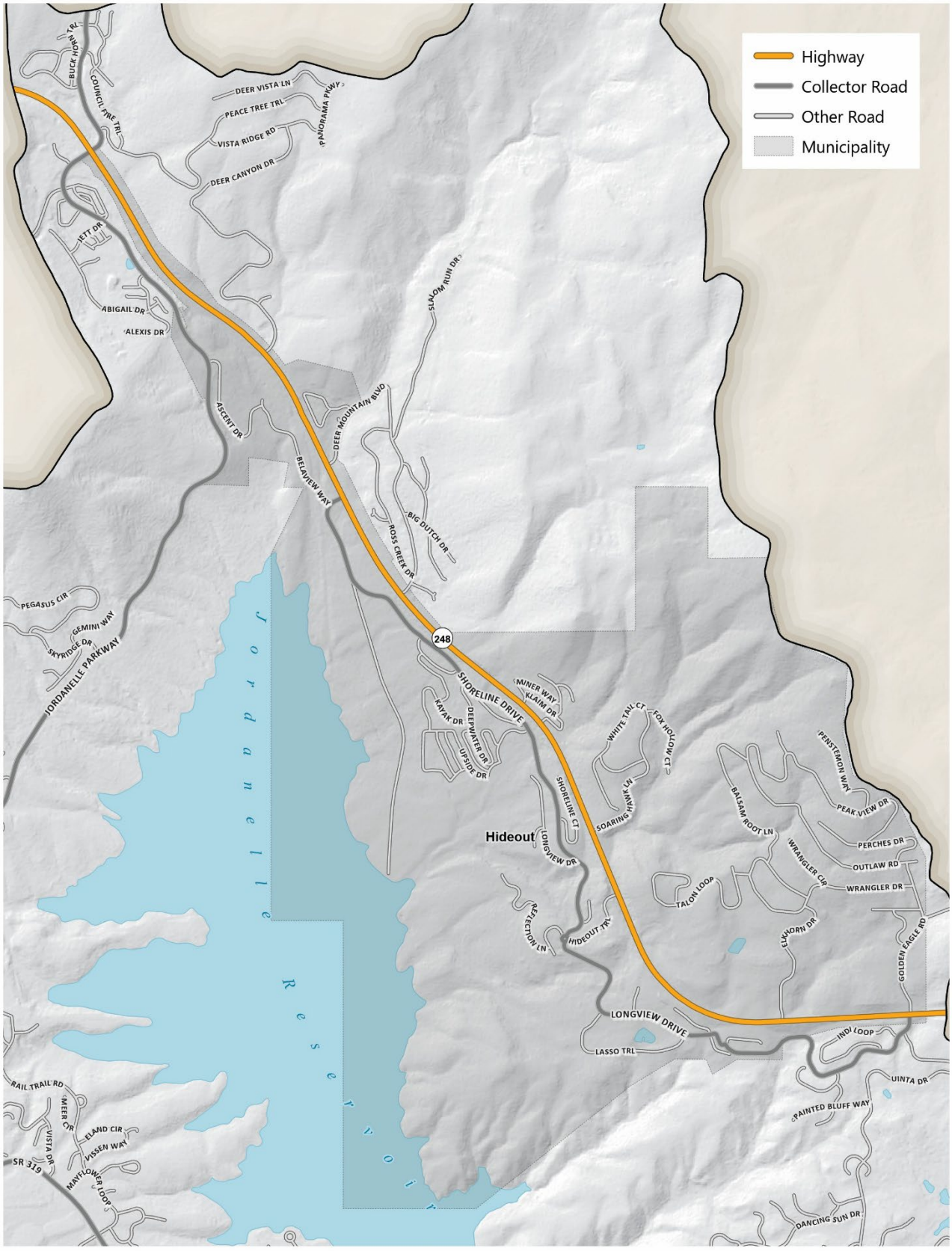
C.4 Community Responsibilities

The Town and Wasatch Fire District will coordinate annual education events, neighborhood drills, and multilingual outreach to reinforce Ready, Set, Go! principles.

APPENDIX D — MAPS

This appendix contains the six primary maps supporting the Hideout CWPP.

D.1 Community Overview Map

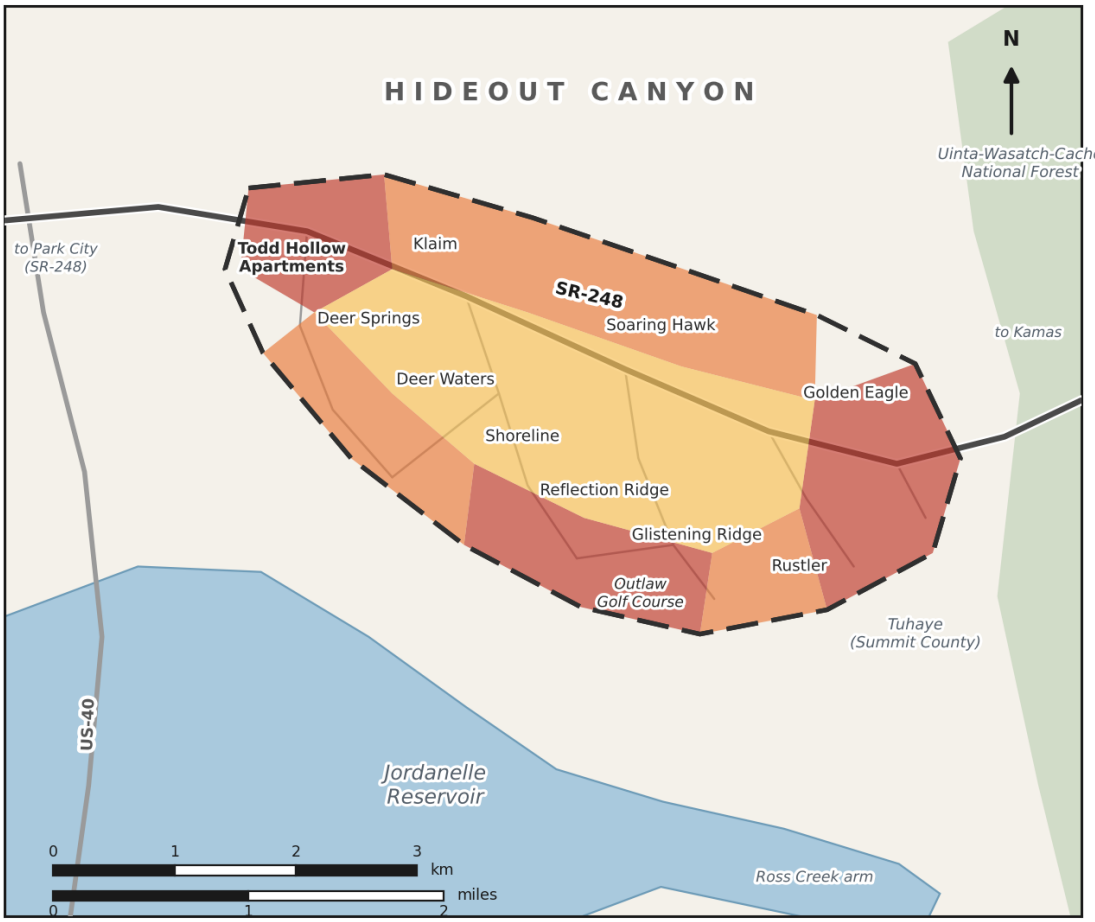


D.2 Wildfire Hazard Potential Map

TOWN OF HIDEOUT, UTAH
COMMUNITY WILDFIRE PREPAREDNESS PLAN · APPENDIX D: MAPS

MAP D.2 Wildfire Hazard Potential

Generalized wildfire hazard potential — Town of Hideout and immediate WUI, Wasatch County, Utah



WILDFIRE HAZARD POTENTIAL

- Very High
- High
- Moderate
- Low
- Very Low
- Non-burnable / water

Class scheme follows UWRAP / USFS Wildfire Hazard Potential (2023).

REFERENCE FEATURES

- Town of Hideout corporate limits
- SR-248 (primary evacuation route)
- Other roads
- Jordanelle Reservoir
- Uinta-Wasatch-Cache Nat'l Forest

DATA SOURCES: Hazard classes generalized by the CWPP planning team from CWPP Section 5.4 (slope, aspect, fuel continuity) pending export of the Utah Wildfire Risk Assessment Portal (UWRAP) Wildfire Hazard Potential layer, Utah DNR–FFSL, 2023 assessment. Base features digitized from published Town of Hideout descriptions and Tc review.

Projection: geographic (WGS 84). Scale approximate. Prepared for the Town of Hideout Community Wildfire Preparedness Plan, 2026.

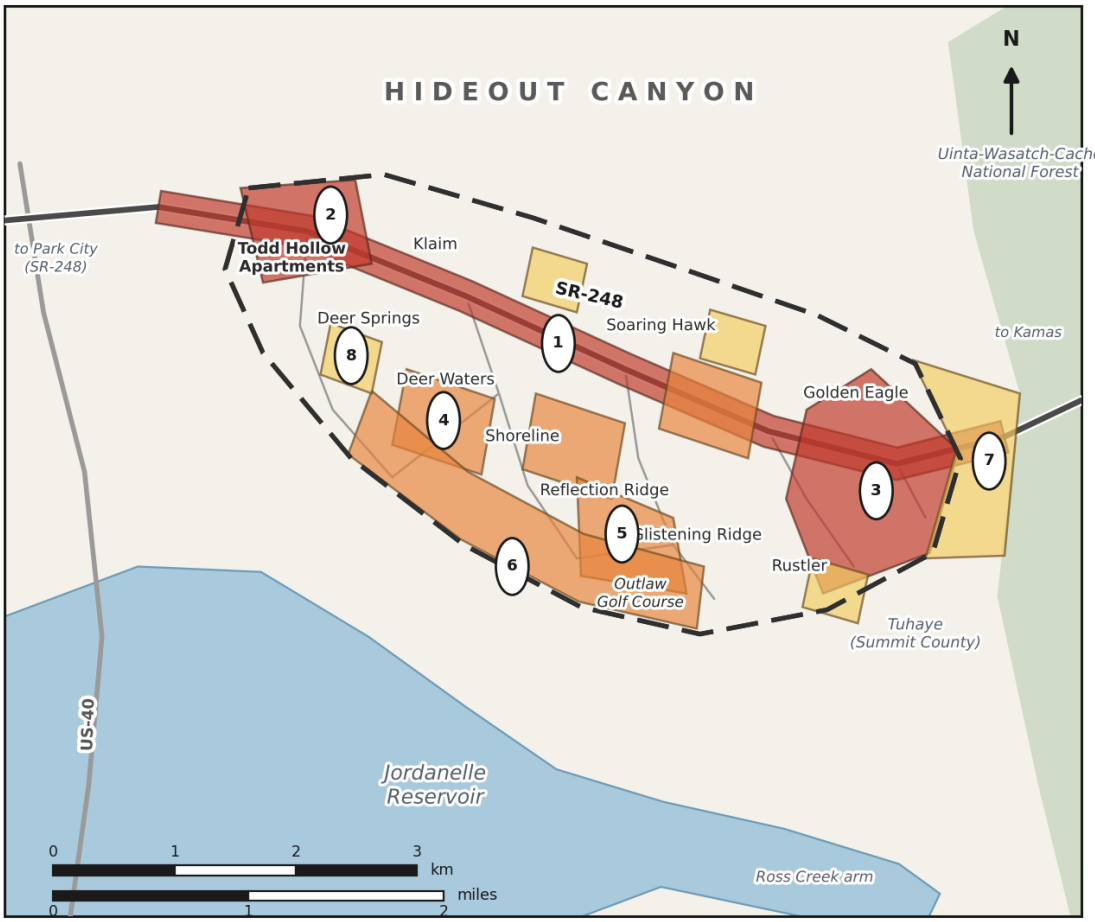
Map D.2 Wildfire Hazard Potential — Town of Hideout and immediate WUI. Note: hazard classes are generalized pending export of the UWRAP Wildfire Hazard Potential layer. Source: CWPP Section 5.4; Utah Wildfire Risk Assessment Portal (UWRAP), Utah DNR–FFSL, 2023 assessment.

D.3 Fuel Treatment Priority Area Map

TOWN OF HIDEOUT, UTAH
COMMUNITY WILDFIRE PREPAREDNESS PLAN · APPENDIX D: MAPS

MAP D.3 Fuel Treatment Priority Areas

Tier 1–3 vegetation management priorities identified in CWPP Appendix E



TREATMENT PRIORITY (APPENDIX E)

- Tier 1 — Highest priority (areas 1–3)
- Tier 2 — High priority (areas 4–6)
- Tier 3 — Moderate priority (areas 7–8)
- Town of Hideout corporate limits
- SR-248 (primary evacuation route)

Numbered circles correspond to the treatment area numbering in CWPP Appendix E, Sections E.1–E.3.

TREATMENT AREA INDEX

1. SR-248 corridor, both sides
2. Todd Hollow Apartments perimeter
3. Eastern hillside above residences
4. HOA common areas
5. Open space at golf course break
6. Shoreline / Lakeside slopes
7. Eastern ridgeline & open space
8. Scattered juniper / tree stands

DATA SOURCES: Treatment priority areas delineated by the CWPP planning team from Appendix E (Fuel Treatment Priority Areas). Hazard context: Utah Wildfire Risk Assessment Portal (UWRAP), Utah DNR–FFSL, 2023 assessment. Base features digitized from published Town of Hideout descriptions and Town review. Treatment boundari conceptual and require field verification.

Projection: geographic (WGS 84). Scale approximate. Prepared for the Town of Hideout Community Wildfire Preparedness Plan, 2026.

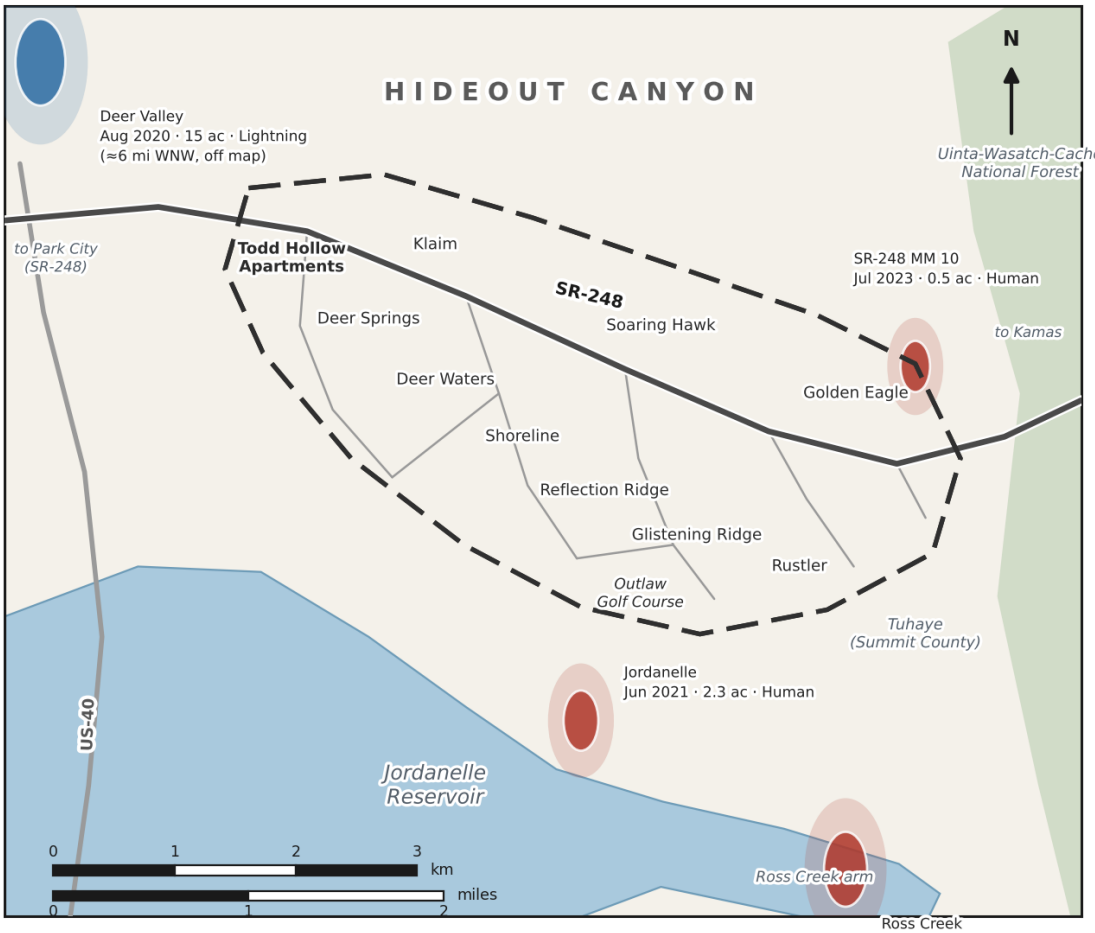
Map D.3 Fuel Treatment Priority Areas — Tier 1–3 vegetation management priorities. Note: treatment boundaries are conceptual and require field verification. Source: CWPP Appendix E; UWRAP, Utah DNR–FFSL, 2023 assessment.

D.4 Fire History Map

TOWN OF HIDEOUT, UTAH
COMMUNITY WILDFIRE PREPAREDNESS PLAN · APPENDIX D: MAPS

MAP D.4 Fire History

Recorded wildfire ignitions in and near the Town of Hideout, 2018–2026



IGNITION SOURCE

- Human-caused ignition
- Lightning-caused ignition
- Town of Hideout corporate limits
- SR-248 (primary evacuation route)
- Jordanelle Reservoir

Symbol size is proportional to reported acreage.
Symbols are NOT mapped fire perimeters.

RECORDED INCIDENTS, 2018–2026

Fire name	Date	Cause	Struct.	Acres
Ross Creek	Jul 2018	Human	0	8
Deer Valley	Aug 2020	Lightning	0	15
Jordanelle	Jun 2021	Human	0	2.3
SR-248 MM 10	Jul 2023	Human	0	0.5

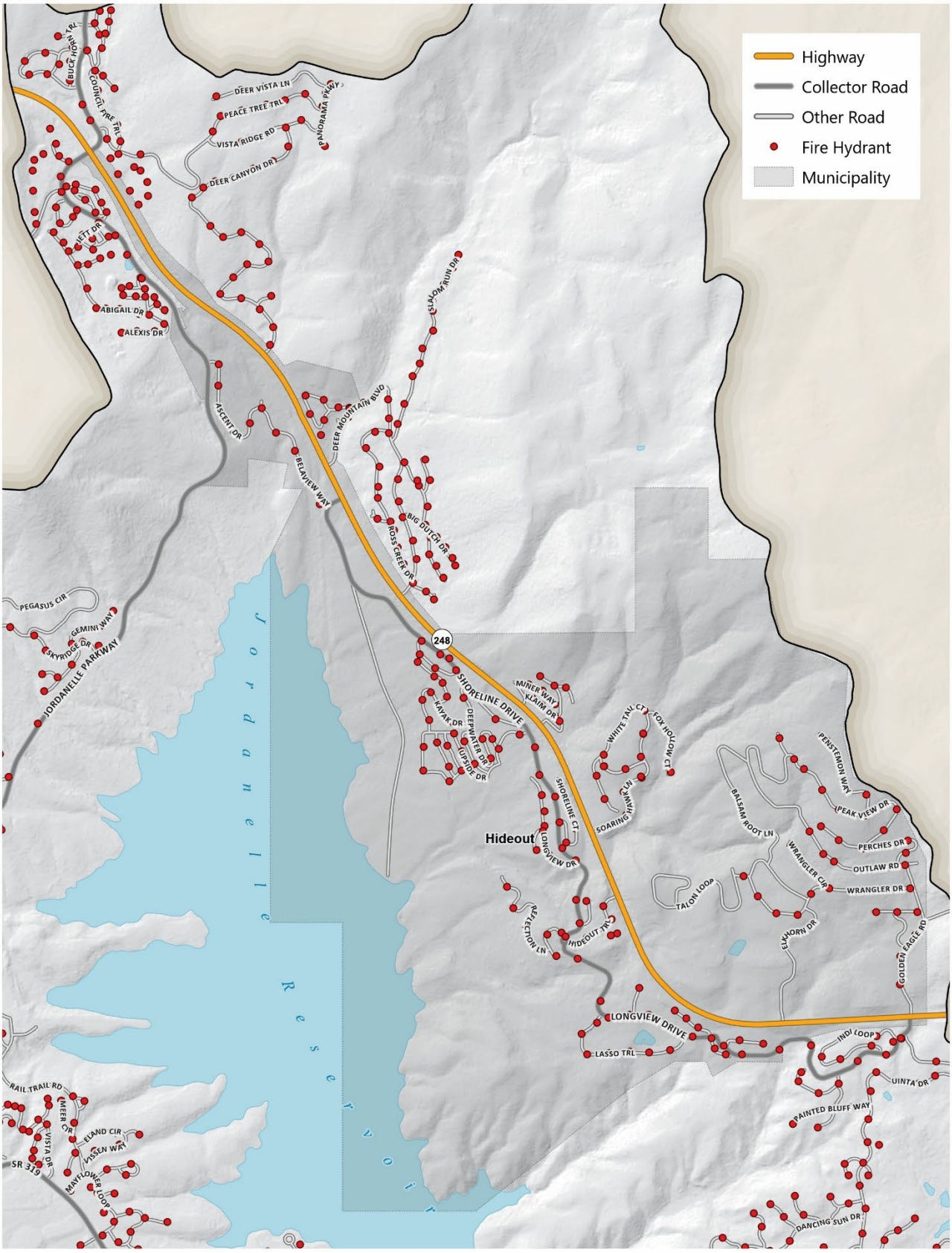
Aug 2023–Aug 2026 No recorded fire history

On record 2018–Jul 2023: 4 incidents · 25.8 ac · 0 structures lost
3 of 4 recorded ignitions (75%) were human-caused.

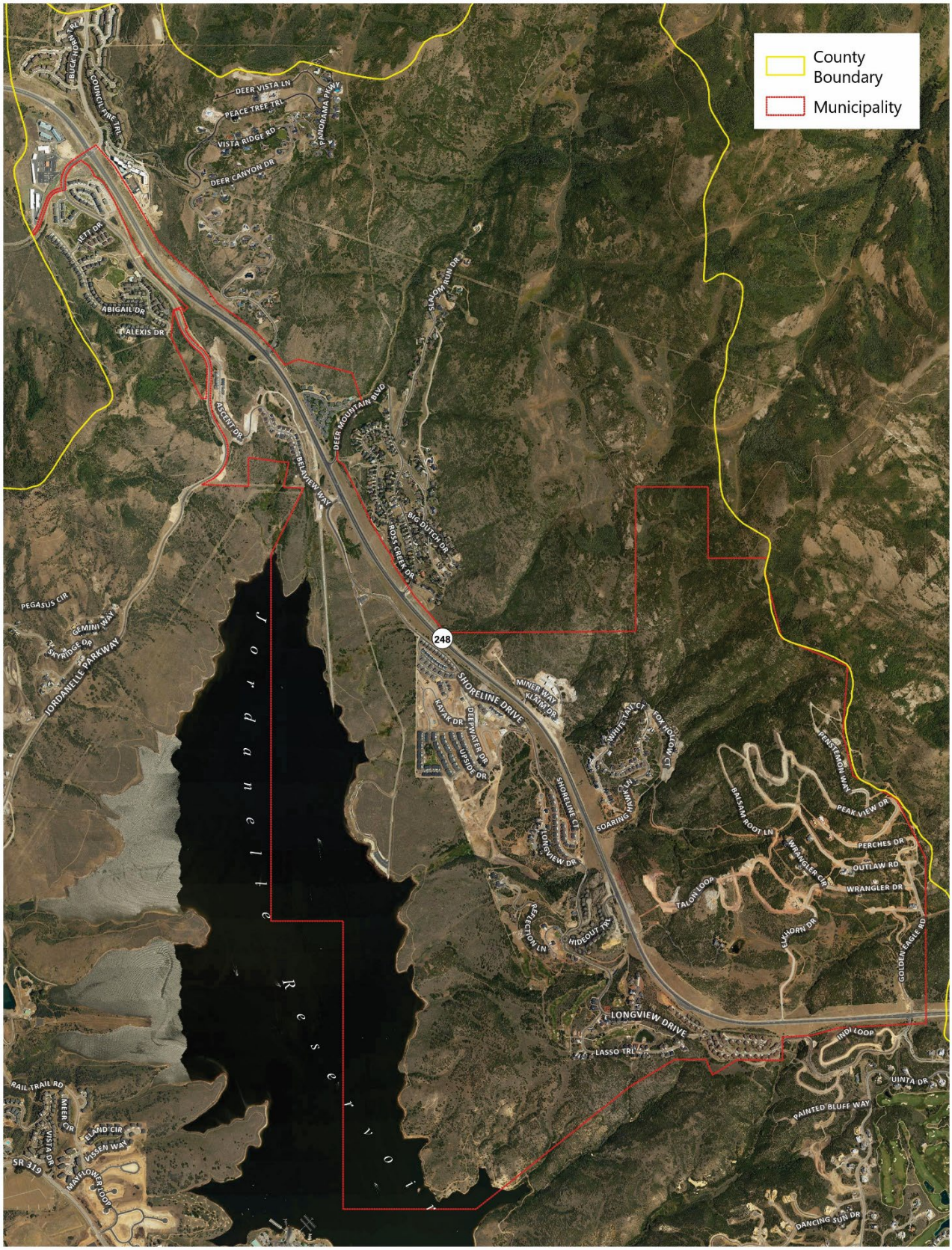
DATA SOURCES: Incident records from CWPP Section 5.8 (Area Fire History). Ignition locations are approximate, inferred from incident names, and must be verified against the National Interagency Fire Occurrence dataset (WFIGS), Utah DNR–FFSL incident records, and Wasatch Fire District run logs. No ignitions within or adjacent to Hideout were identified in public reporting for Aug 2023–Aug 2026. Base features digitized from published Town of Hideout descriptions and Town review.

Projection: geographic (WGS 84). Scale approximate. Prepared for the Town of Hideout Community Wildfire Preparedness Plan, 2026.

D.5 Water Infrastructure Map



D.6 Topographic Map



APPENDIX E — FUEL TREATMENT PRIORITY AREAS

This appendix identifies the areas within Hideout where vegetation management and fuel reduction will have the greatest impact on reducing wildfire risk. Areas are ranked by tier based on hazard potential, proximity to structures, evacuation constraints, fuel continuity, and terrain.

E.1 Tier 1 — Highest Priority

Immediate and severe risk to life safety, structures, or evacuation routes.

1. SR-248 Corridor (Both Sides)

The SR-248 corridor is Hideout's only primary evacuation route. Dense cheatgrass and brush directly adjacent to the roadway, combined with high ignition likelihood from vehicles and recreation, make this the top treatment priority.

Recommended treatments: roadside vegetation reduction (30–100 ft), ladder fuel and oak brush removal, shaded fuel break establishment, annual cheatgrass suppression.

2. Todd Hollow Apartments Perimeter

Todd Hollow is the highest-density residential area in town and houses the greatest concentration of residents requiring evacuation assistance. Limited defensible space around multi-family structures creates direct exposure.

Recommended treatments: perimeter fuel reduction (50–100 ft), ladder fuel and brush removal, defensible space zones around all buildings, annual maintenance.

3. Eastern Hillside Above Residential Areas

Steep slopes (20–40%) with continuous oak brush and sagebrush aligned with prevailing winds present the most serious landscape-level threat to structures below.

Recommended treatments: strategic shaded fuel breaks, ladder fuel removal, brush thinning and spacing, invasive species control.

E.2 Tier 2 — High Priority

Significant reduction in structure loss potential and fire behavior outcomes.

4. HOA Common Areas (Hideout Canyon, Shoreline, Lakeside)

Large contiguous fuel beds between homes create high ember exposure potential. HOA-led mitigation is feasible and impactful.

Recommended treatments: brush thinning and spacing, dead and down fuel removal, fuel break establishment where feasible, annual maintenance.

5. Open Space Adjacent to Golf Course Fuel Break

Untreated vegetation adjacent to the golf course fuel break reduces its effectiveness. Coordinated treatment would extend the protected corridor.

Recommended treatments: brush reduction along perimeter, ladder fuel removal, defensible space maintenance along course edges.

6. Shoreline and Lakeside Slopes Above Jordanelle Reservoir

Steep brushy slopes present rapid upslope fire spread potential toward homes. Treatment methods must account for erosion sensitivity.

Recommended treatments: slope-appropriate thinning, brush spacing and removal, erosion-sensitive treatment practices.

E.3 Tier 3 — Moderate Priority

Long-term resilience and landscape-scale fire intensity reduction.

7. Eastern Ridgeline and Adjacent Open Space

Functions as a potential fire corridor from the east. Strategic treatment here supports landscape-scale mitigation.

Recommended treatments: strategic thinning, fuel break expansion, invasive species control.

8. Scattered Juniper and Tree Stands Throughout Community

Isolated juniper and tree stands create ember-casting hazards and increase crown fire potential across the community.

Recommended treatments: selective juniper removal, pruning of retained trees, ladder fuel removal beneath canopies.

E.4 Treatment Methods

- Mechanical thinning
- Hand-cutting and chipping
- Mastication (where terrain and conditions allow)
- Prescribed pile burning (in coordination with FFSL)
- Herbicide application for cheatgrass control
- Reseeding with fire-resistant native species

E.5 Maintenance Requirements

- Roadside treatments: annually
- Shaded fuel breaks: every 3–5 years
- HOA common areas: annually
- Cheatgrass suppression: annually
- Slope treatments: every 3–7 years depending on regrowth rates

Final GIS-based maps of priority treatment areas are included in Appendix D, Map D.3 (Fuel Treatment Priority Area Map).

APPENDIX F — MAINTENANCE CYCLE

Completed fuel treatments and defensible space improvements require ongoing maintenance to remain effective as vegetation regrows and conditions change. This appendix establishes the maintenance schedule, responsibilities, and tracking approach for Hideout.

F.1 Maintenance Responsibilities

Town of Hideout

- Annual roadside vegetation management
- Maintenance of town-owned open space
- Defensible space ordinance enforcement
- Lead the annual CWPP review and update

Wasatch Fire District

- Annual defensible space inspections
- Public education and outreach
- Technical review of vegetation management projects

Homeowner Associations

- Common area and open space vegetation maintenance
- Enforcement of HOA landscaping and fuel standards
- Coordination with the Town and Fire District

Property Owners

- Maintain defensible space around all structures
- Remove dead vegetation and fire debris
- Comply with applicable WUI Code requirements

F.2 Maintenance Schedule

Activity	Frequency	Responsible Entity
Roadside vegetation management	Annually	Town of Hideout
Defensible space inspections	Annually	Wasatch Fire District
HOA common area vegetation management	Annually	HOAs
Shaded fuel break maintenance	Every 3–5 years	Town of Hideout / FFSL
Cheatgrass suppression	Annually	Town of Hideout / FFSL
Tree pruning and ladder fuel removal	Every 2–4 years	Property Owners / HOAs
Fuel break re-treatment	Every 3–7 years	Town of Hideout / FFSL

Evacuation plan review	Annually	Town of Hideout / Wasatch County EM
CWPP annual review	Annually	Town of Hideout
Full CWPP update	Every 5 years	Town of Hideout / FFSL

F.3 Vegetation Regrowth Considerations

Regrowth rates vary by species and site conditions. Oak brush typically requires retreatment every 3–5 years; cheatgrass requires annual suppression; sagebrush may need retreatment every 5–7 years; juniper removal is longer-lasting but requires monitoring for seedling re-establishment.

F.4 Documentation

The Town will maintain a Maintenance Log documenting completed treatment dates and areas, inspection results, identified hazards or deficiencies, required follow-up, and notes from annual CWPP reviews. This log supports grant compliance and long-term planning.

F.5 Adaptive Management

The maintenance schedule will be adjusted as needed based on observed changes in vegetation conditions, new development, lessons from fire events, updated scientific guidance, and available funding. Flexibility ensures the CWPP remains effective and current.

F.6 Funding Alignment

Maintenance activities will be timed to align with municipal budgeting cycles, HOA annual budgets, and state and federal grant timelines — including FFSL cost-share opportunities — to ensure sustainable long-term funding.

File Attachments for Item:

7. Discussion and Possible Adoption of Resolution 2026-R-XX to formally establish the Hideout Wildfire Committee as a Standing Advisory Committee of the town. - Corbin Gordon, Town Attorney. (10 min.)

TOWN OF HIDEOUT

RESOLUTION #2026-R-_____

A RESOLUTION FORMALLY ESTABLISHING THE HIDEOUT WILDFIRE COMMITTEE AS A STANDING ADVISORY COMMITTEE OF THE TOWN OF HIDEOUT

WHEREAS, Hideout Town (the "Town") is a duly incorporated municipality organized under the laws of the State of Utah; and

WHEREAS, the Town recognizes that wildfire preparedness, mitigation, and public education are matters affecting the health, safety, and welfare of Town residents and property owners;

WHEREAS, the Town desires to formally establish the Hideout Wildfire Committee as a standing advisory committee of the Town to promote and support wildfire preparedness and mitigation,

WHEREAS, the creation of this advisory committee will assist the Town Council in making sound policy decisions and in representing the interests of all segments of the community; and

WHEREAS, Utah law authorizes municipalities to create boards, committees, and advisory bodies to assist in the administration of municipal affairs; and

WHEREAS, the Town Council finds that the establishment of the committee described herein will promote transparency, collaboration, and effective governance.

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

Section 1. Creation of Hideout Wildfire Committee.

The Hideout Wildfire Committee (the "Committee") is hereby formally established to serve the Town Council in an advisory capacity.

Section 2. Purpose and Duties.

The Committee shall advise and assist the Town Council regarding wildfire preparedness, mitigation, education, and community resilience. Consistent with that purpose, the Committee may:

A. Identify and evaluate wildfire risks affecting the Town and its residents;

B. Develop and recommend wildfire preparedness, mitigation, and risk-reduction strategies to the Town Council;

C. Promote public education concerning wildfire safety, defensible space, home hardening, evacuation preparedness, and other wildfire-risk-reduction measures;

D. Support the Town's participation in Firewise and similar wildfire-preparedness programs;

E. Assist with the development, review, and implementation of community wildfire protection, preparedness, or mitigation plans, subject to Town Council approval where required;

F. Coordinate and exchange information with the Wasatch Fire District, Wasatch County, state and federal agencies, homeowners' associations, neighboring communities, and other organizations involved in wildfire preparedness or mitigation;

G. Identify and recommend wildfire-mitigation projects, grant opportunities, community programs, and educational events for consideration by the Town Council;

H. Assist the Town in communicating wildfire-related information and resources to residents and property owners; and

I. Perform other wildfire-related advisory functions assigned by the Town Council that are consistent with the purposes of this Resolution.

Section 3. Membership and Appointment.

A. Members of the Committee shall be appointed by the Mayor with the advice and consent of the Town Council.

B. The Committee shall consist of such number of members as the Town Council may determine by motion or policy.

C. The Mayor, with the advice and consent of the Town Council, may designate a chair or co-chairs of the Committee.

D. Committee members shall serve without compensation unless otherwise authorized by the Town Council.

Section 4. Advisory Role and Limitation of Authority.

The Committee serves solely in an advisory capacity. Except as expressly authorized by the Town Council, the Committee and its members have no independent authority to bind the Town, to take official action on behalf of the Town Council, or to exercise command or operational authority in connection with any emergency response.

Section 5. Procedures

The Committee shall provide reports, recommendations, and updates to the Town Council as requested by the Town Council. The Committee may adopt rules of procedure consistent with this Resolution and Town ordinances and policies.

Section 6. Modification or Dissolution.

The Town Council may modify the membership, duties, structure, supervision, or procedures of the Committee, or may dissolve the Committee, by subsequent resolution or other lawful action.

Section 7. Implementation.

The Mayor, Town Recorder, and appropriate Town Staff are authorized to take all actions necessary to implement this Resolution.

Section 8. Effective Date.

This Resolution shall take effect immediately upon adoption.

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

_____
Ralph Severini
Mayor, Hideout

ATTEST:

_____
Maria Devereaux
Town Recorder, Hideout

APPROVED AS TO FORM:

_____
Town Attorney

File Attachments for Item:

8. Discussion and Possible Approval to Amend Hideout Municipal Code Chapter 6.08, Fireworks and Ignition Sources, to Prohibit Internal Combustion Engine Vehicles from Parking on Dry Grass due to Wildfire Risk.- Corbin Gordon, Town Attorney (5 min.)

TOWN OF HIDEOUT
ORDINANCE NO. 2026-___

AN ORDINANCE OF THE TOWN COUNCIL OF HIDEOUT, UTAH, AMENDING HIDEOUT MUNICIPAL CODE CHAPTER 6.08, FIREWORKS AND IGNITION SOURCES, TO PROHIBIT INTERNAL COMBUSTION ENGINE VEHICLES FROM PARKING ON DRY GRASS OR OTHER DRY VEGETATION DUE TO WILDFIRE RISK

WHEREAS, the Town of Hideout (the "Town") is a municipality located in Wasatch County, Utah;

WHEREAS, Hideout Municipal Code Chapter 6.08 regulates fireworks, ignition sources, and hazardous activities to protect the public health, safety, and welfare during hazardous environmental conditions and wildfire risks;

WHEREAS, the Town Council finds that internal combustion engine vehicles parked on dry grass, brush, or other dry vegetation may create a wildfire risk from hot vehicle components, including catalytic converters and exhaust systems, and may threaten emergency ingress and egress; and

WHEREAS, the Town Council finds that prohibiting internal combustion engine vehicles from parking on dry grass, brush, or other dry vegetation is necessary to reduce wildfire risk and protect life and property.

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

SECTION 1. AMENDMENT TO CHAPTER 6.08.

Hideout Municipal Code Chapter 6.08 is hereby amended to add a new Section 6.08.085 as follows:

6.08.085 Internal Combustion Engine Vehicle Parking on Dry Vegetation.

No person shall park or leave standing any motor vehicle powered in whole or in part by an internal combustion engine on dry grass, brush, or other dry vegetation within the Town. This prohibition does not apply to a fully electric vehicle that is not equipped with an internal combustion engine. A violation of this Section is subject to citation, fines, and any other enforcement action or remedy permitted under this Chapter or other applicable provisions of the Hideout Municipal Code.

SECTION 2. CODIFICATION.

The Town Clerk/Recorder and codifier are authorized to make any non-substantive numbering, formatting, and cross-reference corrections necessary to codify this Ordinance.

SECTION 3. SEVERABILITY.

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

SECTION 4. REPEALER.

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

SECTION 5. EFFECTIVE DATE.

For the immediate preservation of the public health, safety, and welfare, this Ordinance shall take effect immediately upon adoption and publication or posting as required by law.

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

Voting:

Councilmember Peter Ginsberg	___ Yes ___ No
Councilmember Tanya Brady	___ Yes ___ No
Councilmember Carol Haselton	___ Yes ___ No
Councilmember Jonathan Gunn	___ Yes ___ No
Councilmember Brian Cooper	___ Yes ___ No

TOWN OF HIDEOUT

By: _____
Mayor Ralph Severini

ATTEST:

_____
Town Recorder

APPROVED AS TO FORM:

_____
City Attorney

File Attachments for Item:

9. Discussion and Possible Approval of Ordinance 2026-O-xx, an ordinance prohibiting parking within designated emergency access lanes and exit routes and establishing a civil administrative fine of $1,000 per day for violations. - Corbin Gordon, Town Attorney (10 min.)

TOWN OF HIDEOUT

ORDINANCE NO. 2026-O-__

AN ORDINANCE PROHIBITING PARKING WITHIN DESIGNATED EMERGENCY ACCESS AND EXIT ROUTES AND ADOPTING A CIVIL ADMINISTRATIVE FINE OF $1,000 PER DAY

WHEREAS, the Town of Hideout (the "Town") is responsible for protecting the health, safety, and welfare of residents, visitors, emergency responders, and property within the Town;

WHEREAS, unobstructed emergency access and exit routes are necessary for fire apparatus, emergency medical services, evacuation, and other emergency operations;

WHEREAS, the Town has adopted the International Fire Code, together with Appendix D, through Hideout Municipal Code Section 10.02.12;

WHEREAS, Utah Code Sections 10-3-701 through 10-3-703 authorize the Town Council to exercise legislative power by ordinance and to prescribe civil penalties for violations of municipal ordinances, subject to applicable limits and procedures;

WHEREAS, the Town Council has considered the impact of this Ordinance on family health, stability, and formation as required by Utah Code Section 10-3-702.1; and

WHEREAS, the Town Council finds that a specific daily civil administrative fine is necessary to deter parking that could obstruct emergency response or evacuation routes.

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

SECTION I. PARKING IN EMERGENCY ACCESS AND EXIT ROUTES PROHIBITED

A. No person may stop, stand, or park a motor vehicle in an Emergency Access and Exit Route, except an authorized emergency or public-safety vehicle or when directed by an authorized Town or fire official.

B. For purposes of this Ordinance, "Emergency Access and Exit Route" means a fire apparatus access road, emergency vehicle access lane, emergency access road, emergency exit route, evacuation route, or other access or egress area that is posted, marked, or otherwise designated by the Town or the Fire Code Official for emergency access or exit.

SECTION II. CIVIL ADMINISTRATIVE FINE

A. A violation of Section I is subject to a civil administrative fine of one thousand dollars ($1,000.00) for the initial cited violation.

B. If the violation continues after notice, each successive twenty-four (24) hour period, or portion thereof, constitutes a separate and distinct violation subject to an additional civil administrative fine of one thousand dollars ($1,000.00).

C. The fine shall be administered under applicable Town code-enforcement procedures, including the notice and hearing procedures in Title 13 of the Hideout Municipal Code. This remedy is cumulative and does not limit towing, removal, abatement, or any other remedy authorized by law.

D. For the same act and the same twenty-four (24) hour period, this specific fine controls over the general "Parking Violations" fine and the catch-all daily violation fine in the Town's Fees and Rates Schedule.

SECTION III. FEES AND RATES SCHEDULE AMENDED AND ADOPTED

Section 5.1, "Penalty Fees: Code Violations," of the Town of Hideout Fees and Rates Schedule is amended by inserting the following entry immediately after "Parking Violations," and the Fees and Rates Schedule, as amended, is adopted:

Violation	Civil Administrative Fine
Parking within Emergency Access and Exit Routes (Daily)	$1,000.00 per day

SECTION IV. SEVERABILITY

If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of this Ordinance and the application of its provisions to other persons or circumstances shall not be affected.

SECTION V. CONFLICTING PROVISIONS

All ordinances, resolutions, policies, and fee-schedule provisions in conflict with this Ordinance are repealed or superseded only to the extent of the conflict. All other provisions remain in effect.

SECTION VI. EFFECTIVE DATE

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

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

Voting:

Councilmember Peter Ginsberg ___ Yes ___ No
Councilmember Tanya Brady ___ Yes ___ No
Councilmember Carol Haselton ___ Yes ___ No
Councilmember Jonathan Gunn ___ Yes ___ No
Councilmember Brian Cooper ___ Yes ___ No

TOWN OF HIDEOUT

By: _____
Mayor Ralph Severini

ATTEST:

Town Recorder

APPROVED AS TO FORM:

City Attorney

File Attachments for Item:

1. Consideration and Possible Adoption of Resolution 2026-R-XX Amending the Hideout Fee and Rate Schedule for proposed modifications and/or increases to parking fees, parking violations, penalty fees, code violations, fines, impact fees, and standby fees. – Corbin Gordon, Town Attorney (10 min.)

Following the public hearing, the Council may take action on the resolution(s).

PUBLIC FINANCE ADVISORS

LEWIS | ROBERTSON | BURNINGHAM

MEMORANDUM
TOWN OF HIDEOUT UTILITY RATE STUDY – STANDBY FEES

To: Ralph Severini, Mayor
From: Fred Philpot, LRB Public Finance Advisors
Date: September 4, 2026
RE: Town of Hideout Standby Fee Adjustments

As part of its contract with the Town of Hideout to update the Town's utility rates, LRB Public Finance Advisors conducted an analysis of the Town's standby fees. Currently, Hideout charges an annual standby fee to all unoccupied platted lots in the Town. The purpose of this fee is to cover expenses incurred by the Town in consequence of reserving capacity for these lots in the Town's water, sewer, and stormwater utility systems.

Historically, Hideout has charged the same standby fee to all unoccupied platted lots, irrespective of the specific development in which a particular lot is located. However, with a significant portion of applicable lots now located in the "Golden Eagle" development—a development which will not use the Town's stormwater system and only partially use its sewer system—Hideout requested that LRB recommend reduced fees for these specific lots depending on which of the Town's utility systems they use.

The Town also requested that LRB design the recommended standby rates to produce adequate revenue to cover all applicable expenses as well as a reasonable surplus target. The study used fiscal year 2025 (FY25) financial data in order to be consistent with how future years' standby fees will be calculated. Because the Town intends to bill standby customers in March or April in future years—at which time financial data from the current fiscal year will not be available—the prior fiscal year's revenues and expenses will need to be used to calculate fees.

In what follows, LRB will briefly review the process by which standby-specific revenues and expenses were isolated from the Town's combined Water Fund. Material differences relative to the original allocation process[1] will be highlighted. LRB will then describe how rates were designed to both

- cover all allocated expenses and
- equitably tailor rates to different categorizations of unoccupied lots.

REVENUE AND EXPENSE ALLOCATION

The allocation of FY25 Water Fund revenues and expenses to the Town's standby function was guided by the principle that standby rates ought to recover only **fixed** costs related to "system readiness." The rates should not recover costs that truly vary with usage (chemicals, power that scales with pumping volume, etc.).

Thus, only Water Fund expenses determined to be fixed and tied to system availability were allocated as standby expenses. General examples of these expenses include:

- Fixed O&M (labor, maintenance, billing/admin, etc.)

[1] The original allocation process—including the development of the various allocation "methodologies"—is outlined in the April 9, 2026, memorandum prepared by LRB for the Town.

- Debt service
- Capital-related fixed costs and depreciation

Table 1 below lists each FY25 revenue or expense line item that was deemed to have an allocable standby component consistent with the principle described above. For each such line item, the table shows the total FY25 amount, the allocation methodology applied to the total amount, and the resulting amount assigned to the Town's standby function.

TABLE 1: ALLOCATION OF "WATER FUND" REVENUES AND EXPENSES TO STANDBY

REVENUE/EXPENSE ITEM	FY25 TOTAL	ALLOCATION METHODOLOGY	STANDBY PORTION
Revenues			
5141 Standby Water/Infrastructure Maintenance	$173,698	Direct	$173,698
5410 Late Penalties & Fees	$4,284	Direct	$4,284
5110 Interest	$45,616	Proportional	$3,633
5490 Other Operating Income	$2,698	Proportional	$215
Total Revenues[1]			**$8,132**
Expenses			
6355 Benefits	($259,344)	Proportional	($20,652)
6350 Salaries & Wages	($459,650)	Proportional	($36,603)
Leases	($34,258)	Proportional	($2,728)
Administration	($74,984)	Proportional	($5,971)
6006 Consulting Services – PW	($11,220)	Proportional	($893)
6305 Repairs & Maintenance – Sewer[2]	($40,402)	CO vs. Standby	($17,153)
6315 Repairs & Maintenance – Storm[2]	($6,240)	CO vs. Standby	($2,649)
6310 Repairs & Maintenance – Water	($2,311)	CO vs. Standby	($981)
6140 Engineering - Ongoing and projects	($105,655)	Proportional	($8,414)
6150 Legal	($33,470)	Proportional	($2,665)
6005 Accounting and Audit	($24,816)	Proportional	($1,976)
5070 Bad Debt Expense	($0)	Direct	($0)
5080 Interest expense – Bond	($0)	Proportional	($0)
Depreciation	($248,397)	System	($49,452)
Total Expenses			**($150,139)**
Surplus Contribution[3]			($15,014)
Net Deficit[1]			**($157,021)**

[1] "5141 Standby Water/Infrastructure Maintenance" intentionally excluded to show the **full** deficit that must be recovered through standby fees.
[2] These two expense components are only allocated to the subset of billable standby lots that use Hideout's sewer and storm systems, respectively. See the following section of this memorandum for details.
[3] Equal to 10% of total expenses.

Three of the four distinct allocation methodologies that appear above are tied to lot counts in the Town, specifically the number of lots with certificates of occupancy (COs) and the number of platted lots without COs. In its analyses of the Town's other utility rates, LRB used the average number of lots in FY25. However, in analyzing standby fees, LRB updated these lot counts to the point-in-time counts as of June 30, 2026. This is to reflect the fact that standby lots are billed only once per year, so the allocation of expenses should be made on

the basis of the number of lots that exist at (or near) the time of billing. The Town intends to continue using point-in-time lot counts when updating standby fees in future years.

Due to this lot count adjustment, the allocation percentages associated with the "Proportional," "CO vs. Standby," and "System" allocation methodologies changed slightly from their corresponding values in the other utility analyses.[2] Nonetheless, the logic underlying the construction of each allocation methodology remains the same as explained in LRB's prior memorandum dated April 9, 2026.

The other notable difference between the standby allocation in **Table 1** and that in LRB's prior memorandum is that expenses associated with account 6412—"Water Reservation"—are no longer attributed to standby. Instead, these water reservation charges from Jordanelle Special Service District (JSSD) are attributable solely to the Town's water utility.

Consistent with LRB's prior memorandum, the present standby analysis includes depreciation in lieu of actual estimates of future capital needs. The Town is in the process of updating its master plans for each utility. LRB recommends that the Town update the financial sustainability models following the completion of the master plans and the establishment of independent enterprise funds for each utility.

APPORTIONMENT OF THE NEEDED STANDBY REVENUE

As of June 30, 2026, the Town of Hideout had 1,637 total platted lots (including all 150 platted lots in the Town's "Perch" subdivision). Of these, 942 had been issued certificates of occupancy (COs), leaving 695 platted-but-unoccupied lots to which standby fees will be assessed. 292 of these platted-but-unoccupied lots are in the Golden Eagle subdivision. 148 of these Golden Eagle lots use Hideout's water and sewer systems, while the remaining 144 use only the Town's water system.

With this classification of lots established, LRB determined—as shown below—how many lots will use Hideout's water, stormwater, and sewer systems, respectively.

- Lots using Hideout's water system: All **695** of the unoccupied platted lots
- Lots using Hideout's storm system: Only lots outside of the Golden Eagle subdivision (695 – 292 = **403**)
- Lots using Hideout's sewer system: All lots outside Golden Eagle plus 148 of the Golden Eagle lots (403 + 148 = **551**)

LRB then allocated applicable components of the standby deficit shown in **Table 1** to each of the above classes of unoccupied platted lots, as illustrated in **Table 2** on the following page.

[2] See the table below for a comparison between standby distribution percentages for each allocation methodology affected by the adjustment made to counts of platted lots. All standby allocation percentages decreased due to a greater portion of platted lots being occupied on June 30, 2026, relative to the average FY25 lot distribution.

Allocation Methodology	Prior Standby Distribution Percentage	Updated Standby Distribution Percentage
Proportional	10.2%	8.0%
CO vs. Standby	50.7%	42.5%
System	25.5%	19.9%

TABLE 2: ANNUAL STANDBY FEE COMPONENTS BY RESERVED UTILITY

	ALL USERS	STORM SYSTEM USERS	SEWER SYSTEM USERS
Unique Recoverable Component of Standby Deficit	$137,219*	$2,649	$17,153
Corresponding Lot Count	695	403	551
Annual Fee Component per Lot	**$197.44**	**$6.57**	**$31.13**

*Equal to the total standby deficit shown in Table 1 ($157,021) minus the two expense components that are only applicable to a subset of the platted unoccupied lots – "Repairs & Maintenance – Storm" ($2,649) and "Repairs & Maintenance – Sewer" ($17,153)

As a final step, LRB summed the relevant annual fee components for each billable category of standby lots. This process—along with the final recommended standby fees it produced—is shown in **Table 3** below.

TABLE 3: FINAL RECOMMENDED STANDBY FEE SCHEDULE

LOT CATEGORY	FORMULA	ANNUAL STANDBY FEE	BILLED LOTS	TOTAL REVENUE RECOVERED[1]
Non-Golden-Eagle	All Users Component + Sewer Component + Storm Component	**$235.14**	403	$157,021
Golden Eagle – Water & Sewer Users	All Users Component + Sewer Component	**$228.57**	148	
Golden Eagle – Water Only Users	All Users Component	**$197.44**	144	

[1] Equal to the sum of the three (Annual Standby Fee) * (Billed Lots) products

REMAINING CAVEAT

All caveats listed in LRB's April 9, 2026, memorandum have been resolved, with the exception of the item described below. This item should be addressed by the Town prior to the next time it updates its utility rates.

JSSD Sewer Charges: Currently, the entirety of the "JSSD - Sewer charges to town" expense item is allocated to the sewer utility fund. However, recent Town discussions with JSSD indicate that the recent increase in this expense (described in LRB's April 9 memorandum) is attributable to both usage-related stress on the sewer system **and** necessary capital improvements to system infrastructure. If, in the future, the Town can determine precisely how the increase is distributed between these cost components, it would be appropriate to allocate this expense item to both the sewer and the standby utility funds. Allocation of a portion of this expense to standby would result in higher fees than what this memorandum presently recommends.

SUMMARY

The annual standby rates recommended by this analysis ensure that the Town of Hideout will collect enough revenue to adequately cover capacity reservation expenses in the future. At the same time, the recommended rates ensure a more equitable distribution of the standby cost burden than a single flat fee. The recommended fee schedule presents varying fees depending on which of Hideout's three utility systems a particular lot has reserved access to.

TOWN OF HIDEOUT FEE & RATE RESOLUTION #2026-R-XX

(Repealing and Replacing Resolution #2026-R-03 dated June 11, 2026)

A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE TO ADOPT INCREASES AND MODIFICATIONS TO PARKING FEES, PARKING VIOLATIONS, PENALTY FEES, CODE VIOLATIONS, FINES, AND STANDBY FEES.

WHEREAS, the Hideout Town Council ("Council") has the authority to set fees for activities and operations within the Town; and

WHEREAS, the Council periodically reviews its fees, fines, and rates to ensure they reflect the actual cost of providing services and enforcing Town regulations, comply with applicable state law, and maintain the financial stability of municipal operations; and

WHEREAS, the Council finds it necessary to amend the Fee and Rate Schedule to increase and revise parking fees, parking violations, penalty fees, code violations, fines, and standby fees; and

WHEREAS, the Council has reviewed the Town's parking fees and parking violations and determined that modifications and/or increases are necessary to promote public safety, encourage compliance with Town Code, and recover the reasonable costs of enforcement and administration; and

WHEREAS, keeping emergency access lanes and exit routes clear is essential to the ability of fire, medical, and law enforcement personnel to respond to emergencies and to the safe evacuation of residents; and

WHEREAS, the Council has reviewed its penalty fees, code violations, and related fines and finds that they are reasonably related to protecting the general welfare of the Town and its residents; and

WHEREAS, the Town charges an annual standby fee to unoccupied platted lots to cover expenses incurred in reserving capacity for those lots in the Town's water, sewer, and storm water systems; and

WHEREAS, notice of the proposed modifications was provided in accordance with applicable law, and a public hearing was held on October 8, 2026; and

WHEREAS, the Council finds that updating the Fee and Rate Schedule is in the best interest of the health, safety, and general welfare of the Town and its residents, promotes fiscal responsibility, and ensures that service demands are appropriately funded;

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

The Fee Schedule(s) as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Resolution are hereby repealed and in its place this Resolution is adopted

DRAFT

establishing the fees for various Town services, permits and processes *as attached in Exhibit A*. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Resolution shall remain in full force and effect.

Effective Date: Effective upon passage.

Passed and adopted by the Town Council of Hideout, Utah this 8th day of October, 2026.

HIDEOUT

_____
Ralph Severini, Mayor

ATTEST:_____
Maria Devereux, Recorder for Hideout

DRAFT

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.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	

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.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, s calculated under Engineering Review Fees by percent of bond amount.

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				

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.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: $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: $18,500 (with a minimum required balanceof $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: $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: $18,500 (with a minimum required balanceof $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: $7,500 (with a minimum required balance of) $5,000 Meetings: One (1) Planning Commission Public Hearing
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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.2026

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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.2026

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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.2026

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	$240.00
Parking within Emergency Access and Exit Routes (Daily)	$1,000.00 per day
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.	

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Section 6
Water Fees

6.1 Developer Reservations

Stand-by Fee TBD	$262.00 per lot annually – See attached.

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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
Tier 1 (0–6,000 gallons)	$2.72 per 1,000 gallons
Tier 2 (6,000–10,000 gallons)	$4.10 per 1,000 gallons
Tier 3 (10,000–16,000 gallons)	$8.18 per 1,000 gallons
Tier 4 (16,000–24,000 gallons)	$13.64 per 1,000 gallons
Tier 5 (24,000–36,000 gallons)	$21.84 per 1,000 gallons
Tier 6 (above 36,000 gallons)	$32.74 per 1,000 gallons

ii. Multifamily (Deer Mountain Apartments)

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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.2026

Tier 1 (0–40,000 gallons)	$3.07 per 1,000 gallons
Tier 2 (40,000–50,000 gallons)	$4.61 per 1,000 gallons
Tier 3 (50,000–60,000 gallons)	$9.22 per 1,000 gallons
Tier 4 (60,000–70,000 gallons)	$15.37 per 1,000 gallons
Tier 5 (70,000–90,000 gallons)	$24.584 per 1,000 gallons
Tier 6 (above 90,000 gallons)	$36.88 per 1,000 gallons

iii. Parks/Irrigation

Base Rate per connection	$83.45
Tier 1 (0–10,000 gallons)	$16.84 per 1,000 gallons
Tier 2 (10,000–30,000 gallons)	$20.11 per 1,000 gallons
Tier 3 (30,000–50,000 gallons)	$22.270 per 1,000 gallons
Tier 4 (50,000–70,000 gallons)	$24.54 per 1,000 gallons
Tier 5 (70,000–90,000 gallons)	$27.03 per 1,000 gallons
Tier 6 (90,000–110,000 gallons)	$29.73 per 1,000 gallons
Tier 7 (110,000–140,000 gallons)	$35.67 per 1,000 gallons
Tier 8 (above 140,000 gallons)	$43.24 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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.2026

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

TOWN OF HIDEOUT

FEES AND RATES SCHEDULE Updated __.__.2026

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