



# HIDEOUT, UTAH

## TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARINGS

April 09, 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, April 9, 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. (approx. 30 min.)

The public may join remotely, attend in-person, or view the open portions of this meeting by connecting to:

<https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>.

Interested parties may join via Zoom:

**Meeting URL:** <https://zoom.us/j/4356594739> | **Meeting ID:** 435 659 4739

#### Regular Meeting

5:00 PM

#### I. Welcome and Call to Order

#### II. Roll Call

#### III. Pledge of Allegiance

#### IV. 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. 30 min.)

#### V. Public Comment - Three (3) minutes per person regarding items not listed on the agenda.

1. The Public Comment period is an opportunity for individuals to make general public comment for items not listed on the agenda. Comments regarding items set for a Public Hearing will be taken during the designated hearing.

#### VI. Mayors Report

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

#### VII. Agenda Items (5:30 PM Mid-term Vacancy Process, Items 1- 4, 60 min.)

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

1. Discussion regarding the process to fill a mid-term vacancy on the City Council, including review of qualified applicants and preparation for candidate interviews.
2. Candidate interviews for the mid-term City Council vacancy.
3. [Discussion and possible action to appoint a new City Council Member to fill the mid-term vacancy, and consideration of Resolution No. 2026-R-XX appointing a qualified individual to serve the remainder of the term.](#)

4. Administration of the Oath of Office to the newly appointed Council Member.
5. Consideration and Possible Approval of Settlement of Case No. 210500045. Mayor Severini (5 min)
6. [Discussion and Possible Approval of an Ordinance repealing Section 1.28.030 of the Hideout Municipal Code regarding the Water and Sewer Advisory Committee. – Corbin Gordon, Town Attorney \(5 min\)](#)
7. [Discussion and Consideration to Adopt a Resolution Establishing Standing Advisory Committees of the Town of Hideout – Corbin Gordon, Town Attorney \(5 min.\)](#)
8. Discussion and Consideration to Adopt the Hideout U (University) training program for elected and appointed officials. – Corbin Gordon, Town Attorney (10 min.)
9. Discussion of Parking and Code Enforcement with Interstate Parking – Jan McCosh (10 min.)
10. Presentation and Discussion of Funds request for Fire Station Project – Chief Eric Hales (10 min.)
11. Consideration and Possible Approval of a Resolution Providing Paid Bereavement Leave for Employees Pursuant to Utah Code Ann. § 10-3-1103. – Jan McCosh, Administrator (5 min.)
12. [Discussion and consideration to adopt a resolution acknowledging a Councilmember’s voluntary decision to decline meeting compensation and directing Town administration to process the declination in accordance with applicable financial procedures. - Corbin Gordon, Town Attorney \(5 min.\)](#)
13. Legislative Updates - Corbin Gordon, Town Attorney
14. Budget Presentation – Katie Shepley, Financial Advisor (10 min.)

VIII. Public Hearings 6:30 PM The purpose of a public hearing is to receive public comments on the proposed items. The Town Council may take action following public comment upon conclusion of the public hearing.

1. [The purpose of the public hearing is to receive public comment regarding proposed amendments to the Town’s consolidated fee schedule, including increases and modifications to planning application fees \(including plat amendments and lot combinations\), escrow requirements, and utility rates for water, sewer, and storm water services. - Fred Philpot, LRB](#)  
[1. Consideration and Possible Adoption of Resolution 2026-R-XX amending the Hideout Fee and Rate Schedule.](#)
2. [Review and Consideration of Approval for Ordinance 2026-O-X-X amending the Official Town of Hideout Municipal Code to allow the Planning Commission to reduce the required minimum setbacks in the Neighborhood Mixed Use \(NMU\) to accommodate public safety facilities - Thomas Eddington \(5 min.\)](#)
3. [The purpose of the Public Hearing numbered below is to receive public input for the consideration of the Town Council: Hideout FY 2025-2026 Budget Amendment Discussion and possible approval of Resolution 2026-R-XX amending the Hideout budget for the Fiscal Year 2025-2026](#)

#### IX. Committee Updates

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

2. Infrastructure/Public Utilities Advisory Committee - *Council Members Gunn/Cooper 3Min*
3. Economic Development Committee - *Council Member Brady - 3 min.*
4. Community Engagement Committee - Mayor Severini and Council Member TBD
5. Transportation Committee - *Council Member Haselton*

X. Consent Agenda

XI. Meeting Adjournment

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above April 9, 2026. Hideout Town Council Meeting Notice & Agenda was posted at the following locations: 1) Hideout Town Hall 2) Town website [www.hideoututah.gov](http://www.hideoututah.gov) and 3) the Utah Public Notice Website at [www.utah.gov/pmn](http://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 04/06/2026

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I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above April 9, 2026. Hideout Town Council Meeting Notice & Agenda was posted at the following locations: 1) Hideout Town Hall 2) Town website [www.hideoututah.gov](http://www.hideoututah.gov) and 3) the Utah Public Notice Website at [www.utah.gov/pmn](http://www.utah.gov/pmn).

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Posted 04/06/2026

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**File Attachments for Item:**

3. Discussion and possible action to appoint a new City Council Member to fill the mid-term vacancy, and consideration of Resolution No. 2026-R-XX appointing a qualified individual to serve the remainder of the term.

**TOWN OF HIDEOUT, UTAH**  
**RESOLUTION NO. 2026-R-XX**

**A RESOLUTION OF THE HIDEOUT TOWN COUNCIL APPOINTING  
\_\_\_\_\_ TO SERVE AS COUNCIL MEMBER FOR THE TOWN  
OF HIDEOUT FOR THE REMAINING TERM OF OFFICE  
COMMENCING APRIL 9, 2026, AND CONCLUDING  
DECEMBER 31, 2027.**

WHEREAS, Bob Nadelberg, who served as a Council Member of the Town of Hideout, resigned from his position on March 12, 2026, thereby creating a vacancy on the Town Council; and

WHEREAS, pursuant to Utah Code Ann. § 20A-1-510, the legislative body of the municipality is required to appoint a qualified individual to serve the remainder of the unexpired council term within 30 days of the vacancy; and

WHEREAS, the Town Council followed the statutory procedures to fill the midterm vacancy as outlined in Utah Code Ann. § 20A-1-510; and

WHEREAS, the Town Council invited qualified candidates to submit letters of interest and applications for the vacant Council Member position, with a deadline established for submissions; and

WHEREAS, each qualified candidate was interviewed by the Town Council during a public meeting held on April 9, 2026, after which the Town Council voted to select the individual, it deemed most capable of fulfilling the duties of the office; and

WHEREAS, the Town Council finds that \_\_\_\_\_ meets the qualifications for office as provided in Utah Code Ann. § 10-3-301; and

WHEREAS, after thoughtful review of the applicants' qualifications, experience, and dedication to public service, the Town Council has selected \_\_\_\_\_ to fill the vacancy and serve as Council Member for the remainder of the term.

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

\_\_\_\_\_ is hereby appointed to serve as a Council Member of the Town of Hideout for the remainder of the unexpired term, commencing April 9, 2026, and concluding December 31, 2027.

This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED this 9th day of April, 2026.

BY: \_\_\_\_\_  
Ralph Severini, Mayor

Item # 3.

ATTEST:

\_\_\_\_\_  
Maria Devereux, Recorder for Hideout

**File Attachments for Item:**

6. Consideration and Possible Approval of a Resolution Providing Paid Bereavement Leave for Employees Pursuant to Utah Code Ann. § 10-3-1103

## TOWN OF HIDEOUT

RESOLUTION NO. 2026-R-XX

DATE: \_\_\_\_\_

### A RESOLUTION PROVIDING PAID BEREAVEMENT LEAVE FOR EMPLOYEES PURSUANT TO UTAH CODE ANN. § 10-3-1103

WHEREAS, pursuant to Utah Code Ann. § 10-8-84 the Town of Hideout (“Hideout”), is authorized to enact and administer employee policies, including those related to health, disability, and death benefits for its elective or appointive officers and employees; and

WHEREAS, Utah Code Ann. § 10-3-1103, requires the governing body of each municipality to provide, by ordinance or resolution, for at least three work days of paid bereavement leave for employees following the end of a pregnancy by way of miscarriage or stillbirth under specified circumstances; and

WHEREAS, the City Council of Hideout desires to comply with Utah Code Ann. § 10-3-1103 by adopting a policy that incorporates the required bereavement leave provisions, ensuring the well-being and support of municipal employees during times of personal loss;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Hideout, Utah, that the following bereavement leave policy is hereby adopted and shall apply to all eligible Hideout employees, effective immediately upon passage of this resolution:

#### Section 1: Definitions

As used in this policy:

- a) "Miscarriage" means the spontaneous or accidental loss of a fetus, regardless of the gestational age or the duration of the pregnancy.
- b) "Stillbirth" shall have the meaning consistent with applicable Utah law, generally referring to the loss of a fetus after 20 weeks of gestation.

#### Section 2: Eligibility for Bereavement Leave

Eligible employees shall be granted at least three (3) work days of paid bereavement leave following:

- a) The end of the employee's pregnancy by way of miscarriage or stillbirth; or
- b) The end of another individual's pregnancy by way of miscarriage or stillbirth, if:
  - i. The employee is the individual's spouse or partner; or
  - ii. The employee is the individual's former spouse or partner; and
  - iii. The employee would have been a biological parent of a child born as a result of the pregnancy;
  - iv. The employee provides documentation to show that the individual intended for the employee to be an adoptive parent, as that term is defined in Utah Code Ann. § 81-13-101, of a child born as a result of the pregnancy; or

- v. Under a valid gestational agreement in accordance with Utah Code Ann. Title 81, Chapter 5, Part 8, Gestational Agreement, the employee would have been a parent of a child born as a result of the pregnancy.

Section 3: Administration of Leave

- a) Bereavement leave under this policy shall be paid at the employee's regular base rate of pay and shall not include any special forms of compensation, such as incentives, bonuses, or shift differentials.
- b) Leave days do not need to be taken consecutively but must be used within a reasonable period following the qualifying event, as determined by the municipal administration in consultation with the employee.
- c) Employees must notify their supervisor as soon as practicable and provide any required documentation to verify eligibility, such as a medical certification or other evidence of the miscarriage or stillbirth.
- d) This leave is in addition to any other applicable leave entitlements under municipal policy or state/federal law and does not count toward overtime calculations.
- e) If additional time off is needed, employees may request to use accrued paid time off (PTO), vacation, or other available leave, subject to approval by the municipal administration.

Section 4: Application and Enforcement

This policy applies to all full-time and part-time employees of the Town of Hideout, including elective and appointive officers, and shall be administered by the municipal administration or designee in a manner consistent with Utah Code Ann. § 10-3-1103. The City Council may amend this policy as needed to maintain compliance with state law.

Section 3: This Resolution shall take effect immediately upon adoption.

ADOPTED AND APPROVED at a duly called meeting of the Town of Hideout City Council on this \_\_\_\_ day of \_\_\_\_\_ 2026.

\*\*\*Signatures on Following Page\*\*\*

TOWN OF HIDEOUT COUNCIL

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By: Ralph Severini, Mayor

ATTEST:

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Maria Devereux, City Recorder

- Voting:
- Council Member Nadelberg voting \_\_\_\_\_
  - Council Member Brady voting \_\_\_\_\_
  - Council Member Haselton voting \_\_\_\_\_
  - Council Member Gunn voting \_\_\_\_\_
  - Council Member Cooper voting \_\_\_\_\_

**File Attachments for Item:**

7. Discussion and Possible Approval of an Ordinance repealing Section 1.28.030 of the Hideout Municipal Code regarding the Water and Sewer Advisory Committee. – Corbin Gordon, Town Attorney (5 min)

## TOWN OF HIDEOUT

ORDINANCE #2026- O- \_\_\_\_\_

**AN ORDINANCE REPEALING SECTION 1.28.030 OF THE HIDEOUT  
MUNICIPAL CODE REGARDING THE WATER AND SEWER ADVISORY  
COMMITTEE.**

WHEREAS, the Town of Hideout has previously adopted Section 1.28.030 of the Hideout Municipal Code establishing a Water and Sewer Advisory Committee; and

WHEREAS, Section 1.28.030 sets forth detailed provisions governing the creation, composition, powers, duties, and procedures of such committee; and

WHEREAS, the Town Council has determined that it is not necessary for the Water and Sewer Advisory Committee to be formally created or governed by specific provisions within the Municipal Code; and

WHEREAS, the Town has adopted policies governing the creation and operation of advisory committees generally, which provide sufficient flexibility and guidance for such committees; and

WHEREAS, the Town Council finds that repealing Section 1.28.030 will allow the Town to utilize a more flexible, policy-based approach to advisory committees, consistent with how other Town committees are created and operated; and

WHEREAS, the Town Council further finds that repeal of this section is in the best interest of the public health, safety, and welfare of the Town and its residents;

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

SECTION 1: Repeal of Code Provision

Section 1.28.030 of the Hideout Municipal Code, entitled “Water and Sewer Advisory Committee,” is hereby repealed in its entirety.

SECTION 2: No Effect on Existing Policies

Nothing in this Ordinance shall be construed to prohibit the Town from creating or maintaining advisory committees, including a water and sewer advisory committee, pursuant to Town policies or as otherwise authorized by law.

SECTION 3: Severability

If any provision of this Ordinance is held invalid, such invalidity shall not affect the other provisions of this Ordinance.

SECTION 4: Effective Date.

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

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this \_\_\_\_ day of \_\_\_\_\_ in the year 2026.

TOWN OF HIDEOUT

\_\_\_\_\_  
Ralph Severini, Mayor

ATTEST:

\_\_\_\_\_  
Maria Devereux, Recorder for the Town of Hideout

**File Attachments for Item:**

8. Discussion and Consideration to Adopt a Resolution Establishing Standing Advisory Committees of the Town of Hideout – Corbin Gordon, Town Attorney (5 min.)

TOWN OF HIDEOUT  
RESOLUTION #2026-R-\_\_\_\_\_

**A RESOLUTION ESTABLISHING ADVISORY COMMITTEES 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 Council desires to encourage broad citizen participation in local government and to receive informed recommendations from residents with expertise and experience in various areas of community life; and

WHEREAS, the creation of advisory committees 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 committees 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 Advisory Committees.**

The following advisory committees are hereby created to advise the Mayor and, where applicable, the Town Council in an advisory capacity:

**1. Public Utilities Advisory Committee (also known as the Water and Sewer Advisory Committee)**

This committee is the committee described in Section II of the document titled Advisory Committees to the Mayor, including Working Groups, and may also be referred to as the Water and Sewer Advisory Committee. As stated in that document, the requirements of Hideout Municipal Code Section 1.28.030 shall supersede any conflicting requirements stated in the committee outline. The committee shall advise regarding water, sewer, infrastructure, and related public-safety matters.

**2. Economic Development and Budget Advisory Committee**

This committee shall advise regarding economic development, projects that may generate sales tax and other non-residential taxes, financial matters related to potential projects, Community Reinvestment Agency matters, and budget-related issues.

### **3. Transportation and Parks, Open Space, and Trails (POST) Committee**

This committee shall advise regarding transportation, parks, open space, and trails matters.

### **4. Communications Committee**

This committee shall advise regarding town communications, events, and resident communications.

### **5. Planning-Related Working Groups**

The Mayor may organize planning-related working groups, including a General Plan Working Group and Design Review working group, together with such other planning-related groups as may be needed from time to time, consistent with applicable law and the Hideout Municipal Code.

## **Section 2. Appointment and Organization.**

A. Members of each committee shall be appointed by the Mayor. Committee and working-group members serve at the pleasure of the Mayor, subject to any requirements of applicable law or Town Code.

B. Unless otherwise specified by Town Code or subsequent mayoral direction, each committee or working group shall have a chairperson and at least two other members. The Mayor shall be an ex officio member of every committee and working group.

C. Committee and working-group members shall serve without compensation unless otherwise authorized by the Town Council.

D. Committees and working groups shall comply with all applicable state law, including the Open and Public Meetings Act where applicable, and may adopt procedures consistent with Town ordinances, policies, and the committee structure approved by the Mayor.

## **Section 3. Advisory Role.**

All committees and working groups created or recognized by this Resolution shall serve solely in an advisory capacity. No committee or working group shall have authority to bind the Town or to take official action on behalf of the Town Council or the Mayor except as expressly authorized by law.

## **Section 4. Modification or Dissolution.**

The Town Council may modify the membership, duties, or structure of any committee or working group, or may dissolve any committee or working group, by subsequent resolution.

**Section 5. Implementation.**

The Mayor, Town Recorder, and appropriate Town staff are authorized to take all actions necessary to implement this Resolution, including the solicitation of applications and the organization of initial meetings.

**Section 6. 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:

\_\_\_\_\_  
Town Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

**File Attachments for Item:**

13. Discussion and consideration to adopt a resolution acknowledging a Councilmember's voluntary decision to decline meeting compensation and directing Town administration to process the declination in accordance with applicable financial procedures. - Corbin Gordon, Town Attorney (5 min.)

**HIDEOUT TOWN**

**RESOLUTION NO. 2026-\_\_**

**A RESOLUTION OF THE TOWN COUNCIL OF HIDEOUT TOWN, UTAH, ACKNOWLEDGING A COUNCILMEMBER’S VOLUNTARY DECLINATION OF MEETING COMPENSATION AND DIRECTING ADMINISTRATIVE HANDLING**

**WHEREAS**, Utah Code § 10-3-818 provides that elective and statutory officers of municipalities shall receive the compensation for their services that the governing body fixes by ordinance; and

**WHEREAS**, Hideout Town has established compensation for service as a Town Council member by ordinance and/or applicable compensation schedule; and

**WHEREAS**, Councilmember Tanya Brady has provided written notice to Hideout Town stating that she does not wish to receive compensation for her service as a Town Council member, including meeting compensation otherwise payable; and

**WHEREAS**, the Town Council desires to acknowledge Councilmember Brady’s voluntary declination of compensation and to direct Town staff regarding administrative handling of that declination;

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

**Section 1. Acknowledgment of Voluntary Declination.**

The Town Council hereby acknowledges receipt of Councilmember Tanya Brady’s written voluntary declination of compensation for her service as a member of the Hideout Town Council, including per-meeting compensation otherwise payable.

**Section 2. No Amendment to Existing Compensation Ordinance.**

This Resolution does not amend, repeal, or modify any existing ordinance or compensation schedule of Hideout Town. This Resolution serves solely as an administrative acknowledgment of Councilmember Brady’s personal decision to decline payment otherwise available under applicable Town ordinance.

**Section 3. Direction to Town Staff.**

The Town Recorder, payroll personnel, and other appropriate Town staff are directed to:

1. maintain Councilmember Brady’s written declination in the Town’s official records;
2. note the Council’s acknowledgment of the declination in the meeting minutes; and
3. refrain from issuing compensation payments to Councilmember Brady unless and until she revokes the declination in writing.

**Section 4. Revocation.**

Councilmember Brady may revoke her declination prospectively by submitting signed written notice to the Town Recorder. Any such revocation shall apply only to compensation otherwise payable after the Town’s receipt of the written revocation, unless the Town Council directs otherwise in compliance with applicable law.

**Section 5. Effective Date.**

This Resolution shall take effect immediately upon adoption.

**ADOPTED AND PASSED** by the Town Council of Hideout Town, Utah, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Ralph Severini  
Mayor, Hideout

ATTEST:

\_\_\_\_\_  
Town Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
Town Attorney

**File Attachments for Item:**

1. The purpose of the public hearing is to receive public comment regarding proposed amendments to the Town's consolidated fee schedule, including increases and modifications to planning application fees (including plat amendments and lot combinations), escrow requirements, and utility rates for water, sewer, and storm water services. - Fred Philpot, LRB

1. Consideration and Possible Adoption of Resolution 2026-R-XX amending the Hideout Fee and Rate Schedule.

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

(Repealing and Replacing Resolution #2026-R-03 dated March 24, 2026)

**A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE TO ADOPT INCREASES AND MODIFICATIONS TO PLANNING APPLICATION FEES (INCLUDING PLAT AMENDMENTS AND LOT COMBINATIONS), ESCROW REQUIREMENTS, AND UTILITY RATES FOR WATER, SEWER, AND STORM WATER SERVICES.**

**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 to ensure they reflect the actual cost of providing services, 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 applicable fees and rates in accordance with state law and to ensure that the Town recovers the reasonable costs of providing planning, utility, and administrative services; and

**WHEREAS**, the Council has further evaluated its utility rates for water, sewer, and storm water services and determined that increases are necessary to support system maintenance, capital improvements, regulatory compliance, and long-term infrastructure sustainability; and

**WHEREAS**, the Council has also reviewed escrow requirements associated with planning and development applications and determined that modifications are needed to ensure adequate funds are available to cover professional review services; and

**WHEREAS**, the Council finds that updating the fee schedule is in the best interest of the public, promotes fiscal responsibility, and ensures that growth and 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 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 24<sup>th</sup> day of March, 2026.

HIDEOUT

\_\_\_\_\_  
Ralph Severini, Mayor

ATTEST: \_\_\_\_\_  
Maria Devereux, Recorder for Hideout

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2020  
 Updated 02/12/2020 Item # 1.

**Section 1.1**  
**Building Permit Application Fees**

**Residential**

Building Permit Fees (Based on Total Construction Value using 150% of IBC table 1) <i>The values per square foot are reflective of the current Building Valuation Data.</i>	.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) <i>The values per square foot are reflective of the current Building Valuation Data.</i>	.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
Fee Table below	

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2024  
Updated 02/12/2020 Item # 1.

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

**Excavation Permit Fees**

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

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

Bond for Work in the Right of Way

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

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

**Section 1.2  
Planning Fees**

**1.2.1 Development Fees**

Concept Review	Application Fee: \$1,100 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Meeting
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**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2024  
Updated 02/12/2020 Item # 1.

Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: \$4125 + \$110/acre <i>*Preliminary Review not required if Applicant wishes to proceed directly to Final Review</i> Escrow Fee: \$12,500 (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: \$17,500 (with a minimum required balance of \$7,500)  Meetings: One (1) Planning Commission Public Hearing
Preliminary Subdivision (Commercial/Other)	Application Fee: \$3,025 + \$825/acre Escrow Fee: \$12,500 (with a minimum required balance of \$5,000)  Meetings: One (1) Planning Commission Public Hearing
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	\$2,200 + \$110/acre if Preliminary Subdivision review complete; OR \$5,500 + \$110/acre if Preliminary Review not completed Escrow Fee: \$12,500 (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: \$17,500 (with a minimum required balance of \$7,500)  Meetings: One (1) Planning Commission Public Hearing
Final Subdivision (Commercial/Other)	Application Fee: \$3,300 + \$825/acre Escrow Fee: \$12,500 (with a minimum required balance of \$5,000)  Meetings: One (1) Planning Commission Public Hearing
Plat Amendment	Application Fee: \$1,375 Escrow Fee: \$10,000 (with a minimum required balance of \$5,000)  Meetings: One (1) Planning Commission Public Hearing
<b>Lot Combination</b>	Application Fee: \$1,375 Escrow Fee: \$5,000 (with a minimum required balance of \$2,500) Meetings: One (1) Planning Commission Public Hearing
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**

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2024  
Updated 02/12/2020 Item # 1.

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
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**1.2.3 Temporary Use Permit**

Temporary Use Permit	Application Fee: \$825
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**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
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**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
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**1.2.6 Annexations**

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

**1.2.7 Sign Review Fees**

Per Sign Plan Review	Application Fee: \$550
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**FEES AND RATES SCHEDULE**

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)
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**1.2.9 General Land Use, Variance and Appeal Fees**

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

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

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

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

**1.3 Subdivision Construction Review and Inspection Fees**

Subdivision construction permit	\$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate
Reinspection fee	\$407

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

**1.4 Public Infrastructure District**

PID Application Fee	\$550.00
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**Section 2**

**Business License, Beer and Liquor License**

License Application Fee	\$83.00
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**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2024  
Updated 02/12/2020 Item # 1.

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
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

**3.2 Fee Reduction or Waiver**

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

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

**4.1 Copies Made at Town Facility**

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

**4.2 Copies in Excess of 50 Pages**

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

**4.3 Compiling Documents**

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

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

**5.1 Penalty Fees: Code Violations**

Daily Fee for Each Cited Violation (Catch all)	\$500.00
Non-Moving Vehicle Violations	\$110.00
Sign Violations	\$200.00

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2020  
Updated 02/12/2020 Item # 1.

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

**Section 6**  
**Water Fees**

**6.1 Developer Reservations**

Stand-by Fee	\$408.96 per lot annually
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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	\$82.56 for the first 10,000 gallons
Next 10,000	\$11.44 per 1,000
Next 10,000	\$13.78 per 1,000
Next 20,000	\$15.22 per 1,000
Next 20,000	\$16.78 per 1,000
Next 20,000	\$ 18.46 per 1,000
Next 20,000	\$ 20.42 per 1,000
Over 110,000	\$22.50 per 1,000

**ii. Multifamily**

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

**iii. Parks/Irrigation**

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

**TOWN OF HIDEOUT  
FEES AND RATES SCHEDULE**

Resolution 2024  
Updated 02/12/2020 Item # 1.

**b. Hideout Irrigation**

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure
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**c. Water Reconnection Fee**

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

**e. 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.

**f. Construction use of Water Before Meter Installation**

Deposit for 1 - 1 ½” Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

**g. JSSD Water Impact Fee**

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
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**Section 7  
Sewer Fees**

**7.1 JSSD Sewer Impact Fees**

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

**7.2 Sewer Connection Fees**

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

**7.3 Monthly Sewer Fees**

Per residential or commercial unit	\$51.63
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**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.

**TOWN OF HIDEOUT**  
**FEES AND RATES SCHEDULE**

Resolution 2020  
Updated 02/12/2020 Item # 1.

**Section 8**  
**Account Late Fees**

Overdue Accounts	1.5% monthly interest charge
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**Section 9**  
**Storm Drain Fee**

**9.1 Monthly Storm Drain Fee**

Per Billable Meter	\$16.45
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**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	\$5,215
New Town Center	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Overlook Village	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Perch (The Settlement)	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Plumb/Sundown Ridge	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Reflection Lane	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Reflection Ridge	\$0	\$5,215	\$4,315	\$1,330	\$10,860
Ross Creek Entrance	\$0	\$5,215	\$0	\$0	\$5,215
Rustler	\$1,445	\$5,215	\$6,665	\$1,330	\$14,655
Salzman	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase I	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Phase II	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Shoreline Remaining (tentative)	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Silver Sky	\$1,445	\$5,215	\$4,315	\$1,355	\$12,330
Soaring Hawk	\$0	\$5,215	\$0	\$1,355	\$6,570
Sunrise	\$1,445	\$5,215	\$0	\$1,330	\$7,990
Venturi	\$1,445	\$5,215	\$4,315	\$1,330	\$12,305
Woolf	\$0	\$5,215	\$0	\$1,355	\$6,570

**File Attachments for Item:**

2. Review and Consideration of Approval for Ordinance 2026-O-X-X amending the Official Town of Hideout Municipal Code to allow the Planning Commission to reduce the required minimum setbacks in the Neighborhood Mixed Use (NMU) to accommodate public safety facilities - Thomas Eddington (5 min.)

## Staff Report for Recommended Revisions to the NMU Zoning District

To: Mayor Ralph Severini  
Town of Hideout Council

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

Re: Proposed Revisions to Setback Language in the NMU Zoning District

Date: Prepared for the April 89 2026 Town Council Meeting

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*Submittals: Pending Revisions to the Setback Section in NMU District for Public Safety Buildings*

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### Background

The Town Council and the Planning Commission have been working with the Wasatch Fire Department over the course of the past year to secure a location within the community for the construction of a new fire station. The land that the Town has opted to lease to Wasatch Fire Department is an oddly shaped (triangular) parcel along SR248. Given the property’s unique shape, and the Town’s desire to quickly accommodate a new fire station, staff recommends the Planning Commission and the Town Council consider some text revisions to the setback section of the Neighborhood Mixed-Use (NMU) zoning ordinance to allow for setback reductions for public safety buildings.

### Proposed Zoning Ordinance Revisions

The Neighborhood Mixed Use (NMU) zoning designation has setbacks as follows:

Setbacks	
Minimum Front Setback from right of way	0'
Maximum Front Setback from right of way	10'

Minimum Front Setback from road edge (Major Road)	30'
Minimum Setback from Highway	50'
Minimum Rear Setback	30'
Minimum Side Setback	30'

The following text is recommended for inclusion in the Neighborhood Mixed-Use (NMU) zoning district section:

*The Planning Commission may approve a reduction in the otherwise applicable setback requirements for a public safety facility, including a fire station, police facility, emergency medical services facility, or other government-owned or government-operated public service building or facility, when the Planning Commission finds, based on substantial evidence in the record, that:*

- (1) the setback reduction is reasonably necessary to accommodate the location, construction, or operation of the facility and to allow the facility to perform its intended public safety function;*
- (2) the setback reduction is the minimum reasonably necessary to address the operational needs of the facility or the physical constraints of the site;*
- (3) the facility, as designed and conditioned, will not create unreasonable adverse impacts on adjacent property, to the extent such impacts can be mitigated through reasonable conditions; and*
- (4) the setback reduction serves the public health, safety, and welfare.*

### **Recommendation and Next Steps**

The Town Council should discuss any issues or concerns with the proposed revisions to the text regarding setbacks in the Neighborhood Mixed Use (NMU) zoning district, review the Planning Commission's recommendation, and consider adopting the proposed zoning language for the NMU zoning district.

**File Attachments for Item:**

3. The purpose of the Public Hearing numbered below is to receive public input for the consideration of the Town Council: Hideout FY 2025-2026 Budget Amendment Discussion and possible approval of Resolution 2026-R-XX amending the Hideout budget for the Fiscal Year 2025-2026

***Town Council Meeting  
4/9/2026***

***All information as of 3/31/2026***

# General Fund Budget Restatement

Item # 3.

Revenues/Expenditures	FY26 Budget	Actuals + Fcst FY26	Budget Restatement	Revised Budget
<b>Revenues</b>				
Total Taxes	\$858,755	\$964,144	\$105,388	\$964,144
Total License and Permits	\$766,256	\$749,823	(\$16,433)	\$749,823
Total Miscellaneous Revenues	\$176,334	(\$4,943)	(\$181,277)	(\$4,943)
Total Contributions & Transfers	\$417,542	\$728,946	\$311,404	\$728,946
<b>Total General Fund Revenues</b>	<b>\$2,218,887</b>	<b>\$2,437,970</b>	<b>\$219,082</b>	<b>\$2,437,969</b>
<b>Expenditures</b>				
Salaries and Benefits	\$506,315	\$527,779	(\$21,463)	\$527,779
Administration	\$109,107	\$106,593	\$2,514	\$106,593
Legal Settlement	\$0	\$325,000	(\$325,000)	\$325,000
Professional Services	\$1,072,769	\$1,010,557	\$62,213	\$1,010,557
Public Safety	\$94,874	\$91,762	\$3,112	\$91,762
Streets	\$277,908	\$318,731	(\$40,823)	\$318,731
Parks, Comm. Devel., Matching Grants	\$112,000	\$31,299	\$80,701	\$31,299
Debt Services	\$45,913	\$26,249	\$19,664	\$26,249
<b>Total General Fund Expenditures</b>	<b>\$2,218,887</b>	<b>\$2,437,969</b>	<b>(\$219,082)</b>	<b>\$2,437,969</b>
<b>Surplus/(Deficit)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## \$219k revenue restatement:

Primarily driven by additional utilization of MIDA Development Funds (\$311k) and higher property/sales tax (\$102k) offset partially by lower subdivision fees (\$63k), fewer building permits (\$52k) and no grant revenue offset in expense (\$50k) as well as lower interest, penalties and fines.

## \$219k expense restatement:

Primarily driven by legal settlement costs (\$325k) and higher street material/supplies (\$40k) offset partially by lower advisory/communication expense (\$62k) and reduced grant expense (\$65k)

# Enterprise Fund Budget Restatement

Item # 3.

Hideout Budget Adjustment Water Fund (51)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Restatement	Revised Budget
<b>Total Revenues</b>	\$2,206,168	\$2,213,875	\$7,707	\$2,213,875
<b>Total Expenses</b>	\$1,956,862	\$2,102,587	(\$145,726)	\$2,102,587
<b>Surplus/(Deficit)</b>	<b>\$249,307</b>	<b>\$111,288</b>	<b>(\$138,019)</b>	<b>\$111,288</b>

## \$8k revenue restatement:

Higher water fees (\$34k) due to increase usage and sewer fees due to JSSD rate increase (\$95k) were offset by reduced standby fees resulting from fewer platted properties (\$61k) and a reduction in the number of water and sewer connections ( \$51k) as well as fewer late fees/penalties (\$16k).

## \$146k expense restatement:

Higher sewer fees due to JSSD rate increase (\$150k) and water pipe repair at the Todd Hollow apartments (\$62k) as well as additional engineering projects (\$42k) partially offset by fewer sewer repairs/supplies/maintenance (\$58k) and legal costs (\$57k)

# MIDA Municipal/Development and Class C Road Fund Budget Restatement

Item # 3.

MIDA Municipal (Fund 23)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Restatement	Revised Budget
Total Revenues	\$123,921	\$122,339	(\$1,582)	\$122,339
Total Expenses	\$211,324	\$46,827	\$164,497	\$46,827
<b>Surplus/(Deficit)</b>	<b>(\$87,403)</b>	<b>\$75,512</b>	<b>\$162,915</b>	<b>\$75,512</b>

  

MIDA Development (Fund 24)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Restatement	Revised Budget
Total Revenues	\$609,441	\$609,798	\$357	\$609,798
Total Expenses	\$274,998	\$750,816	(\$475,818)	\$750,816
<b>Surplus/(Deficit)</b>	<b>\$334,443</b>	<b>(\$141,018)</b>	<b>(\$475,461)</b>	<b>(\$141,018)</b>

  

Class C Road Funds (Fund 48)				
Revenue / Expense	FY26 Budget	Actuals + Fcst FY26	Budget Restatement	Revised Budget
Total Revenues	\$171,333	\$193,112	\$21,779	\$193,112
Total Expenses	\$0	\$0	\$0	\$0
<b>Surplus/(Deficit)</b>	<b>\$171,333</b>	<b>\$193,112</b>	<b>\$21,779</b>	<b>\$193,112</b>

\$163k MIDA Municipal and \$475k MIDA Development restatement:

- Overall MIDA Funds are unfavorable to Budget as additional funds will be required to be transferred to the General Fund to cover operating shortfalls primarily due to legal settlements.
- Fewer MIDA Municipal funds are required to be transferred to the General Fund as it is anticipated that the MIDA Board will approve the majority of funds, required by the General Fund, to be transferred from the MIDA Development Fund.

Page 39 Class C Road Funds are favorable primarily due to additional funds from the state for miles of road versus total roads in the state as well as higher interest on invested funds.

# Cash Position as of March, 2026

Item # 3.

Town of Hideout					
	Fund	June 2025	September 2025	December 2025	March 2025
Key Bank	General Fund	(\$31,232)	(\$84,790)	(\$754,297)	(\$230,979)
PTIF/Key Bank	MIDA Municipal	\$178,767	\$183,681	\$185,584	\$286,649
Key Bank	Water	\$454,788	\$637,341	\$836,593	\$652,932
PTIF with Interest	Water	\$943,048	\$943,048	\$742,391	\$771,197
Key Bank	General Fund				\$110,000
Key Bank	General Fund				(\$225,000)
<b>Operating Funds</b>		<b>\$1,545,371</b>	<b>\$1,679,281</b>	<b>\$1,010,272</b>	<b>\$1,364,799</b>
Key Bank	Class C Road Funds	\$11,672	\$11,672	\$11,672	\$19,707
PTIF with Interest	Class C Road Funds	\$302,274	\$341,681	\$362,687	\$420,786
<b>Street Funds</b>		<b>\$313,946</b>	<b>\$353,353</b>	<b>\$374,359</b>	<b>\$440,493</b>
PTIF with Interest	MIDA Development	\$863,000	\$863,000	\$863,000	\$876,192
Key Bank	MIDA Development	\$28,883	\$38,942	\$46,175	\$0
PTIF with Interest	General Fund	\$1,491,162	\$1,416,853	\$893,422	\$893,422
<b>Restricted Funds</b>		<b>\$2,383,045</b>	<b>\$2,318,795</b>	<b>\$1,802,597</b>	<b>\$1,769,614</b>
<b>Total</b>		<b>\$4,242,363</b>	<b>\$4,351,428</b>	<b>\$3,187,228</b>	<b>\$3,574,906</b>

1. \$1.4MM in operating funds associated with the General Fund, MIDA Municipal Fund and the Water Fund.
2. \$440k of Class C Road Funds to be utilized for major road repairs in the future.
3. \$1.8MM in restricted funds for (a) Developer Performance/Warranty Bonds and (b) Development projects.
4. The General Fund continues to runs at a deficit; therefore, the General Fund:
  - borrows cash from MIDA Municipal Fund and/or Water Fund to cover operating expense - as required.
  - Is paying interest on a quarterly basis to the applicable fund from which they borrow.
  - May be unable to pay dollars back to either fund until property taxes are received in December 2026 - when FY27 property tax dollars are received .
  - The Town will put together an agreement between borrowing entities specifying (i) rate of interest, (ii) monthly payments and (iii) when obligation will be paid in full.