



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND PUBLIC HEARING

June 12, 2025

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Public Hearings electronically via Zoom and in person at Hideout Town Hall, located at 10860 North Hideout Trail, Hideout Utah for the purposes and at the times as described below on Thursday, June 12, 2025.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting and Public Hearings 4:30 p.m.

- I. Call to Order
- II. Roll Call
- III. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property
- IV. Agenda Items **5:30 - 6:30 p.m.**
 1. Interview and make a possible appointment of an Interim Council Member to fulfill the vacancy left by Ralph Severini when he was appointed to Mayor
 2. [Consideration and possible adoption of Resolution 2025-R-XX appointing in interim Council Member to serve the remaining term vacated by Ralph Severini](#)
 3. Administration of the Oath of Office to the newly appointed Interim Council Member
- V. Public Hearing **6:30 p.m.**
 1. [Discussion and possible approval of Resolution 2025-R-XX adopting the Final Budget for Fiscal Year 2026](#)
- VI. Public Input - Floor open for any attendee to speak on items not listed on the agenda
- VII. Agenda Items *cont.*
 1. Presentation of land acquisition services (*Presented by Ben McAdams and Bill Simmons*)
 2. [Discussion and Potential Adoption of Ordinance 2025-O-XX to Create a Community Reinvestment Agency \(CRA\) \(Presented by Rob Sant and Spencer Foster\)](#)
 3. [Discussion and possible adoption of Ordinance 2025-O-XX amending the Engineering Design Standards Manual to update the Town's stormwater drainage policy \(continued from May 8, 2025 public hearing\)](#)
 4. [Discussion and possible adoption of Ordinance 2024-O-XX requiring Planning Commission Members to be residents of Hideout and establishing training requirements](#)
 5. Discussion and consideration of Council to remove Alternate Planning Commission Member Peter Ginsberg

6. [Discussion and possible appointment of Brad Airmet as an alternate member of the Hideout Planning Commission by Mayor with advice and consent of the Council](#)
7. [Discussion and possible approval of Ordinance 2025-O-XX amending Hideout Code regulating installation and clearance of fire hydrants](#)
8. [Consideration of adopting Resolution 2025-R-XX authorizing Mayor Ralph Severini access to the Town's Public Treasurer's Investment Fund \(PTIF\) account](#)

VIII. Committee Updates

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

IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

X. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739

Posted 06/11/2025

File Attachments for Item:

2. Consideration and possible adoption of Resolution 2025-R-XX appointing in interim Council Member to serve the remaining term vacated by Ralph Severini

**TOWN OF HIDEOUT, UTAH
RESOLUTION NO. 2025-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 JUNE 12, 2025, AND CONCLUDING
JANUARY 5, 2025**

WHEREAS, Ralph Severini, who served as a Council Member of the Town of Hideout, was appointed as Interim Mayor on May 12, 2025, 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 June 12, 2025, 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 June 12, 2025, and concluding January 5, 2025.

This Resolution shall take effect immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June, 2025.

BY: _____
Ralph Severini, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

1. Discussion and possible approval of Resolution 2025-R-XX adopting the Final Budget for Fiscal Year 2026

RESOLUTION 2025-R-XX

A RESOLUTION OF THE TOWN OF HIDEOUT, UTAH APPROVING AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR 2025-2026 (FY 2026)

WHEREAS, the Budget Committee of Hideout, Utah on June 12, 2025, presented and the Town Council discussed proposed budgets for the General Fund, Capital Project Plan, Water Fund, and Sewer Fund for fiscal year 2025-2026; and

WHEREAS, the Town Council, on due public notice, held a public hearing on June 12, 2025, to receive input regarding these budgets prior to adopting the FY 2026 budgets; and

WHEREAS, the Town Council adopted a tentative budget on May 8, 2025; and

WHEREAS, the Town of Hideout has complied in all respects with State law as set out in Utah Code Section 10-6-118, including holding a public hearing and satisfying all public noticing requirements; and

WHEREAS, the Town Council has considered the budgets as submitted, reviewed all public input, and made such changes and amendments as deemed necessary; and

WHEREAS, the Town Council will appropriate sufficient revenues to finance and balance these budgets;

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

Section 1. The Town Council hereby adopts the Budgets for the General Fund, Capital Project Plan, Water Fund, and Sewer Fund for Fiscal Year 2025-2026, which are attached hereto as Exhibit A and incorporated herein by reference.

Section 2. This resolution shall take effect immediately upon passage.

PASSED and ADOPTED by the Town Council of Hideout, Utah this 12th day of June 2025.

BY:

Ralph Severini, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

Town of Hideout – General Fund

FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income and Expense	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 \$	FY26 Budget vs. FY25 %
Taxes	\$799,412	\$858,755	\$59,344	7.4%
License and Permits	\$787,071	\$766,256	(\$20,815)	-2.6%
Miscellaneous Revenues	\$121,063	\$176,334	\$55,271	45.7%
Contributions & Transfers	\$87,946	\$417,542	\$329,596	374.8%
Operating Income	\$1,795,492	\$2,218,888	\$423,396	23.6%
Operating Expense				
Salary/Wages/Benefits	\$467,905	\$506,315	(\$38,411)	-8.2%
Administration	\$77,002	\$109,108	(\$32,105)	-41.7%
Professional Services	\$883,935	\$1,072,769	(\$188,834)	-21.4%
Public Safety	\$94,189	\$94,874	(\$685)	-0.7%
Streets	\$198,838	\$277,908	(\$79,070)	-39.8%
Parks and Community Development	\$1,124	\$112,000	(\$110,876)	-9868.4%
Debt Service	\$72,500	\$45,913	\$26,586	36.7%
Operating Expense	\$1,795,492	\$2,218,888	(\$423,396)	-23.6%
As-is Surplus/Deficit	(\$0)	\$0	\$0	NA

FY26 Budget is flat to FY25

✓ **Favorable revenue of \$423k** is due to higher property and sales tax resulting from an increase in the number of residences, fees associated subdivision inspections, fines for non-compliance and expected grant revenue as well as contributions from MIDA to support municipal expense and development/growth initiatives. Offsetting this favorability are lower roadway and excavation fees as well as fewer building permits.

✓ **Unfavorable expenses \$423k** is due to increases in COLA/inflation, subdivision inspection costs, employee training, committee pay, legal costs and street maintenance/repairs as well as growth / development costs associated with communications, advisory and matching grant expenditures.

Town of Hideout – Enterprise Fund FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income and Expense	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 \$	FY26 Budget vs. FY25 %
Residential Water Services	\$1,753,477	\$1,970,245	\$216,768	12.4%
Total Other Enterprise Revenue	\$229,106	\$235,923	\$6,817	3.0%
Operating Income	\$1,982,583	\$2,206,168	\$223,585	11.3%
Operating Expense				
Salaries and Benefits	\$688,396	\$733,172	(\$44,776)	-6.5%
Public Works Department	\$174,595	\$274,108	(\$99,513)	-57.0%
General Water Service Expense	\$492,985	\$507,774	(\$14,790)	-3.0%
Administrative Expense	\$77,637	\$102,916	(\$25,279)	-32.6%
Professional	\$60,102	\$89,802	(\$29,699)	-49.4%
Bad Debt and Depreciation Expense	\$248,383	\$249,090	(\$707)	-0.3%
Operating Expense	\$1,742,098	\$1,956,861	(\$214,764)	-12.3%
Surplus/(Deficit)	\$240,485	\$249,307	\$8,822	3.7%

FY26 Budget is \$9k favorable to FY25

- ✓ **Revenue favorability of \$224k** is due to an increase in the number of residences (11%) plus an anticipated 6% increase in JSSD rates in January 2026.
- ✓ **Expense unfavorability of \$215k** is due to increases in COLA/inflation, committee pay, employee training, sewer/water repairs/maintenance, JSSD 6% rate increase (January 2026) and legal costs.

Town of Hideout – MIDA Municipal Fund FY26 Budget vs. FY25 Actual Plus Forecast

Operating Income	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 \$	FY26 Budget vs. FY25 %
Property taxes - Current MIDA	\$82,840	\$101,243	\$18,403	22.2%
Energy - Current MIDA	\$15,643	\$19,118	\$3,475	22.2%
Transient Room Tax	\$791	\$967	\$176	22.2%
Sales Tax	\$287	\$351	\$64	22.2%
Interest Revenue	\$3,671	\$2,242	(\$1,429)	-38.9%
Total Revenues	\$103,232	\$123,921	\$20,689	20.0%
Operating Expense				
Admin expense	\$9,266	\$11,324	(\$2,058)	22.2%
Transfer to Fund 10	\$87,946	\$200,000	(\$112,054)	-127.4%
Total Expenses	\$97,212	\$211,324	(\$114,112)	-117.4%
Surplus/(Deficit)	\$6,020	(\$87,403)	(\$93,423)	-1551.8%

FY26 Budget is \$93k unfavorable to FY25

- ✓ **Revenue favorability of \$21k** is due to an increase in the number of residences.
- ✓ **Expense unfavorability of \$114k** is due to contributions to the General Fund to support municipal initiatives as well as higher MIDA administrative expenses.

Town of Hideout – MIDA Development Fund FY26 Budget vs. FY25 Actual Plus Forecast

Item # 1.

	FY25 Actual plus Forecast	FY26 Budget	FY26 Budget vs. FY25 \$	FY26 Budget vs. FY25 %
Operating Income				
Property taxes - Current MIDA	\$453,193	\$553,872	\$100,679	22.2%
Interest Revenue	\$14,468	\$34,882	\$20,414	141.1%
MIDA - Sales tax	\$16,927	\$20,687	\$3,760	22.2%
Total Revenues	\$484,588	\$609,441	\$124,854	25.8%
Operating Expense				
Admin expense	\$46,104	\$57,456	(\$11,352)	-24.6%
Transfer to Fund 10	\$0	\$217,542	(\$217,542)	#DIV/0!
Total Expenses	\$46,104	\$274,998	(\$228,894)	-496.5%
Surplus/(Deficit)	\$438,484	\$334,443	(\$104,041)	-23.7%

FY26 Budget is \$104k unfavorable to FY25

- ✓ Revenue favorability of \$125k is due to an increase in the number of residences.
- ✓ Expense unfavorability of \$229k is due to contributions to the General Fund to support development and growth initiatives as well as higher MIDA administrative expense.

Town of Hideout
Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - current	248,641	267,619	395,712	395,712	0	421,337	0	
3120 Prior year property taxes - delinquent paid	38,549	44,010	43,570	47,531	0	50,609	0	
3124 Fee-in-lieu of property taxes	6,004	5,847	4,476	4,883	0	5,199	0	
3130 Sales tax	209,494	245,132	231,958	253,045	0	277,022	0	
3136 Transient Room Tax Revenue	1,571	1,476	3,758	4,100	0	4,223	0	
3137 Franchise Fee Revenue	4,676	3,715	3,912	4,268	0	4,673	0	
3140 Municipal energy taxes	62,752	86,932	85,263	89,873	0	95,693	0	
Total Taxes	571,687	654,731	768,649	799,412	0	858,756	0	
Licenses and permits								
3210 Business licenses	1,275	2,375	2,075	2,264	0	2,332	0	
3215 MDA revenue/Developer Contributions	108,000	108,000	124,667	124,667	0	124,667	0	
3221 Building permits	293,660	312,160	379,000	427,904	0	409,157	0	
3222 Roadway Fee	37,500	33,150	49,895	49,895	0	0	0	
3223 Excavation Permit Fee Revenue	7,748	1,704	22,160	22,160	0	8,600	0	
3225 Application Fee Revenue	10,050	500	3,250	3,669	0	3,509	0	
3225.1 Annexation Fee Revenue	0	0	9,350	9,350	0	0	0	
3227 Construction/Other Sign Fee	7,400	6,260	3,760	4,102	0	3,922	0	
3229 Subdivision Development Fees	21,400	5,000	23,210	23,210	0	15,000	0	
3230 5.5% Project (Engineering) Fees	134,092	36,003	0	0	0	84,469	0	
3231 Planning & Zoning Fees	124,579	150,749	108,154	119,851	0	114,600	0	
Total Licenses and permits	745,704	655,900	725,520	787,072	0	766,256	0	
Intergovernmental revenue								
3310 Grant Revenue	0	0	8,500	8,500	0	50,000	0	
Total Intergovernmental revenue	0	0	8,500	8,500	0	50,000	0	
Charges for services								
3490 Other services revenue	2,446	600	2,874	2,874	0	2,960	0	
Total Charges for services	2,446	600	2,874	2,874	0	2,960	0	
Fines and forfeitures								
3510 Fines and forfeitures	0	262	0	0	0	40,000	0	
Total Fines and forfeitures	0	262	0	0	0	40,000	0	
Interest								
3610 Interest earnings	22,437	102,101	81,443	80,348	0	56,000	0	
3615 Street impact fees (interest)	16,698	17,298	23,994	28,629	0	27,375	0	
Total Interest	39,135	119,399	105,437	108,977	0	83,375	0	
Miscellaneous revenue								
3690 Other revenue	409	11,612	713	713	0	0	0	
Total Miscellaneous revenue	409	11,612	713	713	0	0	0	
Contributions and transfers								
3848 Transfer From Class C Road Fund	0	189,843	0	0	0	0	0	
3850 Transfer From Municipal MIDA -Fund 23	0	0	0	87,946	0	417,542	0	
3891 Gain/Loss on Sale of Assets	0	12,180	0	0	0	0	0	

Town of Hideout
Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>2023 Actual</u>	<u>2024 Actual</u>	<u>2025 Actual</u>	<u>2025 Budget</u>	<u>2026 Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>	<u>Worksheet Notes</u>
Total Contributions and transfers	0	202,023	0	87,946	0	417,542	0	
Total Revenue:	1,359,381	1,644,527	1,611,692	1,795,494	0	2,218,889	0	
Expenditures:								
General government								
Administrative								
5001.1 Admin Contract services	4,858	5,634	10,030	6,748	0	6,951	0	
5001.2 Admin Council pay	266	480	0	0	0	10,500	0	
5001.4 Admin Insurance	11,805	11,710	10,486	11,439	0	11,783	0	
5001.6 Admin Mileage reimbursement	1,929	1,846	1,950	2,127	0	2,191	0	
5001.7 Admin Office supplies	3,688	4,255	2,827	2,638	0	2,717	0	
5001.8 Admin Personnel	343,734	315,767	257,143	297,631	0	342,328	0	
5001.9 Admin Public notices	731	2,016	502	548	0	1,814	0	
5001.A Admin Security Alarm Monitoring	912	671	831	907	0	934	0	
5003 Admin Benefits	141,174	213,857	148,423	170,273	0	163,988	0	
5004 Admin Other	1,152	4,611	(1)	(335)	0	5,000	0	
5010 Admin Information Technology	15,002	29,098	22,950	23,175	0	23,870	0	
5016 Admin Telephone	5,663	7,194	5,872	5,468	0	5,632	0	
5017 Admin Training	2,178	3,016	2,544	2,775	0	11,358	0	
5018 Admin Website	1,181	20	0	0	0	0	0	
5019 Admin Membership	5,540	5,678	3,860	4,187	0	7,313	0	
5021 Meals and Meetings	0	0	0	0	0	1,200	0	
5030 Admin Repairs & Maintenance	4,250	6,623	4,839	4,665	0	4,805	0	
5050 Admin Utilities	10,300	9,662	14,015	12,660	0	13,040	0	
5069 Miscellaneous	279	0	0	0	0	0	0	
5070 Bad Debt Expense	0	(5,500)	0	0	0	0	0	
Total Administrative	554,642	616,637	486,271	544,906	0	615,424	0	
Professional services								
5002 Advisory Committee	0	0	71,088	75,428	0	96,500	0	
5002.1 Accounting	80,100	44,815	12,104	18,467	0	19,575	0	
5002.2 Legal	274,495	154,130	315,162	416,715	0	455,000	0	
5002.3 Engineering 5% project/escrow	42,980	67,020	(1,706)	952	0	70,000	0	
5002.35 Town Engineering	56,604	111,425	95,520	114,624	0	118,063	0	
5002.36 Town Engineering - projects	30,380	31,061	23,527	28,233	0	29,080	0	
5002.4 Building inspection and Plan Review	176,056	132,431	151,574	157,438	0	150,541	0	
5002.5 Plan prints	7,264	1,409	2,877	3,108	0	2,972	0	
5002.6 Auditor	6,940	18,600	125	7,650	0	7,880	0	
5002.60 Planning	59,840	52,250	53,000	61,320	0	33,160	0	
5002.65 Building Plan Review(5% escrow)	15,013	(25,679)	11,681	0	0	0	0	
5002.9 Communications	0	0	0	0	0	90,000	0	
Total Professional services	749,671	587,462	734,952	883,935	0	1,072,771	0	
Total General government	1,304,313	1,204,100	1,221,223	1,428,841	0	1,688,195	0	
Public Safety								
5105 Safety Police department	77,502	80,124	73,447	80,124	0	82,528	0	
5305 Animal Services	11,996	10,455	10,549	14,065	0	12,346	0	
Total Public Safety	89,498	90,579	83,996	94,189	0	94,874	0	

Town of Hideout
Budgeting Worksheet
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Streets								
5201 Streets Personnel	425	0	3,753	0	0	0	0	
5202 Streets Auto maintenance	2,784	28,156	4,859	5,082	0	5,235	0	
5203 Streets Benefits	8,686	0	245	0	0	0	0	
5204 Streets Fuel	13,496	10,477	8,708	8,800	0	10,791	0	
5205 Streets Materials & Supplies	102,986	53,588	51,769	60,717	0	62,538	0	
5207 City Road Repairs	0	322,110	87,603	95,567	0	150,000	0	
5208 Streets Repair & maintenance	63,582	56,424	6,373	19,328	0	40,000	0	
5209 Streets Equipment lease	30,750	14,563	8,565	9,343	0	9,343	0	
5215 Streets Utilities	572	824	0	0	0	0	0	
Total Streets	223,282	486,143	171,873	198,837	0	277,907	0	
Parks								
5450 Parks and Recreation	5,834	2,310	0	0	0	15,000	0	
Total Parks	5,834	2,310	0	0	0	15,000	0	
Miscellaneous								
5650 Community Development	4,960	7,646	1,124	1,124	0	12,000	0	
5655 Grant Matching	0	0	0	0	0	85,000	0	
Total Miscellaneous	4,960	7,646	1,124	1,124	0	97,000	0	
Debt service								
5800 Principal	19,552	30,889	58,708	58,708	0	31,708	0	
5801 Interest	10,458	12,468	13,791	13,791	0	14,205	0	
5802 penalties and fines	14,522	157	0	0	0	0	0	
Total Debt service	44,532	43,513	72,500	72,499	0	45,913	0	
Total Expenditures:	1,672,420	1,834,291	1,550,715	1,795,490	0	2,218,889	0	
Total Change In Net Position	(313,039)	(189,764)	60,977	4	0	0	0	

Town of Hideout
Budgeting Worksheet
23 Municipal Services - MIDA - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - Current MIDA	20,520	44,362	82,887	82,840	0	101,243	0	
3130 MIDA - Sales tax	0	0	339	287	0	351	0	
3140 Energy - Current MIDA	12,646	12,571	16,917	15,643	0	19,118	0	
3145 Transient Room tax - Current MIDA	524	518	935	791	0	967	0	
Total Taxes	33,690	57,451	101,078	99,561	0	121,679	0	
Interest								
3610 Interest earnings	0	2,278	3,059	3,671	0	2,242	0	
Total Interest	0	2,278	3,059	3,671	0	2,242	0	
Total Revenue:	33,690	59,729	104,137	103,232	0	123,921	0	
Expenditures:								
General government								
Administrative								
4500 transfer to Fund 10 for municipal services	0	0	0	87,946	0	200,000	0	
4700 MIDA-Admin	1,317	0	9,417	9,266	0	11,324	0	
Total Administrative	1,317	0	9,417	97,212	0	211,324	0	
Total General government	1,317	0	9,417	97,212	0	211,324	0	
Total Expenditures:	1,317	0	9,417	97,212	0	211,324	0	
Total Change In Net Position	32,373	59,729	94,720	6,020	0	(87,403)	0	

Town of Hideout
Budgeting Worksheet
24 Development- MIDA - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Taxes								
3110 Property taxes - Current MIDA	100,431	261,938	455,486	453,193	0	553,872	0	
3130 MIDA - Sales tax	24,851	9,003	16,927	16,927	0	20,687	0	
Total Taxes	125,282	270,941	472,413	470,120	0	574,559	0	
Interest								
3610 Interest earnings	0	7,968	12,057	14,468	0	34,882	0	
Total Interest	0	7,968	12,057	14,468	0	34,882	0	
Total Revenue:	125,282	278,909	484,470	484,588	0	609,441	0	
Expenditures:								
General government								
Administrative								
4500 transfer to Fund 10 for development services	0	0	0	0	0	217,542	0	
4700 MIDA - admin	2,485	0	46,333	46,104	0	57,456	0	
Total Administrative	2,485	0	46,333	46,104	0	274,998	0	
Total General government	2,485	0	46,333	46,104	0	274,998	0	
Total Expenditures:	2,485	0	46,333	46,104	0	274,998	0	
Total Change In Net Position	122,797	278,909	438,137	438,484	0	334,443	0	

Town of Hideout
Budgeting Worksheet
48 Class C Road Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Change In Net Position								
Revenue:								
Intergovernmental revenue								
3356 Class C road allotment	62,860	160,359	104,939	160,800	0	160,359	0	
Total Intergovernmental revenue	62,860	160,359	104,939	160,800	0	160,359	0	
Interest								
3610 Interest earnings	0	7,229	9,357	4,351	0	10,974	0	
Total Interest	0	7,229	9,357	4,351	0	10,974	0	
Total Revenue:	62,860	167,588	114,296	165,151	0	171,333	0	
Total Change In Net Position	62,860	167,588	114,296	165,151	0	171,333	0	
Income or Expense								
Income From Operations:								
Operating expense								
6010 Transfers to General Fund	0	189,843	0	0	0	0	0	
Total Operating expense	0	189,843	0	0	0	0	0	
Total Income From Operations:	0	189,843	0	0	0	0	0	
Total Income or Expense	0	189,843	0	0	0	0	0	

Town of Hideout
Budgeting Worksheet
51 Water Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
Income or Expense								
Income From Operations:								
Operating income								
5110 Interest earnings	0	41,753	35,560	42,651	0	40,000	0	
5140 Water service	927,081	1,023,055	1,120,111	1,220,352	0	1,390,829	0	
5141 Standby water	271,536	200,745	169,912	201,752	0	201,752	0	
5142 Water reservation fee	(1,108)	0	0	0	0	0	0	
5143 Meter rental	1,350	3,550	3,700	4,440	0	4,573	0	
5145 Storm water service	34,093	45,766	45,494	49,418	0	56,321	0	
5150 Sewer service	223,107	254,350	259,380	281,955	0	321,343	0	
5310 water meter connection fees	78,683	97,253	100,292	120,350	0	115,078	0	
5312 sewer connection fees	0	0	43,160	51,792	0	49,523	0	
5315 Water Transfer fees	2,260	2,748	2,816	2,952	0	3,041	0	
5410 Late penalties and fees	10,640	23,018	3,320	3,694	0	23,709	0	
5490 Other operating income	355	0	2,694	3,226	0	0	0	
Total Operating income	1,547,996	1,692,238	1,786,440	1,982,582	0	2,206,169	0	
Operating expense								
5001.1 Admin Contract Services	4,280	4,723	7,627	8,320	0	8,570	0	
5001.2 Admin Council Pay	328	465	0	0	0	10,500	0	
5001.4 Admin Insurance	7,815	11,336	16,006	10,598	0	0	0	
5001.6 Admin Mileage Reimbursement	2,112	1,505	1,655	1,805	0	1,860	0	
5001.7 Admin Office Supplies	3,489	3,359	2,238	2,441	0	2,515	0	
5001.9 Admin Public Notices	900	1,952	468	511	0	1,776	0	
5001.A Admin Security Alarm Monitoring	973	649	783	854	0	880	0	
5004 Admin Other	405	4,251	6,705	3,315	0	3,414	0	
5019 Admin Membership	6,623	5,609	3,586	3,912	0	9,029	0	
5021 Meals and Meetings	0	0	0	0	0	1,200	0	
5030 Admin Repairs & Maintenance	5,556	6,411	3,994	4,357	0	4,488	0	
5050 Admin Utilites	10,141	8,668	11,032	12,035	0	12,396	0	
5069 Miscellaneous	3,751	0	0	0	0	0	0	
5070 Bad Debt Expense	0	(2,492)	0	0	0	0	0	
5080 Interest Expense	368	93	0	0	0	0	0	
6001.1 Insurance	0	0	(6,291)	0	0	0	0	
6005 Accounting and Audit	24,753	46,924	15,316	24,680	0	29,802	0	
6006 Consulting Services - PW	0	10,000	11,220	26,220	0	31,000	0	
6010 Information Technology	15,591	19,682	19,165	21,665	0	22,315	0	
6016 Telephone	4,821	6,107	4,728	5,158	0	5,313	0	
6017 Training	8,102	2,796	2,443	2,665	0	7,745	0	
6018 Website	465	20	0	0	0	0	0	
6120 Depreciation Expense	220,264	52,485	0	248,383	0	249,090	0	
6140 Engineering	51,354	14,254	1,772	2,126	0	2,190	0	
6141 Engineering - projects	2,396	(2,382)	81,045	97,254	0	100,171	0	
6150 Legal	39,966	39,254	29,519	35,423	0	60,000	0	
6205 materials and supplies	21,469	9,908	3,072	3,351	0	10,000	0	
6209 Street Equipment Lease	0	24,188	25,694	28,029	0	28,029	0	
6210 Meters	51,070	72,466	71,953	71,921	0	74,079	0	
6240 Office expenses	0	0	0	0	0	10,916	0	

Town of Hideout
Budgeting Worksheet
51 Water Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2023 Actual	2024 Actual	2025 Actual	2025 Budget	2026 Actual	Original Budget	Revised Budget	Worksheet Notes
6250 Operating expenses	1,337	0	0	0	0	0	0	
6305 Repairs and Maint - Sewer	1,069	7,446	14,557	35,881	0	80,000	0	
6310 Repairs and Maint - Water	2,136	5,617	2,249	2,385	0	41,000	0	
6315 Repairs and Maint - Storm	0	0	6,240	6,807	0	10,000	0	
6350 Salaries and wages	365,357	492,622	391,170	447,052	0	475,034	0	
6355 Benefits	90,632	174,909	211,176	241,344	0	258,138	0	
6360 Software and technology	2,645	7,695	695	0	0	0	0	
6405 JSSD - Sewer	48,380	50,980	48,003	52,194	0	53,760	0	
6410 JSSD - Water	277,039	274,536	253,687	276,749	0	285,052	0	
6412 Water reservation fees	56,365	58,037	64,661	64,661	0	66,601	0	
6610 Depreciation Expense	0	179,824	0	0	0	0	0	
Total Operating expense	1,331,950	1,593,896	1,306,168	1,742,096	0	1,956,863	0	
Total Income From Operations:	216,046	98,342	480,272	240,486	0	249,306	0	
Non-Operating Items:								
Non-operating income								
7000 Gain/Loss on Disposal of Assets	0	(10,080)	0	0	0	0	0	
Total Non-operating income	0	(10,080)	0	0	0	0	0	
Total Non-Operating Items:	0	(10,080)	0	0	0	0	0	
Total Income or Expense	216,046	88,262	480,272	240,486	0	249,306	0	

File Attachments for Item:

2. Discussion and Potential Adoption of Ordinance 2025-O-XX to Create a Community Reinvestment Agency (CRA) (*Presented by Rob Sant and Spencer Foster*)



URBAN & MAIN
CONSULTING

MEMORANDUM

To: Jan McCosh, Mayor Severini, and Hideout Town Council
From: Rob Sant, Urban & Main Consulting
Date: June 4, 2025
RE: Creating a Community Reinvestment Agency

INTRODUCTION

The purpose of this memorandum is to provide the Town Council with a clear view of what a Community Reinvestment Agency (Agency) is, the benefits of establishing an Agency, and the statutory process for creating both an Agency and a Community Reinvestment Project Area (CRA). Agencies and CRAs are governed under Utah Code Title 17C – Limited Purpose Local Government Entities – Community Reinvestment Agencies Act (Utah Code 17C). This information is presented to assist the Council in evaluating whether to move forward with the formation of an Agency in Hideout.

WHAT IS A COMMUNITY REINVESTMENT AGENCY

A **Community Reinvestment Agency** is a legal entity created by a municipality or county to promote economic development, job creation, redevelopment of underutilized or blighted areas, and to support public infrastructure and affordable housing through public-private partnerships. There are currently **98 active agencies** in Utah (25 of 29 counties).

An Agency acts as a **limited-purpose local government entity** separate from the municipality or county but are governed by the municipality's or county's legislative body, who serve as the Agency Board, with the mayor serving as the Agency's Executive Director.

The Agency is a limited-purpose local government entity that serves as a tool to reinvest property tax and other Agency revenues generated from new development within a community reinvestment area back into the Project Area. These revenues are often called **tax increment**.

POWERS AND TOOLS OF AN AGENCY (UTAH CODE 17C-1-202)

Once established, an Agency has the power to:

- Create Community Reinvestment Project Areas.
- Use tax increment financing (TIF) to fund infrastructure, development incentives, affordable housing, and Agency administration costs.
- Acquire and sell property.
- Enter into agreements with developers and taxing entities.
- Issue bonds or debt secured by tax increment revenues.
- Implement redevelopment plans and public infrastructure improvements.
- Partner with local and regional agencies to meet community goals.



WHY CREATE AN AGENCY IN HIDEOUT

The state has created various economic development tools that are only allowed to be implemented by an Agency. In addition, some of the specific benefits of establishing an Agency include:

1. **Targeted Economic Development:** Focus reinvestment in strategic areas such as a town center, mixed-use nodes, or underdeveloped corridors.
2. **Infrastructure Funding:** Use future tax revenues generated by new growth to fund roads, utilities, parks, and transit.
3. **Affordable Housing:** Dedicate a portion of tax increment to support Agency defined affordable and workforce housing projects.
4. **Public-Private Partnerships:** Enter into performance-based agreements with developers to attract quality projects aligned with the town's vision.
5. **No Tax Increases:** Agency funding relies on future growth in property values, not new taxes or rate increases.
6. **Planning Flexibility:** The Agency defines the boundaries, goals, and uses of each project area.

STEPS TO CREATE AN AGENCY AND PROJECT AREA

The process to establish a Community Reinvestment Agency and adopt a Community Reinvestment Project Area is outlined in Utah Code 17C-1 and 17C-5. A simplified summary is included below:

1. **Create a Community Reinvestment Agency**
 - The Town Council passes an ordinance creating the agency.
 - Lieutenant Governor issues a certificate of creation.
 - The Agency becomes a separate legal entity under state law.
2. **Identify and Propose a Project Area**
 - Agency staff or consultants prepare a Project Area Plan identifying:
 - Boundaries of the Project Area
 - Development goals
 - Proposed public investments
 - Anticipated tax increment uses
3. **Adopt a Project Area Plan**
 - The Agency prepares a Plan and Budget and holds a public hearing.
 - The Agency and Council formally adopt the plan and budget by ordinance and resolution.
4. **Negotiate Participation and Begin Plan Implementation**
 - The Agency negotiates with taxing entities to receive a portion of tax increment generated within the Project Area for a specific period.
 - The Agency negotiates and adopts participation or tax increment reimbursement agreements with landowners, developers, or businesses.



- Once in place, the Agency can begin using TIF to fund eligible projects within the Project Area.

CONCLUSION AND RECOMMENDATION

Creating a Community Reinvestment Agency offers the Town of Hideout a strategic tool for directing future growth, funding infrastructure, and ensuring that development aligns with community priorities. Creating an Agency allows Hideout to proactively manage reinvestment in ways that enhance the quality of life and economic resilience of the Town.

If desired, the Town Council should consider initiating the process of forming a Community Reinvestment Agency by adopting the ordinance creating the Hideout Community Reinvestment Agency. If approved, staff and consultants will return with proposed project area concepts and a timeline for implementation.

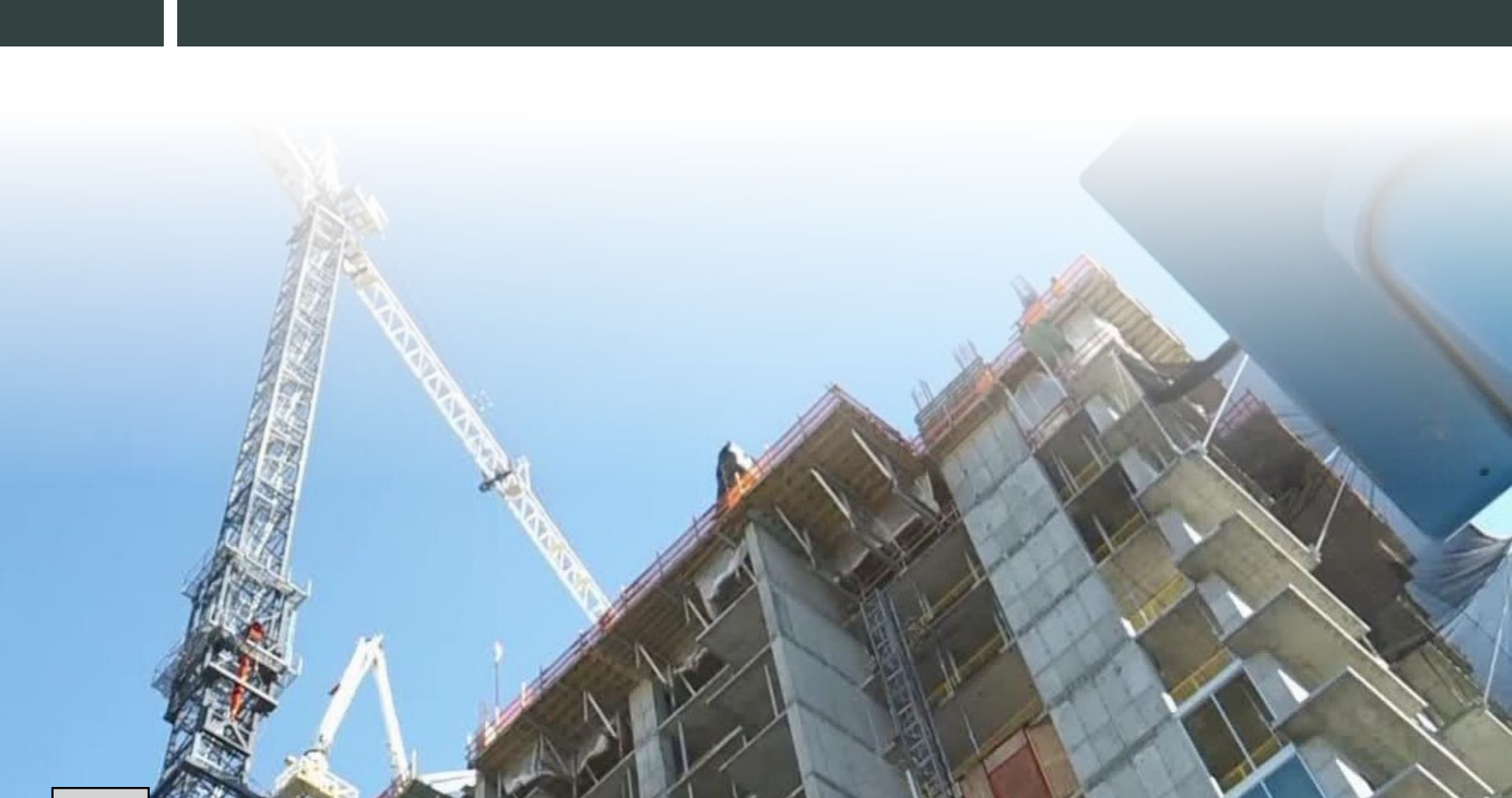


TAX INCREMENT FINANCING

Item # 2.

PROJECT AREAS

JUNE 2025



- A **Community Reinvestment Agency (CRA or Agency)** is a legal entity created by a municipality or county to promote economic development, job creation, redevelopment of underutilized areas, and support public infrastructure and affordable housing through public-private partnerships.
- Members of the Agency's creating entity's legislative body serve as the Agency Board and the mayor serves as the Executive Director.
- An Agency acts as a limited-purpose local government entity and serves as a tool to reinvest property tax revenues and other Agency revenues generated from new development back into a specific area. These revenues are called **tax increment (TIF)**
- Under the act, agencies are allowed to create **Community Reinvestment Areas (CRA or Project Area)**



- **Not the result of a tax increase!**
- Property taxes “frozen” the creation year of the project (“base year”)

Tax Increment means the difference between:

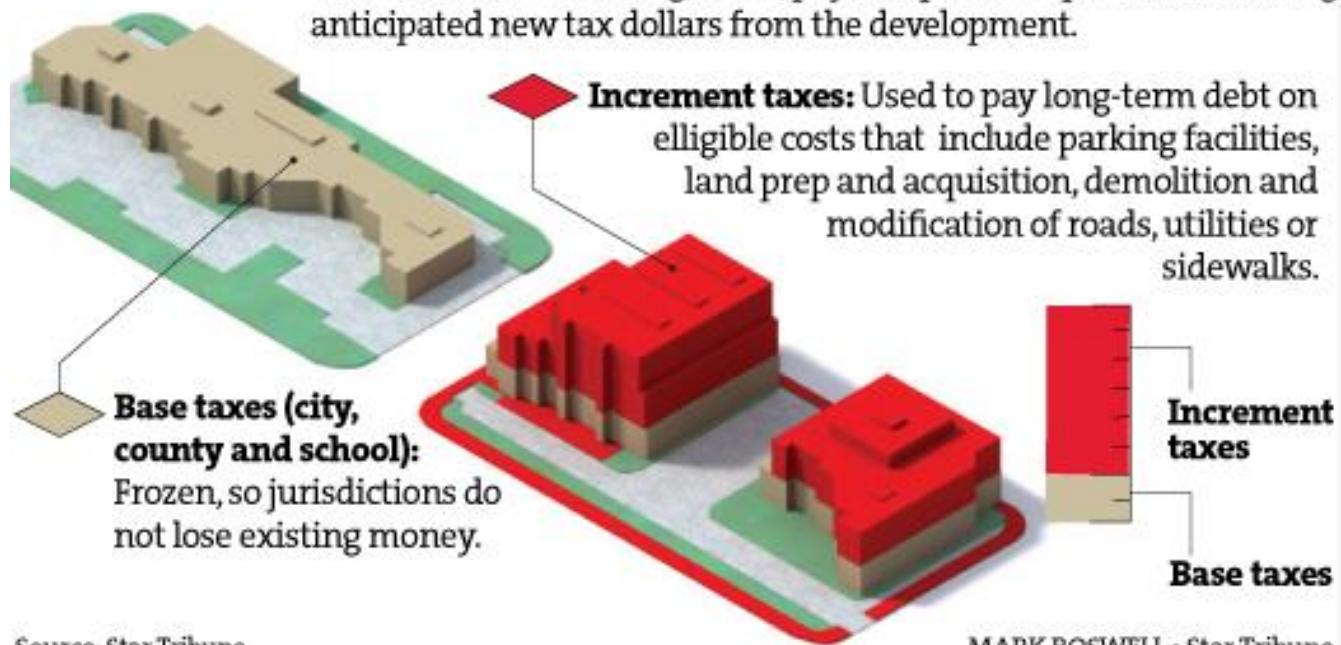
- The amount of property tax revenue generated each tax year by a taxing entity... using the current assessed value of the property and each taxing entity's current certified tax rate; and
- The amount of property tax revenue that would be generated from that same area using the base taxable value of the property and each taxing entity's current certified tax rate.

Taxing entities entitled to property tax increment agree to rebate a percentage of their increment (this percentage is commonly referred to as the taxing entities' Participation Rate) back to the new development for a specified period of time to incent the development to occur.



TAX INCREMENT FINANCING

Tax increment financing, or TIF, pays for public improvements using anticipated new tax dollars from the development.

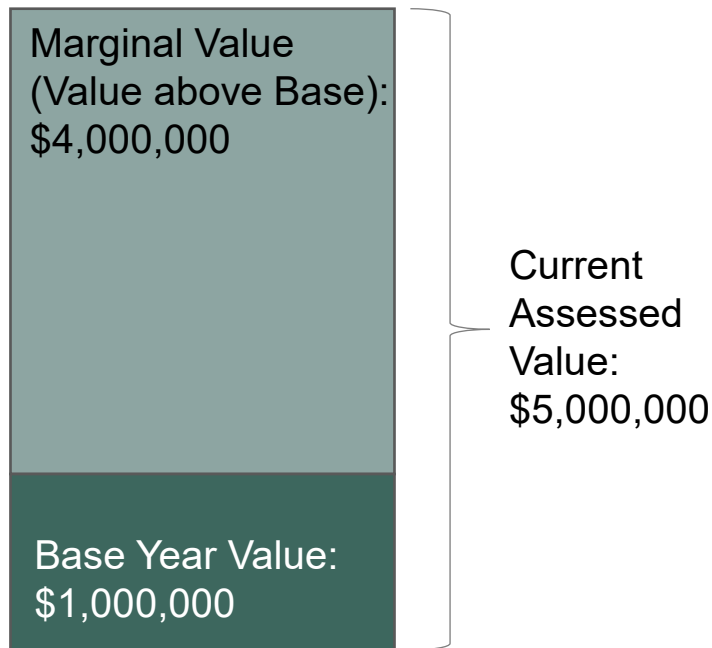


Source: Star Tribune

MARK BOSWELL • Star Tribune



Example Tax Increment Calculation



Current Assessed Value: \$5,000,000
Less Base Year Value: \$1,000,000
Marginal Value: \$4,000,000

City Certified Tax Rate: .001324

Marginal Value X Certified Tax Rate
 $\$4,000,000 \times .001324 = \$5,296$

City Participation Rate: 75%

$\$5,296 \times 75\% = \underline{\underline{\$3,972}}$



PURPOSE OF A CRA IS TO ENCOURAGE COMMUNITY ENHANCEMENT & ASSISTANCE

Item # 2.

- If a CRA is established, tax increment funds, or TIF, become available for a specified period to provide assistance for:
 - Existing businesses
 - New development
 - Infrastructure improvements
 - Affordable housing
 - Crime reduction
 - Expanded employment opportunities
 - Other community concerns/priorities



- Prior to creating a CRA, an agency should conduct a justification (“but for”) analysis.

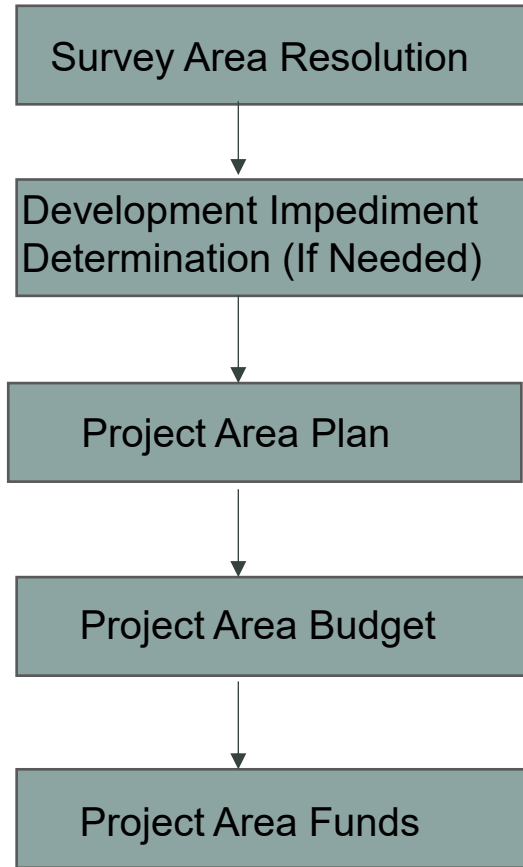
“Development within the project area would not occur “but for” the use of TIF funds.”

Common “But For” Factors

- Type and timing of development
- Extraordinary costs
- Public benefits



CRA Creation Process Map



- A city creates a community reinvestment agency. Once the agency is created, it is organized to manage project areas.
- CRA creation process typically takes 120-180 days.
- Process includes mandatory public hearing notice periods (30-days).
- Creation timeframe heavily dependent on negotiations with taxing entities that levy a tax within the project area boundaries.



CRA PROCESS MAP

Survey Area Resolution



Development Impediment Determination (If Needed)



Project Area Plan



Project Area Budget

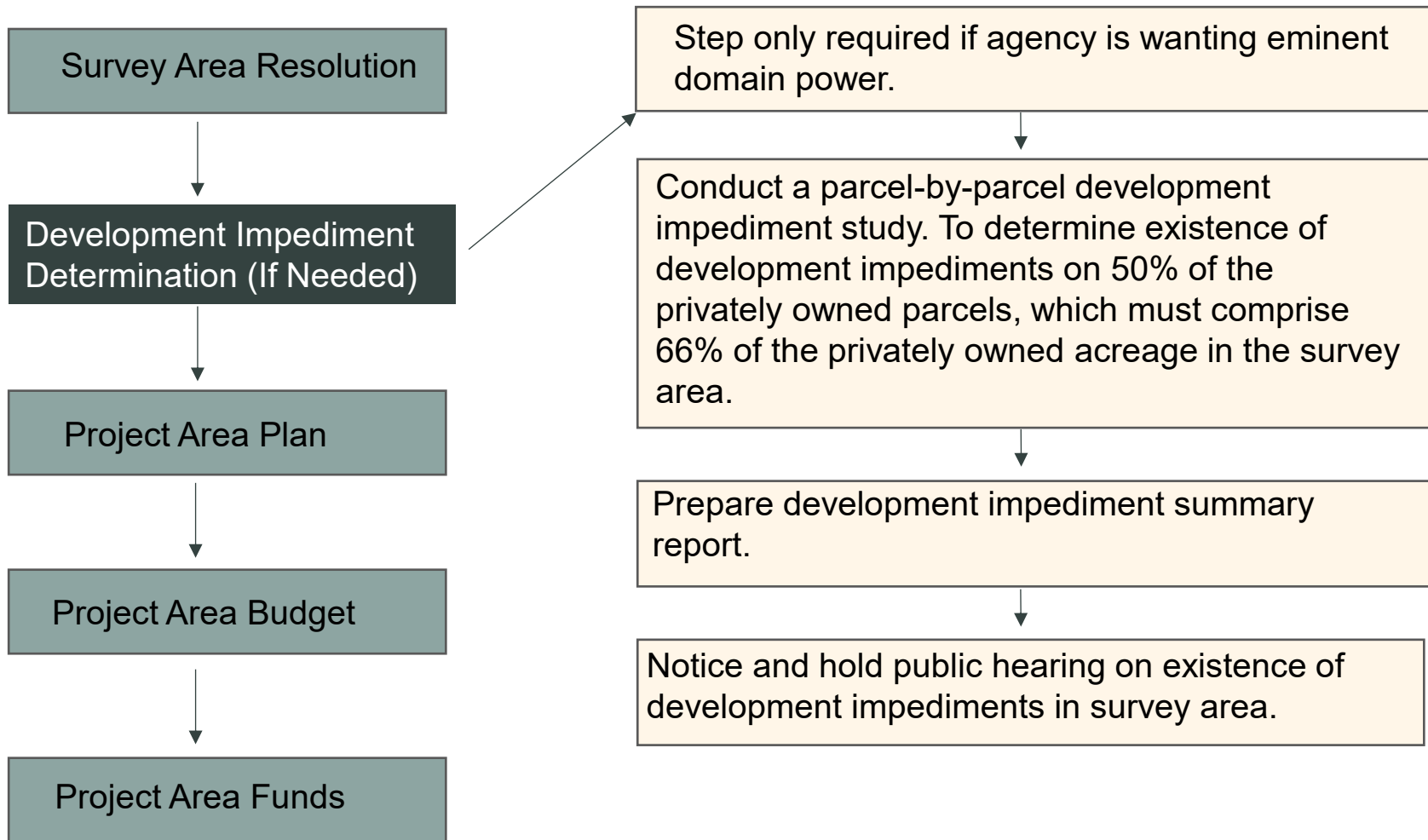


Project Area Funds

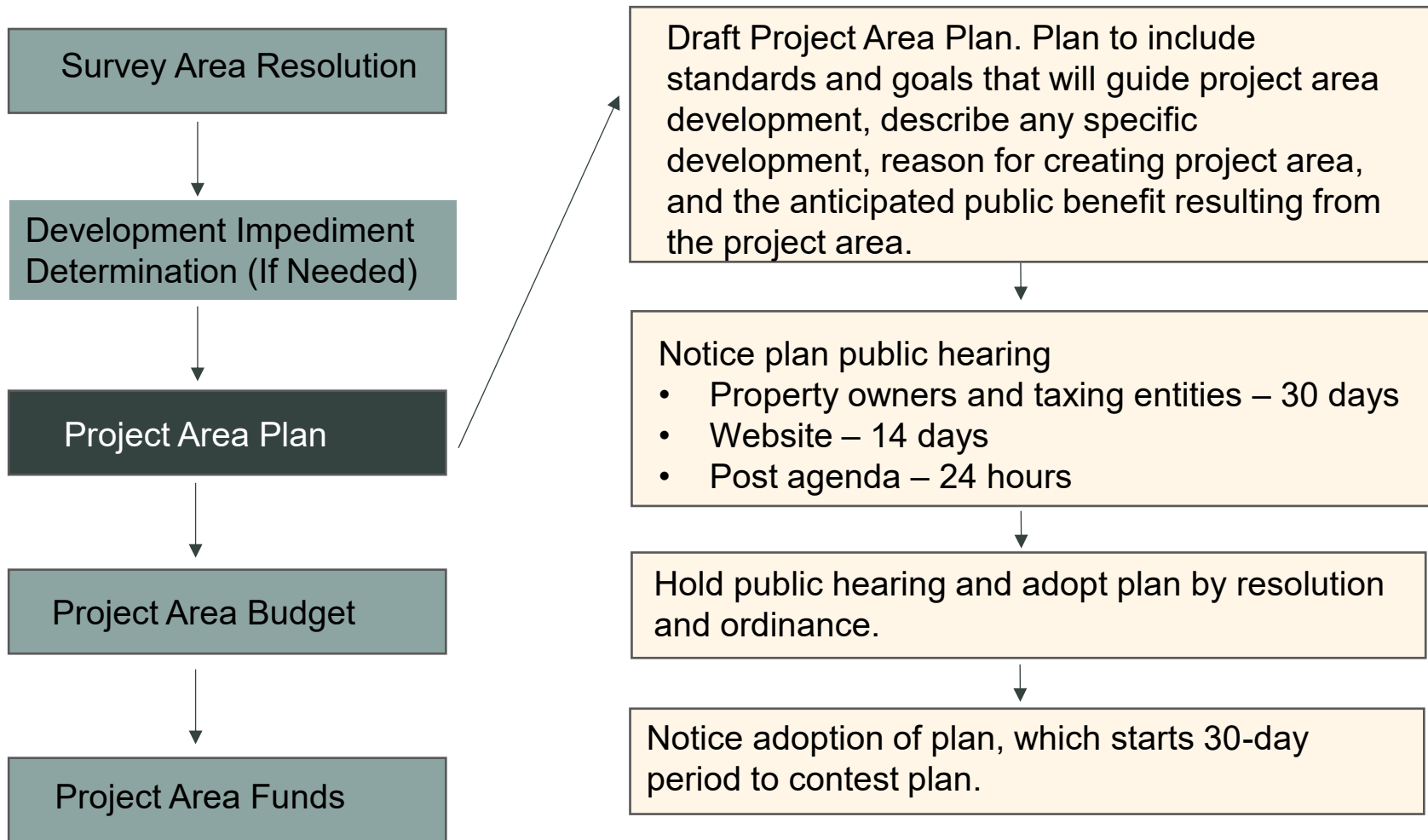
An agency board initiates the process of adopting a community reinvestment plan by adopting a survey resolution. This survey resolution must contain a map of the potential boundary area. This resolution enables agency to draft CRA Plan and Budget.



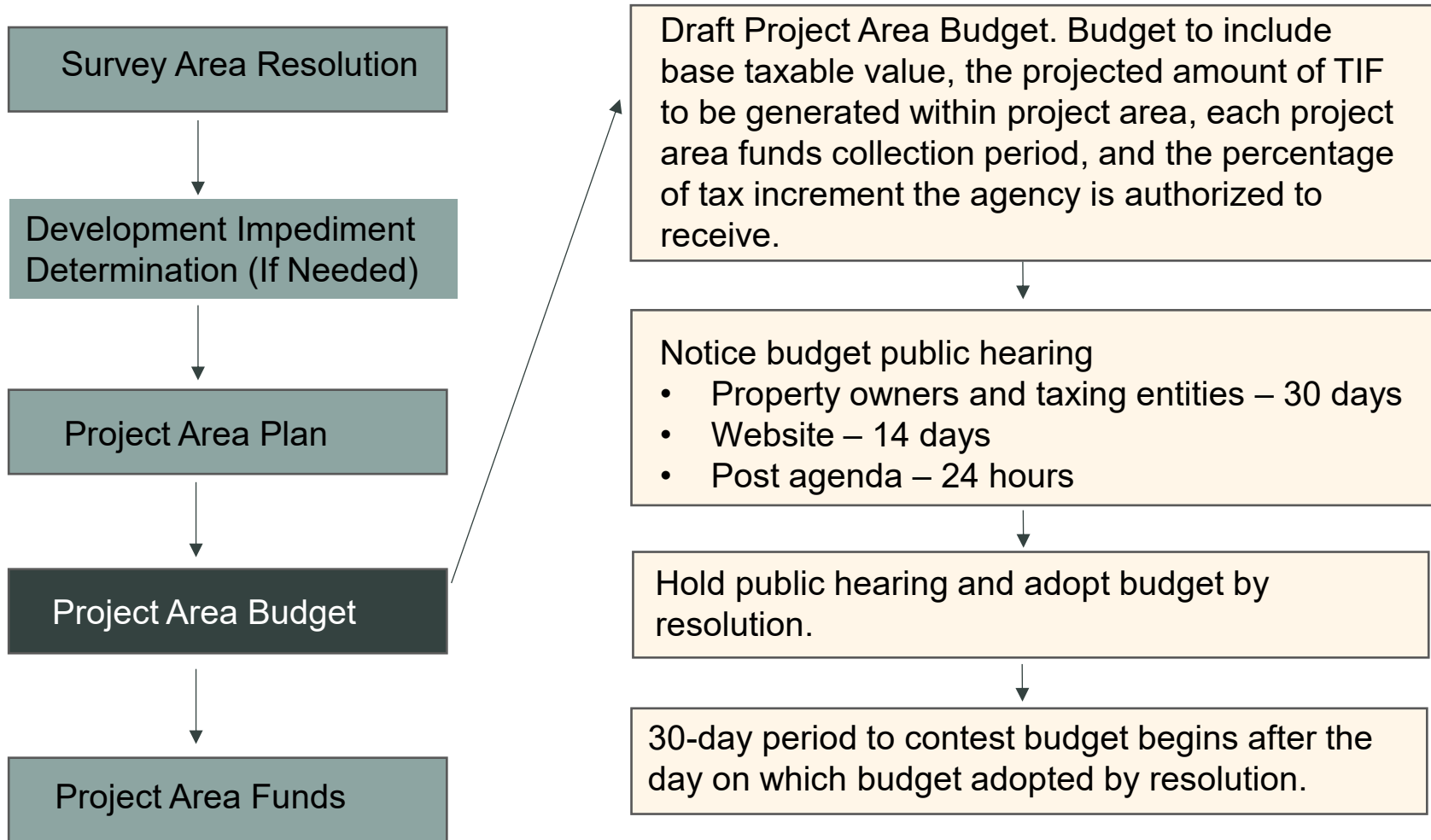
CRA PROCESS MAP



CRA PROCESS MAP



CRA PROCESS MAP



CRA PROCESS MAP

Survey Area Resolution



Development Impediment Determination (If Needed)



Project Area Plan



Project Area Budget



Project Area Funds

Draft interlocal cooperation agreements (ILA) for each taxing entity that levies a tax within the project area. ILA must include the base year value, project area funds collection period, and the percentage of the taxing entities TIF to be shared with the agency.



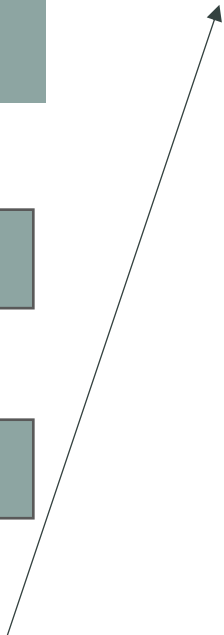
ILA must be approved and adopted at an open and public hearing. Each ILA is a separate legal document and can contain different terms and obligations.



Provide notice of adoption of ILA.



Notice begins 30-day period to contest ILAs.



HIDEOUT, UTAH
ORDINANCE NO.

WHEREAS, the Hideout Town Council (the “Town Council”) met in regular session on June 12, 2025, to consider, among other things, approving an ordinance creating the Hideout Community Reinvestment Agency (the “Agency”); and

WHEREAS, Utah Code Ann. § 17C-1-201.5 authorizes the legislative body of a municipality to create a community reinvestment agency; and

WHEREAS, the Town Council is a legislative body of a municipality as contemplated in Utah Code Ann. § 17C-1-201.5 and is authorized to create a community reinvestment agency; and

WHEREAS, the Town Council finds that it is in the best interests of the inhabitants of Hideout (“City”) to create a community reinvestment agency.

NOW, THEREFORE, BE IT ORDAINED AS FOLLOWS:

1. Pursuant to Utah Code Ann. § 17C-1-201.5 the Town Council hereby creates a community reinvestment agency.
2. The community reinvestment agency shall be created and take effect upon completion of all proceedings required by law and approval and certification by the Utah Lieutenant Governor in accordance with Utah Code Ann. § 67-1a-6.5 and shall operate on a fiscal year from July 1 to the following June 30.
3. The name of the Agency shall be the Hideout Community Reinvestment Agency.
4. The Agency’s boundaries are, and shall always be, coterminous with the boundaries of Hideout.
5. The Agency will be vested with all of the powers set forth in Utah Code Ann. § 17C-1-101 et seq.
6. The governing board of the Agency may adopt rules or order and procedure for the operation and governance of the Agency.

7. The Mayor is hereby authorized and directed to sign and verify a notice of impending boundary action certifying that all statutory requirements applicable to the creation of the Agency have been satisfied. A copy of the Notice of Impending Boundary Action is attached hereto.

PASSED AND APPROVED this ___ day of _____ 2025.

HIDEOUT

Ralph Severini, Interim Mayor

ATTEST:

Alicia Fairbourne, Town Recorder

UTAH LIEUTENANT GOVERNOR DEIDRE HENDERSON
NOTICE OF IMPENDING BOUNDARY ACTION
CREATION OF THE HIDEOUT COMMUNITY REINVESTMENT AGENCY

The undersigned as Mayor of a community legislative body in which a proposed community reinvestment agency is created pursuant to Utah Code Ann. § 17C-1-201.5 and 67-1a-6.5, hereby submits to the Lieutenant Governor this Notice of Impending Boundary Action for the Hideout Community Reinvestment Agency.

SECTION ONE

The name of the new local entity shall be the Hideout Community Reinvestment Agency (the “Agency”)

SECTION TWO

The boundary action for which an applicable certificate is sought is the creation of the Agency which is a new community reinvestment agency created pursuant to Title 17C of the Utah Code.

SECTION THREE

The boundaries of the Agency are, and shall always be, conterminous with the boundaries of Hideout, the entity that created the Agency. A copy of the approved local entity plat will be submitted by the Wasatch and Summit County Surveyors.

SECTION FOUR

Pursuant to Utah Code Ann. § 67-1a-6.5(3)(d) attached is the required letter from the Utah State Retirement Office.

SECTION FIVE

Pursuant to Utah Code Ann. § 67-1a-6.5(3)(e), the Mayor hereby certifies all requirements applicable to the boundary action have been met.

Signed and dated this ____ day of _____, 2025

Ralph Severini, Interim Mayor

State of Utah)

§

County of Wasatch)

SUBSCRIBED AND SWORN to before me this ____ day of _____, 2025 by

Witness my hand and official seal

Notary Public

File Attachments for Item:

3. Discussion and possible adoption of Ordinance 2025-O-XX amending the Engineering Design Standards Manual to update the Town's stormwater drainage policy (*continued from May 8, 2025 public hearing*)

**TOWN OF HIDEOUT
ORDINANCE 2025-O-XX**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE HIDEOUT TOWN
STANDARD SPECIFICATIONS AND DRAWINGS MANUAL**

WHEREAS, the Town of Hideout maintains standards related to private and public construction within the Town; and

WHEREAS, the Hideout Engineering Department has prepared amendments to the Standard Specifications and Drawings Manual, including revisions to Construction Notes, stormwater drainage, and utility system standards; and

WHEREAS, pursuant to Utah Code 10-9a-103 and 10-9a-502, the Town has the authority to implement specifications or rules that govern the use of land; and

WHEREAS, Hideout Town Code §10.10.02 authorizes the Town Council to adopt engineering standards; and

WHEREAS, Utah State Code has been amended to require engineering standards to be considered land use regulations and be adopted by ordinance;

WHEREAS, the Hideout Town Planning Commission held a public hearing on April 17, 2025 and forwarded a recommendation to the Town Council to adopt the proposed amendments; and

WHEREAS, the Hideout Town Council conducted a duly noticed public hearing on May 8, 2025, to consider these amendments; and

WHEREAS, the Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents of the Town of Hideout;

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

SECTION I: Amendment. Section 1.5 Construction Notes is hereby amended as shown in Exhibit A attached to this Ordinance.

Effective Date. This Ordinance shall take effect upon publication.

Adopted and approved this ____ day of _____, 2025.

TOWN OF HIDEOUT:

Ralph Severini, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

D. REQUIRED MEHODOLOGIES

1. Runoff for areas less than 90 acres – Rational Method.
2. Runoff for areas 90 acres and greater – NRCS Technical Release 55 (TR-55) within Autodesk Storm and Sanitary Analysis (SSA) with a precipitation distribution and duration from Table 2. The NRCS Unit Hydrograph Transform Method shall be used with the lag time assumed to be equal to the time of concentration. The Muskingum-Cunge Routing Method shall be used for routing hydrographs. Pervious and directly-connected impervious areas must be modeled using separate subbasins. Composite Curve Numbers of these dissimilar areas is not allowed. Mapped Hydrologic Soil Groups (HSG) shall not be used on areas where soil has been or will be disturbed. In areas of disturbed soils, a site-specific soil study shall be conducted to determine its HSG. The applicant must provide the Town with pdf copies of all input and output computer files in sufficient detail and format to perform a design review.
3. Flood control detention for less than 90 acres – Federal Aviation Administration (FAA) Method modified with the Guo “Averaging Parameter” Method in Appendix A. Multi-stage control facilities shall be modeled using TR-55 per Section 2 above.
4. Flood control detention for greater than 90 acres – Regional flood control detention facilities shall be modeled using TR-55 per Section 2 above.
5. Water Quality Volume – $WQV = 0.50 \text{ in.} \times C_{2\text{-yr}} \times DCIA$, where:

$C_{2\text{-yr}}$ is the Rational Runoff Coefficient for the 2-year return period. See Table 4.

6. The water quality pond should have sufficient additional storage below the lowest outlet to accommodate sediment accumulation. The minimum volume of provided sediment storage shall be equal to or greater than 20 percent of the WQV.
7. DCIA is the directly-connected (to the outfall) impervious area. For single-family residential (SFR) developments, this area shall be: the area of all of the streets between the backs of curbs; the area of all of the driveways, assuming 30-foot-wide driveway the depth of the setback plus 10 feet; and one-fourth of the roof areas. Developments other than SFR shall be calculated individually. The Water Quality Volume can be included as part of the flood control volume.

2.2 DESIGN REQUIREMENTS

A. GENERAL

4. Storm drainage, except for surface sheet flow incidental to driveways from buildings that front a public street (not driveways from parking lots), originating upon or traversing across private property shall not enter the City's storm drainage system, or otherwise be directed onto public property, except as permitted under a development application.

1. The impact of any proposed storm drainage system on the existing storm drainage system will be reviewed by the Town Engineer. The developer may be required to add off-site storm drain project improvements to provide adequate drainage control for their development.
2. The peak flow from the 2-year storm must be treated for water quality using a water quality detention volume or a GULD water quality treatment device approved by the Washington Department of Ecology.
3. Areas that will be drained through the proposed development will be considered and the method of drainage for those areas will be determined by the Town Engineer. Accommodations for pre-existing pass-through drainage are project improvements.
- 5.4. Public storm drainage shall not flow onto private property and public and private storm drainage shall not be comingled unless the private property owner chooses to accept public storm drainage onto their property, grant an easement to the Town accepting the drainage as theirs, and release and indemnify the Town from potential liabilities associated with it.
- 6.5. Snow from public rights-of-way shall be stored on adjacent private properties. Private properties on which snow from public rights-of-way is stored shall grant an easement to the Town accepting the snow as theirs, and release and indemnify the Town from potential liabilities associated with it.

B. COLLECTION AND CONVEYANCE

1. The piped and surface drainage system together shall be capable of passing the storm runoff from a 100-year event without flooding buildings, with 1 foot of freeboard.
2. The piped system shall be sized for the 10-year event without pressurizing. If the developer desires, the piped system can be used to convey the 100-year event if it is sized from the top of the catchment to receive the 100-year event.
3. Except for when the piped system is sized for the 100-year event, the 100-year system shall remain on the surface, be directed to the street ROW, and shall terminate at a 100-year flood control pond.

File Attachments for Item:

4. Discussion and possible adoption of Ordinance 2024-O-XX requiring Planning Commission Members to be residents of Hideout and establishing training requirements

TOWN OF HIDEOUT

ORDINANCE #2025-O-XX

**AN ORDINANCE AMENDING TITLE 3.02.020 OF THE HIDEOUT TOWN CODE
REGARDING PLANNING COMMISSION QUALIFICATIONS AND TRAINING**

WHEREAS, the Town Council of Hideout finds and declares that it is in the best interest of the Town and its residents to establish clear qualifications for members of the Planning Commission;

WHEREAS, requiring Planning Commissioners to reside within the municipal boundaries ensures accountability and alignment with the Town's long-term vision and interests;

WHEREAS, Utah Code § 10-9a-302 mandates training requirements for members of planning commissions to ensure consistency and compliance with land use regulations;

WHEREAS, it is the intent of the Town Council to codify such qualifications and training requirements within the Hideout Town Code;

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

SECTION I: Amendment to Title 3.02.020

3.02.020 QUALIFICATIONS - TRAINING AND RESIDENCY REQUIREMENTS

- 1. Members of the planning commission must qualify by taking, subscribing and filing with the clerk the oath of office required by section 10, article IV of the constitution of Utah.**
- 2. Residency Requirement. All members of the Hideout Planning Commission shall be residents of the Town of Hideout for the duration of their service on the Commission.**
- 3. Training Requirement. In accordance with Utah Code § 10-9a-302, each member of the Planning Commission shall complete the land use training required by the State of Utah and any additional training as may be prescribed by the Town. Proof of completion shall be submitted to the Town Clerk and maintained as part of the Town's official records.**

SECTION II: Effective Date

This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this ___ day of _____,
2025.

TOWN OF HIDEOUT

Ralph Severini, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

6. Discussion and possible appointment of Brad Airmet as an alternate member of the Hideout Planning Commission by Mayor with advice and consent of the Council

RESOLUTION #2025-R-XX

A RESOLUTION REMOVING AND APPOINTING ALTERNATE MEMBERS OF THE PLANNING COMMISSION

WHEREAS, Hideout Code 3.02.010 requires the Mayor, with the advice and consent of the Council, to appoint five members to the Planning Commission (“Commission”), plus two alternate members; and

WHEREAS, a current alternate member of the Commission is no longer able to serve on the Commission, and a replacement member has been identified.

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

Section I: Peter Ginsberg is hereby removed as an alternate member of the Commission.

Section II: Brad Airmet is hereby appointed as a new alternate member of the Commission.

Section III: Effective Date. This resolution shall be effective immediately.

PASSED AND APPROVED by the Hideout Council, of Utah, this 8th day of May in the year 2025.

HIDEOUT

Chris Baier, Mayor Pro Tempore

ATTEST:

Alicia Fairbourne, Hideout Recorder

File Attachments for Item:

7. Discussion and possible approval of Ordinance 2025-O-XX amending Hideout Code regulating installation and clearance of fire hydrants

TOWN OF HIDEOUT

ORDINANCE #2025 – O – XX

AN ORDINANCE AMENDING HIDEOUT CODE REGULATING INSTALLATION AND CLEARANCE OF FIRE HYDRANTS

WHEREAS, the Hideout Council (“Council”) previously enacted ordinances regulating installation and clearance for fire hydrants; and

WHEREAS, Hideout desires to clarify installation requirements for fire hydrants and clarify the required clearance around fire hydrants at all times.

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

SECTION I: The following sections are amended as indicated below:

7.18.140 FIRE HYDRANTS TO BE UNCOVERED

~~It shall be the duty of every property owner to mark, uncover, and remove accumulated snow and windrows of snow from, over, and around fire hydrants located at the perimeter of the owner’s property. The hydrants shall be uncovered for a distance of not less than three feet (3’) on all sides so the hydrants are accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts.~~

8.09.110 FIRE HYDRANTS TO BE UNCOVERED

It shall be the duty of every property owner (~~including~~ and homeowners’ associations if they're responsible for(~~where snow removal is responsibility of the homeowners association~~) to mark, uncover, and remove accumulated snow and windrows of snow from, over, and around fire hydrants located on or at the perimeter of the property. The hydrants shall be uncovered for a distance of not less than three feet (3') on all sides so the hydrant is~~hydrants are~~ accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts, and also within seventy-two (72) hours after the end of ~~the~~ storm. Other than requirements related to snow outlined above, hydrants shall be free of materials or debris at all times so that there is no less than 36 inches in diameter of clear area around the hydrant at all times.

10.08.26 UTILITY DISTRIBUTION SYSTEMS AND CONNECTIONS

A. All utilities, public or privately owned, shall be installed underground wherever underground location does not violate safety standards of the particular utility and where such underground location does not impose any significant potential additional maintenance burden on the Town of Hideout personnel.

- B. Utilities include, but are not limited to, electricity, natural gas, telephone service, high speed internet service, video, water service, sewer service, storm drains, etc.
- C. For utilities and utility sleeves within the proposed road surface improvements; installation shall be completed prior to road surfacing. For utilities outside of proposed road surface improvements; placement of curb and gutter prior to the installation of some utilities may be required to serve as a physical reference but in no case shall placement of sidewalk be initiated prior to the completion of all utilities.
- D. It shall be the Developer's responsibility to coordinate the installation schedule(s) with all utility companies. The standards and specifications for the installation of these utilities shall conform to all rules and regulations adopted by the respective companies and the Town.
- E. Underground service connections for water and sewer shall be installed to the road Property line of each platted lot at the expense of the Applicant, as shall casings or conduits for all other underground utilities as determined by the Town Engineer.
- F. All public utilities shall be constructed within the ten (10) foot public utility Easements. Multiple use on given Easements is required whenever possible. The final recorded plat shall note all Easements.
- G. Water:
1. As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed the following improvements:
 - a. A water main in front of each parcel in size, location and with appropriate valves as outlined in this Title.
 - b. Fire hydrants at intervals of not greater than 500 feet with each parcel not more than 250 feet from the nearest hydrant. In the event it is necessary to extend a water main so that the same fronts each parcel or to access fire hydrants within 250 feet of each parcel, then the cost of the water mains and hydrants shall be borne by the Owner who effectuates the Subdivision of his/her property.
 - b.c. All hydrants shall be plumb, be set to the finished grade with the lowest outlet of the hydrant not less than 18 inches or more than 36 inches above the finished grade and have no less than 36 inches in diameter of clear area around the hydrant at all times.
 2. Conveyance.
 - a. As a condition of Subdivision recordation under this Chapter, the Applicant shall convey to the Town of Hideout water rights that entitle the Owner to an annual quantity and rate of flow which is sufficient in amount to meet the water use requirements of the occupants of the Subdivision.
 - b. The volume of water required shall be calculated from the latest JSSD water use study.
- H. Sewer: As a condition for single home or Subdivision approval, the builder or Applicant shall install or cause to be installed a sewer main in front of each parcel in size, location and with

appropriate manholes, as outlined in this Title.

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

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

TOWN OF HIDEOUT

Ralph Severini, Mayor

ATTEST:

Alicia Fairbourne, Hideout Recorder

File Attachments for Item:

8. Consideration of adopting Resolution 2025-R-XX authorizing Mayor Ralph Severini access to the Town's Public Treasurer's Investment Fund (PTIF) account

UTAH STATE TREASURER
 UTAH PUBLIC TREASURERS' INVESTMENT FUND
 New Account Application and Change Form

Item # 8.

DATE _____

ACTION:

<input type="checkbox"/> Create New PTIF Account (Sec. A,C,D,E,F)	<input type="checkbox"/> Add/Delete Bank Account (Sec. A,B,E,F)	<input type="checkbox"/> Opt In Paper Statements (Sec. A,B,F)
<input type="checkbox"/> Change Address (Sec. A,B,D,F)	<input type="checkbox"/> Change Authorized Individuals (Sec. A,B,C,F)	

A. Entity Name/Account Title _____

B. PTIF Account Number(s) _____

C. Individuals Authorized to Make Deposits/Withdrawals:

	<u>NAME</u>	<u>TITLE</u>	<u>PHONE</u>	<u>E-MAIL</u>	<u>INTERNET ACCESS</u>
1.	_____	_____	_____	_____	<input type="checkbox"/>
2.	_____	_____	_____	_____	<input type="checkbox"/>
3.	_____	_____	_____	_____	<input type="checkbox"/>
4.	_____	_____	_____	_____	<input type="checkbox"/>

D. Mailing Address:

Attn: _____

E. Bank (Depository) Information:

New/Additional Bank - (Include deposit slip with submission)

Delete Bank

a. Name of Bank _____

Name of Bank _____

b. Account Number _____

Account Number _____

Checking Savings Other _____

F. Authorization: In accordance with applicable statutes and procedures established by the Utah State Treasurer, we the undersigned hereby authorize the Utah State Treasurer to make the above changes and/or initiate wire and/or automated clearing house (ACH) credit entries and/or debit entries to our bank indicated above. The depository named above is authorized to credit and/or debit the same to such account. This authorization is to remain in full force and effect until the Utah State Treasurer has received written notification from us of its termination.

Signed _____
 (Date)

Signed _____
 (Date)

Name _____

Name _____

Title _____

Title _____

TWO SIGNATURES REQUIRED

Please scan and return this completed form to ptifadmin@utah.gov or fax to 801-538-1465