

# STATE OF UTAH



OFFICE OF THE LIEUTENANT GOVERNOR  
CERTIFICATE OF ANNEXATION

I, SPENCER J. COX, LIEUTENANT GOVERNOR OF THE STATE OF UTAH, HEREBY CERTIFY THAT there has been filed in my office a notice of annexation from TOWN OF HIDEOUT, dated October 16<sup>th</sup>, 2020, complying with Section 10-2-418, Utah Code Annotated, 1953, as amended.

NOW, THEREFORE, notice is hereby given to all whom it may concern that the attached is a true and correct copy of the notice of annexation, referred to above, on file with the Office of the Lieutenant Governor pertaining to TOWN OF HIDEOUT, for property located in Summit County, State of Utah.



IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed the Great Seal of the State of Utah this 28<sup>th</sup> day of October, 2020 at Salt Lake City, Utah.

SPENCER J. COX  
Lieutenant Governor

Certificate #2020123

**ENTRY NO. 01146207**

11/02/2020 12:31:38 PM B: 2613 P: 1588

Certificate PAGE 1/17

RHONDA FRANCIS, SUMMIT COUNTY RECORDER

FEE 40.00 BY TOWN OF HIDEOUT



**NOTICE OF AN IMPENDING BOUNDARY ACTION**

To: Lieutenant Governor  
State of Utah

Pursuant to Utah Code Ann. § 67-1a-6.5, the Town of Hideout hereby provides notice of an approved annexation of land in Wasatch and Summit counties Utah pursuant to Utah Code Ann. §10-2-418 (3). Included with this notice are the following:

- A certified Ordinance Annexing the Silver Meadows Annexation of Approximately 350 acres into the Town of Hideout Boundary and Amending the Official Zoning Map adopted October 16, 2020.
- Annexation Plat of Summit County Tax Parcels SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86, to be recorded with Summit County Recorder.
- Annexation Plat of Summit County Tax Parcels SS-125, SS-125-C, PP-28-1, PP-28-2, & SS-86, to be recorded with Wasatch County Recorder.

The Town of Hideout hereby certifies that the above-described ordinance has been duly adopted and that all of the requirements for the annexation of the area depicted in the above-described annexation plats have been met and comply with Utah law.

ATTEST:

TOWN OF HIDEOUT, a political subdivision of the State of Utah

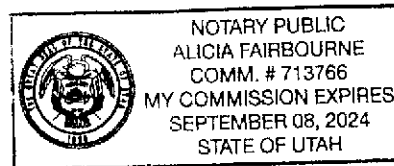
By: Alicia Fairbourne  
Town Recorder, Town of Hideout

By: Phil J. Rubin  
Its: Mayor

STATE OF UTAH )  
: SS  
COUNTY OF Wasatch )

The foregoing notice was acknowledged before me this 10<sup>th</sup> day of October, 2020 by Phil J. Rubin, Mayor, of the Town of Hideout, a political subdivision of the State of Utah, on behalf of said entity.

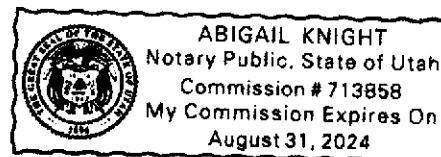
Alicia Fairbourne  
NOTARY PUBLIC



STATE OF UTAH )  
: SS  
COUNTY OF SALT LAKE )

The foregoing notice was acknowledged before me this 16<sup>th</sup> day of October, 2020 by Alicia Fairbourne Town Recorder of the Town of Hideout, a political subdivision of the State of Utah, on behalf of said entity.

Abigail Knight  
NOTARY PUBLIC



A parcel of land lying and situate in portions of Section 6 and Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and portions of Sections 1 and 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit and Wasatch Counties, Utah. Basis of bearing for subject parcel being South 89°04'43" West 2640.86 feet measured, between the 1 1/2" brass cap monument marking the Northeast Corner of said Section 7 and the BLM Aluminum Cap stamped "1994" marking the North Quarter Corner of Section 7. Subject Parcel being more particularly described as follows:

Commencing at the Northeast Corner of Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, thence South 89°04'43" West 1067.55 feet; Thence South 00°55'17" East 538.88 feet to a point on the extant Northerly Boundary of the Town of Hideout and the True Point of Beginning; Thence South 67°40'02" West 288.78 feet coincident with said Town Annexation line; Thence the following fifteen (15) courses coincident with the southwesterly right of way line of SR-248, 1) Northwesternly 285.10 feet along the arc of a 3709.27 foot radius curve to the left (center bears South 53°03'23" West) through a central angle of 04°24'14"; 2) North 65°52'29" West 259.50 feet; 3) North 48°59'43" West 698.19 feet; 4) North 56°09'40" West 749.30 feet; 5) North 45°29'05" West 190.09 feet; 6) North 34°47'12" West 145.12 feet; 7) North 44°47'17" West 540.36 feet; 8) North 36°16'14" West 487.17 feet; 9) North 24°47'53" West 969.15 feet; 10) North 30°33'16" West 389.10 feet to a point on a curve; 11) Northwesternly 226.08 feet along the arc of a 622.96 foot radius curve to the left (center bears South 44°59'44" West) through a central angle of 20°47'35"; 12) North 23°55'11" East 25.13 feet; 13) North 30°08'20" West 147.37 feet; 14) Northwesternly 137.82 feet along the arc of a 360.24 foot radius curve to the left (center bears South 48°13'34" West) through a central angle of 21°55'12"; 15) North 42°48'55" West 74.41 feet; Thence departing said right of way then running the following four (4) courses coincident with the south right of way of Jordanelle Parkway 1) South 57°02'40" West 110.64 feet to a point of curvature; 2) Southerly 212.69 feet along the arc of a 434.00 foot radius curve to the left (center bears South 32°57'20" East) through a central angle of 28°04'44"; 3) South 34°17'15" West 37.11 feet; 4) Southerly 298.39 feet along the arc of a 439.00 foot radius curve to the left (center bears South 65°51'46" East) through a central angle of 38°56'37"; Thence departing said right of way South 76°18'12" West 128.03 feet to a point of curvature; Thence the following three (3) courses coincident with the southerly right of way line of Richardson Flat Road 1) Southerly 262.52 feet along the arc of a 265.00 foot radius curve to the left (center bears South 13°41'47" East) through a central angle of 56°45'38" to a point of tangency; 2) South 19°32'35" West 467.14 feet to a point of curvature; 3) Southerly 233.40 feet along the arc of a 500.00 foot radius curve to the right (center bears North 70°27'25" West) through a central angle of 26°44'45" to a point on the Wasatch - Summit County line; Thence running the following ten (10) courses coincident with said county line 1) South 29°14'14" East 308.34 feet; 2) South 24°40'20" East 1194.44 feet; 3) South 30°35'32" East 938.20 feet; 4) South 21°45'29" East 903.31 feet; 5) South 64°43'01" West 250.61 feet; 6) South 40°29'06" West 1093.28 feet; 7) South 30°28'33" West 600.43 feet; 8) South 76°40'10" West 493.72 feet; 9) South 81°36'20" West 1174.51 feet; 10) South 69°18'20" West 32.48 feet; Thence departing said county line North 01°10'33" West 203.05 feet coincident with the east line of Summit County Tax Parcel PP-28, (Jordanelle Parkridge, LLC) to a point on the south line of the Northeast Quarter of Section 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian; Thence North 89°14'18" West 836.51 feet coincident with said quarter section line to the Center Quarter Corner thereof; Thence North 01°32'13" West 2671.79 feet coincident with the south line of the Northeast Quarter of Section 12 to the North Quarter Corner thereof; Thence North 00°46'27" East 2402.11 feet coincident with the south line of the Southeast Quarter of Section 1, Township 2 South, Range 4 East, Salt Lake Base and Meridian to a point on the south right of way line of Richardson Flat Road; Thence coincident with said south right of way line the following two (2) courses, 1) North 79°45'59" East 538.73 feet; 2) Easterly 337.07 feet along the arc of a 523.70 foot radius curve to the right (center bears South 10°14'01" East) through a central angle of 36°52'39"; Thence departing said right of way North 00°00'57" East 215.87 feet to a point on the north line of the Southeast Quarter of said Section 1; Thence South 89°47'09" East 1219.03 feet to the Summit-Wasatch County line; Thence the following two

(2) courses coincident with said county line, 1) South 07°47'44" East 450.86 feet; 2) South 29°14'14" East 344.75 feet to a point on the north right of way line of Richardson Flat Road; Thence along the north right of way line of said Richardson Flat Road the following three (3) courses 1) Northeasterly 197.10 feet along the arc of a 450.00 foot radius curve to the left (center bears North 45°21'39" West) through a central angle of 25°05'46" to a point of tangency; 2) North 19°32'35" East 467.14 feet to a point of curvature; 3) Easterly 312.06 feet along the arc of a 315.00 foot radius curve to the right (center bears South 70°27'25" East) through a central angle of 56°45'38" to a point of tangency; Thence North 76°18'12" East 57.63 feet along the north right of way line of said Richardson Flat Road and the prolongation thereof; Thence the following three (3) courses coincident with the northerly right of way line of Jordanelle Parkway, 1) Northeasterly 295.88 feet along the arc of a 511.00 foot radius curve to the right (center bears North 80°57'41" East) through a central angle of 33°10'33" to a point of tangency; 2) North 19°57'49" East 43.55 feet to a point of curvature; 3) Northeasterly 252.88 feet along the arc of a 516.00 foot radius curve to the right (center bears South 61°02'05" East) through a central angle of 28°04'45" to a point of tangency; Thence continuing North 57°02'40" East 489.98 feet coincident with said northerly right of way line and the prolongation thereof to a point on the easterly right of way of SR-248; Thence the following nine (9) courses coincident with said right of way 1) South 40°54'27" East 501.46 feet to a point on the arc of an 11692.72 foot radius curve; 2) Easterly 876.51 feet along the arc of said 11692.72 foot radius curve to the right (center bears South 56°21'02" West) through a central angle of 04°17'42"; 3) South 29°24'29" East 736.57 feet; 4) South 45°01'54" East 545.96 feet; 5) South 49°49'59" East 514.43 feet; 6) South 35°50'56" East 510.25 feet; 7) South 56°09'39" East 270.75 feet to a point of curvature; 8) Easterly 768.25 feet along the arc of a 3989.72 foot radius curve to the right (center bears South 33°50'20" West) through a central angle of 11°01'58" to a point on the arc of a 3567.39 foot radius curve; 9) Easterly 643.88 feet along the arc of said 3567.39 foot radius curve to the right (center bears South 44°35'54" West) through a central angle of 10°20'29" to the point of beginning.

**LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING WASATCH COUNTY PARCELS - SUBDIVISIONS:**

Parks Edge Subdivision, The Retreat at Jordanelle Parcel D, Wasatch Springs Phase 2, Iroquois Phase 2 Amended, Iroquois Phase 3 Amended, Lots 2 through 6 and Parcel A of Iroquois Phase 4 Amended, Jovid Mark Subdivision and Deer Canyon Preserve.

**TOWN OF HIDEOUT, UTAH**

Ordinance No. 2020-10

**AN ORDINANCE ANNEXING THE SILVER MEADOWS ANNEXATION OF APPROXIMATELY 350 ACRES INTO THE TOWN OF HIDEOUT BOUNDARY AND AMENDING THE OFFICIAL ZONING MAP**

WHEREAS, the Town of Hideout on September 10, 2020, adopted a resolution of intent to annex land;

WHEREAS, the land is approximately 350 acres located in the Richardson Flats area of Summit County and is described in Exhibit A ("Annexation Area") attached hereto;

WHEREAS, the Annexation Area is within the Town of Hideout Annexation Declaration Area;

WHEREAS, the Annexation Area is within Summit County and such cross-county annexation is authorized by Utah Code 10-2-418;

WHEREAS, the property owner of the annexation area consented to this annexation;

WHEREAS, letters of notice were sent to "affected entities" as required by Utah Code 10-2-418;

WHEREAS, the Planning Commission held public meetings regarding the annexation, zoning associated with the annexation and the terms of an Annexation and Master Development Agreement on September 17, 2020, October 1, 2020 and October 5, 2020,

WHEREAS, on October 5, 2020, the Planning Commission forwarded a recommendation to the Town Council regarding the annexation, zoning and the Annexation and Master Development Agreement,

WHEREAS, on October 6, 2020, October 13, 2020 and October 14, 2020, the Town Council held public meetings regarding the annexation, zoning and the Annexation and Master Development Agreement finds good cause for amending Title

WHEREAS, on October 12, 2020, after proper notice, a public hearing was held on the annexation which was within not less than 30 days from the date of the Resolution of Intent to Annex;



WHEREAS, a Master Development Agreement between the Town and the Owners and Master Developer setting forth terms and conditions regarding the Annexation is herein included as "Exhibit B".

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

**Section 1 – Recitals Incorporated.** The foregoing recitals are hereby incorporated into this Ordinance as findings of fact.

**Section 2 – Annexation Approval.** The Annexation Area is hereby annexed into the Town of Hideout, Utah according to the Annexation Plat executed in substantially the same form as is attached hereto as Exhibit A.

**Section 3 – Annexation and Master Development Agreement (AMDA).** Town Council hereby authorizes the Mayor to execute the AMDA in substantially same form as attached hereto as Exhibit B

**Section 4 – Compliance with State Law, General Plan and Annexation Policy Plan.** This annexation meets the standards for the annexation in the Town Code, as set forth in Utah Code Title 10, Chapter 2, and the Town of Hideout General Plan and the Annexation Policy Plan. The zoning designation are existing zones within the Town Code.

**Section 5 – Official Town of Hideout Zoning Map Amendment.** The official Town of Hideout Zoning Map is hereby amended to include the Annexation Area as shown in Exhibit C.

**Section 6 – Effective Date.** This Ordinance shall take effect immediately upon passage. The annexation and recordation of the Annexation Plan and the AMDA shall be done in compliance with annexation filing requirements pursuant to Utah Code.

PASSED AND ADOPTED this 16th Day of October, 2020.

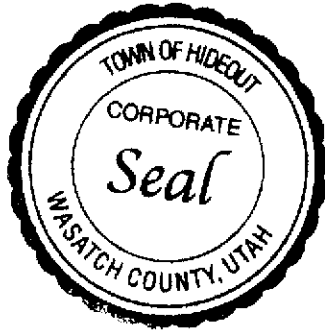


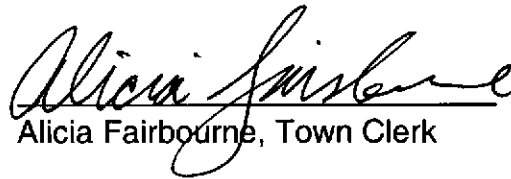
TOWN OF HIDEOUT

  
\_\_\_\_\_

Philip Rubin, Mayor 10/16/2020

Attest:



  
Alicia Fairbourne, Town Clerk

**EXHIBIT A**  
**(Annexation Area)**











**EXHIBIT B**

**(Annexation and Master Development Agreement)**

**EXHIBIT C**  
**(Official Zoning Map)**

**EXHIBIT D  
TO THE AMDA**

**SILVER MEADOWS  
ZONING PLAN**

OCTOBER 2020



- VILLAGE PARK
- SINGLE FAMILY COTTAGE LOTS
- ALLEY LOADED TWINHOMES
- SINGLE FAMILY LOTS
- HIKING AND BIKE TRAILS
- PHASE 1 HIKING AND BIKING TRAILS (IN RED)
- SINGLE FAMILY COTTAGE LOTS
- VILLAGE PARK

**DEVELOPMENT DATA**

PROJECT AREA	348 AC
SINGLE FAMILY LOTS	240 UNITS
SF COTTAGE LOTS	95 UNITS
TWINHOMES	40 UNITS
APARTMENTS	100 UNITS
TOWN CENTER CONDOMINIUMS	125 UNITS
RETAILCOMMERCIAL (NET)	95,000 SF
ASSISTED LIVING	72,800 SF
OPEN SPACE	+/- 206 AC

ASSISTED LIVING FACILITY

HIGHWAY 248



**NOTES:**  
 1. NEIGHBORHOOD MIXED USE (NNU) BUILDING HEIGHTS SHALL VARY WITH +/- 33% EACH OF 2, 3 AND 4 STORY BUILDING.  
 2. A MINIMUM OF 50% OF ALL REQUIRED RESIDENTIAL PARKING PROVIDED WITHIN THE TOWN CENTER SHALL BE PROVIDED IN STRUCTURED PARKING OR UNDER BUILDING.

A parcel of land lying and situate in portions of Section 6 and Section 7, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and portions of Sections 1 and 12, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit and Wasatch Counties, Utah. Basis of bearing for subject parcel being South 89°04'43" West 2640.86 feet measured, between the 1 1/2" brass cap monument marking the Northeast Corner of said Section 7 and the BLM Aluminum Cap stamped "1994" marking the North Quarter Corner of Section 7. Subject Parcel being more particularly described as follows:

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**LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE BOUNDS OF THE FOLLOWING WASATCH COUNTY PARCELS - SUBDIVISIONS:**

Parks Edge Subdivision, The Retreat at Jordanelle Parcel D, Wasatch Springs Phase 2, Iroquois Phase 2 Amended, Iroquois Phase 3 Amended, Lots 2 through 6 and Parcel A of Iroquois Phase 4 Amended, Jovid Mark Subdivision and Deer Canyon Preserve.