

VOTE BY MAIL

Ballots will be mailed to registered voters on June 1, 2021. To vote, simply complete the ballot, sign the affidavit on the envelope, affix a first-class postage stamp to the envelope, and drop the envelope in the mail. Ballots must be postmarked no later than June 21, 2021. Registered voters may also submit the ballot in-person at the Hideout Town Hall building during regular business hours (Monday - Thursday, 8:30 a.m. - 5:00 p.m.), or on Election Day, June 22 between 7:00 a.m. and 8:00 p.m.

Ballots postmarked after June 21 or dropped off after 8:00 p.m. on June 22 will not be counted.

REGISTER TO VOTE

Residents who are not registered to vote may register in one of the following ways:

1. Mail a registration form to the Wasatch County Clerk's Office
2. Register in person at the Wasatch County Clerk's Office, located at 25 N. Main St., Heber, UT
3. Register or update address online at www.vote.utah.gov. *Note: a current Utah Driver License is required to complete the registration or address change online.*

The deadline for registering to vote or updating an address is Friday, June 11, 2021.

For more information about voter registration, please visit: www.vote.utah.gov.



Town of Hideout
10860 N. Hideout Trail
Hideout, UT 84036
435-659-4739
www.hideoututah.gov

MAIL-IN BALLOTS MUST BE POSTMARKED BY MONDAY, JUNE 21, 2021

VOTER INFORMATION PAMPHLET

SPECIAL ELECTION
JUNE 22, 2021

OPEN FOR IMPORTANT
INFORMATION
REGARDING THE
PROPOSED

SILVER MEADOWS ANNEXATION

PROPOSITION #3



HIDEOUT
UTAH

TITLE AND BALLOT LANGUAGE

SILVER MEADOWS ANNEXATION

PROPOSITION #3

On October 16, 2020, the Town Council of Hideout passed Ordinance No. 2020-10 which annexed the Silver Meadows Annexation of approximately 350 Acres into the Town of Hideout Boundary and Amended the Official Zoning Map. This annexation will take effect only if approved by the voters.

Are you for or against the annexation taking effect?

For Against

ARGUMENTS FOR AND AGAINST THE ANNEXATION

The arguments for or against a ballot proposition are the opinions of the authors.

ARGUMENT FOR THE ANNEXATION:

The Silver Meadows Annexation is good for the Town of Hideout and its residents. It will enable Hideout to develop a new Town Center with local shopping and dining, a Community Center with public gathering spaces, and more public recreational opportunities including trails. More of your sales tax dollars can be spent locally.

Located in Summit County, the Silver Meadows Annexation is along a transportation corridor, where future connections to a regional transit network are planned. Housing in the annexation area will contain a mix of unit types, allowing more of our locals to be able to live near where they work and play. And, most critically, there is an 8-acre school site planned that could provide parents with options to enable their children to attend school much closer to home, and avoid the long bus rides to the Heber Valley.

Without this annexation, Hideout may never get another opportunity to expand because of its geographic location, as the Town is surrounded by Summit County and Jordanelle Reservoir. Please take this opportunity to make our great community even better, by voting YES to the Silver Meadows Annexation.

Submitted by Council Member Chris Baier

ARGUMENT AGAINST THE ANNEXATION:

The process of annexing a meaningful portion of Richardson Flat began in June 2020 as a result of the passage of Utah S.B. 5004. This law allowed for annexation by a town of adjacent property located across county lines. Thus, Hideout (located in Wasatch County) thought itself within its rights to annex property owned by a developer in another county (Summit).

The state legislature almost immediately rescinded the law allowing for cross-county annexation in direct response to Hideout's attempted annexation. It is obvious that the legislature never intended to permit Hideout to annex this property and once they discovered what the Town was trying to do, they immediately repealed the measure. Summit County opposes the annexation, Park City opposes the annexation, Wasatch County opposes the annexation, the HOAs of Parks Edge, the Retreat at Jordanelle and Deer Mountain (among others) oppose the annexation. The town's water supplier JSSD has also expressed opposition to the annexation. In short, every political and property owner entity with any interest in this issue is opposed to this annexation.

The area surrounding the Jordanelle Reservoir will certainly be faced with many thousands of new single and multi-family houses over the coming years. Hideout and the other impacted communities need to design and execute on the infrastructure required to accommodate this influx

of new residents. We should be doing this with our neighbors in a collaborative, regional fashion not in direct conflict with them. It is urged that the Town's voters reject this annexation effort and instead direct our political representatives to work together to effectively plan, on a regional basis, for this looming planning, transportation and property development crisis.

*Submitted by Kurt Shadle, Hideout Town Resident and referendum sponsor
11095 N. Lariat Ct., Hideout, UT 84036*

REBUTTAL FOR THE ANNEXATION:

As granted by the State of Utah through an act of the state legislature, Hideout had the right to annex the approximately 350-acre area of Richardson Flat known as Silver Meadows. Hideout officials have exercised this right for the benefit of our town and our residents. Now it is up to the voters of Hideout to uphold.

Opponents of the Silver Meadows Annexation have never disputed the value Hideout would gain through the development of its new Town Center there. Nor have they argued against Hideout's imperative to broaden its long-term and sustainable revenues while providing enhanced public services, increased variety of housing options, and more recreational opportunities for our rapidly growing community.

Rather, the opposition is trying to deny Hideout's right to self-determination as a municipality to control its finances, property, and future economic development.

By upholding the Silver Meadows annexation, Hideout will have land use authority over a small portion of Richardson Flat in Summit County. Through this annexation, Hideout stands to gain a great deal economically, while representing a larger and more strategic portion of the Jordanelle, across county lines, enabling the municipality work alongside Summit County, Park City, and Wasatch County on regional planning solutions. Without this clout, regional planning will almost certainly continue as it is today, where Hideout and our isolated area of Wasatch County are excluded.

Submitted by Council Member Chris Baier