

Minutes
Town of Hideout
Town Council Public Hearing Special Meeting
January 27, 2022

The Town Council of Hideout, Wasatch County, Utah met in a Special Meeting and Public Hearing on January 27, 2022 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

Public Hearing

I. Call to Order

1. January 8, 2022 No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:00 p.m. and explained there was no anchor site due to the ongoing COVID-19 pandemic.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Carol Haselton (*joined at 6:04 p.m.*)
Council Member Sheri Jacobs
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
Town Planner Thomas Eddington
Director of Engineering and Public Works Timm Dixon
Town Clerk Alicia Fairbourne

Others Present: Chris Ensign, Carol Tomas and others who may have logged in using a partial name or using only a phone number.

III. Agenda Items

1. Review and possibly approve the final plat for the KLAIM Phase 3 subdivision

Town Planner Thomas Eddington reviewed his report regarding the KLAIM development. He noted the final plat approval for all four or five phases of the subdivision was approved in December 2017. The project was delayed due to negotiations with the Utah Department of Transportation (UDOT) regarding the right-of-way issues on SR-248. The Developer requested an extension for plat recordation and was approved through Planning Commission on November 19, 2020, however, the request was not brought forth to Council. Mr. Eddington further explained the final site plan was approved in 2017 but no final plats were provided for recordation at that time.

Mr. Eddington reviewed the details regarding the overall development, which included:

- 88 attached units
- 58.95 acres with 42.73 acres preserved as open space/untouched land

Mr. Eddington reviewed the details regarding Phase 3 of the development, which included:

- 14 lots which would extend the completed Phase 1 buildings to the south, following the same design as the buildings in Phase 1
- 12 lots which would extend the completed Phase 1 buildings to the north

Mr. Eddington noted the Developer agreed to meet the provisions of the Hideout Town Code which was updated in November 2020, including 11.07.101 Zoning: Mountain (M), 10.08.06.C General Standards-Monotony Clause and 10.08.08 Design Standards. The Developer also agreed to meet the engineering Code sections, including 10.08.14 Roads and Road Requirements, 10.08.020 Drainage and Storm Water Facilities, and 10.08.34 Public Space Requirements.

The trail system was reviewed. Mr. Eddington noted the details would be finalized with the Town's Parks, Open Space, and Trails (POST) Committee in subsequent phases. The Developer agreed all trails were to be open to the public and this note would be included on all plats for the development.

The excavated soil dumping site north of the development was discussed and Hideout Municipal Code 11.02.14 Construction Mitigation Plan was reviewed. Mr. Eddington noted the Developer was required to provide details related to the final scale, including size and dimensions, proposed vegetation, et cetera to the Staff in regard to the mitigation of the excess dirt on the site. The Developer would also be required to submit a Stormwater Pollution Prevention Plan (SWPPP) to the Town Engineer and Town Planner for review and approval. Developer Chris Ensign presented a maintenance plan showing the soil repository site and explained the details and timeline of the plan. Discussion continued. Mr. Ensign ensured Council he would continue to maintain the repository site, which included hydroseeding the soil in the Spring. Mr. Ensign and Mr. Eddington agreed to discuss planting native plants to make the repository site appear more natural to the existing landscape.

Council Member Severini inquired if a plan was in place to ensure the site was maintained after all buildings were complete. Mr. Ensign stated warranty periods were in place for at least three (3) to five (5) years after the last building was complete. Solstice Development would also have an ownership of homes in the subdivision.

Director of Engineering and Public Works Timm Dixon inquired if there was documentation stating the homeowner would be restricted from building on the soil repository, to which there was none. Mayor Rubin and Town Attorney Polly McLean agreed a deed restriction should be recorded on the property stating no building atop the soil repository would be permitted. Mr. Ensign agreed to discuss the recordation of the deed restriction with the existing homeowner.

Council Member Severini inquired of Hideout Municipal Code 11.07.101 Zoning: Mountain (M) and asked why there was a side yard setback deviation for this subdivision. Mr. Eddington explained it was part of the Master Development Agreement (MDA) which included a Planned Performance Development Overlay which altered the setbacks and density.

Council Member Baier inquired when the completion of the amenities could be expected. Mr. Eddington stated the POST Committee would discuss the timing and report back to Council. Mr. Ensign presented and discussed the trail system and noted there would be construction vehicles on the roadways until the Phases of the subdivision were complete, which would pose a safety risk to trail users. Ms. McLean reiterated all trails would be made open to the public, which would be noted on the plat prior to recordation.

Council Member Severini mentioned the Town was expected to pass a Dark Skies Ordinance and asked if the lighting was in compliance. Mr. Ensign stated all the lights in the subdivision were down-lit, which would meet the Dark Sky Ordinance criteria. Mr. Eddington noted the Resolution would be modified to add the dark sky compliance regulations, as well as the future Hideout Dark Skies Ordinance regulations as a condition of approval.

Ms. McLean noted Jordanelle Special Service District (JSSD) would be required to sign the plat. Discussion ensued regarding the conditions of approval; however, no other conditions were determined to be needed.

There being no further comments or questions from Council, Mayor Rubin opened the floor to public comment at 6:56 p.m. There were no comments from the public. Mayor Rubin closed public comment at 6:57 p.m. and asked for a motion.

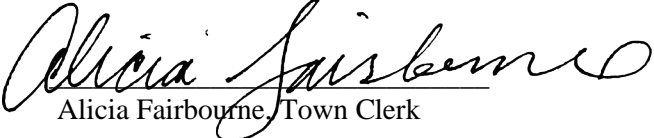
Motion: Council Member Haselton moved to adopt Resolution 2022-O-01 approving the final plat for the KLAIM Phase 3 subdivision incorporating the changes as discussed. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs and Council Member Severini. Absent: Council Member Nadelberg. None opposed. Motion carried.

IV. Meeting Adjournment

There being no further business, Mayor Rubin closed the meeting at 6:59 p.m.

(Clerk's note: The meeting adjourned with no motion made.)




Alicia Fairbourne, Town Clerk