

Minutes
Town of Hideout
Public Information Presentation
June 08, 2021

The Town Council of Hideout, Wasatch County, Utah met for a Public Information Presentation on June 08, 2021 at 6:00 p.m. All presenters and Council met electronically via Zoom meeting and viewers were invited to watch via YouTube Live Stream due to the ongoing COVID-19 pandemic.

Public Information Presentation

I. Call to Order

Mayor Rubin called the meeting to order at 6:02 p.m.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Bob Nadelberg (joined at 6:08 p.m.)
Council Member Ralph Severini

Staff Present: Town Attorney Polly McLean
Town Clerk Alicia Fairbourne

Others Present: Rob Parker (EPA Project Manager), Ryan Kloberdanz (EPA Community Involvement Coordinator), Doug Bacon (UDEQ State Project Manager), Dave Allison (UDEQ Community Involvement Coordinator), Chris Bender (Fehr & Peers), Kate Werrett (Lewis & Young), Laura Lewis (Lewis & Young), Brian Smith (Geosyntec), Brent Robinson (Geosyntec), Brian and Rachel Cooper

III. Public Information Presentation of the Silver Meadows Annexation

Chris Bender from Fehr & Peers presented the findings of the traffic study which was conducted on three existing intersections of SR-248:

- Richardson Flat Road and SR-248
- Richardson Flat Road and Jordanelle Parkway
- SR-248 and Browns Canyon Road

Traffic signals were to be installed in the near future at Richardson Flat Road and SR-248 as well as SR-248 and Browns Canyon Road. The findings of the traffic study showed with the increased traffic of the proposed development of Silver Meadows and the addition of the

traffic signals, those intersections would operate at an acceptable level assuming the ingress and egress roads were Richardson Flat Road/Jordanelle Parkway and SR-248/Browns Canyon Road. A twenty (20)-year projection was discussed, both with and without the development, with findings showing an acceptable level of operation at all the intersections. He further explained the details and results of the study, both with and without the Silver Meadows development.

Kate Werrett and Laura Lewis from Lewis & Young presented an Economic Impact Analysis and Sales Analysis of the proposed annexation and discussed, which included an annexation summary, revenue and expense assumptions, cost/benefit analysis, proposed infrastructure and amenities, and other taxing entities. She noted two categories were omitted from the review, which included self-funded categories and elements which could not be reasonably tied to population or other growth markers.

Ms. Werrett presented the annexation summary, with an estimated buildout assessed value set at \$511.4 Million between the varying residential, retail/commercial, and assisted living facilities. She further presented the revenue assumptions, noting the various numbers in property tax, sales tax, franchise tax, and Class C road revenues.

Ms. Werrett presented the expense assumptions, which included inflation at an annual expenditure inflation rate of two percent (2%), general government expenses, public safety and public work expenses, Class C road expenditures, and park and recreation expenditures. She presented a four (4)-year analysis of the net benefit if the annexation were to transpire, noting over a twenty (20)-year period the total revenue would be approximately \$2.8 Million cumulative net benefit.

A tax benefit analysis was presented, which included a cumulative property tax revenue for all taxing entities projected at \$107 Million over a twenty (20)-year period. Council Member Dwinell noted the study showed the benefits were for Wasatch County although the annexation area was located in Summit County, to which they would receive the tax benefit. Council Member Baier noted the Park City School District would be the beneficiary for the tax revenue instead of Wasatch County School District. Ms. Werrett stated she would provide an analysis for Summit County and Park City School District.

Brian Smith and Brent Robinson with Geosyntec Consultants presented the findings of the environmental baseline sampling study. Mr. Robinson took samplings from one hundred thirty-eight (138) acres of the area closest to the Richardson Flat Operable Units (OU) 1 mining tailings site in order to gather an assessment of the current conditions of the site which might lead to further investigation or if environmental controls were needed as part of potential future development. The primary constituents of concern were heavy metals, including arsenic, lead and zinc. He noted the Richardson Flat site was not located within the proposed annexation area.

Mr. Smith presented the scope of work completed which included fourteen (14) surface water samples, two (2) groundwater samples, and two (2) surface water samples. All samples were analyzed for heavy metals.

Results included:

- Surface soils – all results were below the relevant Environmental Protection Agency (EPA) residential soil screening levels, with the exception of arsenic. He noted arsenic concentrations were consistent with naturally occurring background levels and were not indicative of potential impacts and elevated levels of naturally occurring arsenic was common in Utah.
- Ground water – samples were collected from temporary borings on the downgradient portion of the site. All results were below relevant Utah Groundwater Quality Standards.
- Surface water – samples were collected from an ephemeral drainage located in the central portion of the property. The results were conservatively compared to Utah surface water quality standards for drinking water/human health. It was noted the surface water would not be used for drinking purposes within the site. The upstream sample showed no exceedances. The downstream sample showed slight exceedances for arsenic and antimony, which were likely related to naturally occurring background concentrations.

In conclusion, Mr. Smith stated there was no evidence of impact to the site from Richardson Flat, the identified metals concentrations appeared to be representative of background conditions, and the baseline assessment did not suggest further need for additional environmental investigation or controls for future development.

Council Member Baier inquired if contaminated soil could be carried and transported through wind. Mr. Smith replied part of the surface soil sampling would indicate if windblown transports had occurred. Relative to future transport, it was not expected to be a concern due to the completion of remediation and capping of the Richardson Flat site with clean fill material.

EPA Project Manager, Rob Parker, presented information on the remediation of the former mining tailings impoundment of the Richardson Flat OU1 site as well as other OU sites in the surrounding area. He described the actions taken when remediating the site and noted the EPA continued to evaluate the area. Discussion continued regarding the future of the site.

Mayor Rubin thanked all the speakers and consultants who presented during the meeting and the work involved conducting the studies for the presentation. He stated the reason for the studies and presentation was to provide constituents with information regarding the fiscal impact, safety, and future traffic should the annexation transpire. Part of the Annexation Master Development Agreement (AMDA) was to address these issues and provide the information to the public.

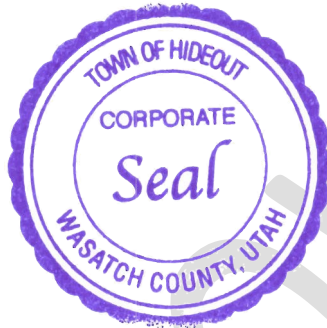
Mayor Rubin addressed various questions emailed by the public during the presentation which were not part of or addressed with the findings of the studies.

V. Meeting Adjournment

There being no further discussion items, Mayor Rubin asked for a motion to adjourn.

Motion: Council Member Haselton moved to adjourn the meeting. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed.

The meeting adjourned at 8:02 p.m.



Alicia Fairbourne
Alicia Fairbourne, Town Clerk

APPROVED