

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
January 13, 2022

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on January 13, 2022 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

1. January 8, 2022 No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:03 p.m. and reminded participants 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
Council Member Sheri Jacobs
Council Member Bob Nadelberg (*excused at 8:00 p.m.*)
Council Member Ralph Severini

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

Others Present: Troy Morgan, Eric Hales, Jason Provost, Kamel Green, Mark Garza, Nate Brockbank, and others who may have logged in using a partial name or using only a phone number.

III. Swearing in of Mayor and Council Members

Town Clerk Alicia Fairbourne read the Oath of Office to Philip Rubin and officiated him as Mayor of the Town of Hideout.

Ms. Fairbourne read the Oath of Office to Chris Baier, Carol Haselton, Bob Nadelberg, and Ralph Severini and officiated them as Council Members of the Town of Hideout.

Mayor Rubin moved the approval of meeting minutes to the end of the meeting.

Agenda Items

Discussion and possible adoption of an Ordinance which will adopt the 2016 Wildland/Urban Interface Code and its Appendix C

Town Attorney Polly McLean introduced Wasatch County Fire District Warden, Troy Morgan, and noted the 2006 version of the Wildland/Urban Interface Code (WUI) was the version adopted by the State of Utah.

Mr. Morgan noted his Deputy Chief, Eric Hales, and Assistant Deputy Chief, Jason Provost, were on the call. Mr. Morgan provided background information regarding the WUI, noting it assisted homeowners and the community protect against wildfires and aided the Fire District by safely allowing firefighters to access areas needed in the event of a fire. Mayor Rubin inquired if the Code was retroactive and noted a lot of structures in Hideout would not meet the WUI Code. He also stated some of the lots may not have the space between the building envelope and the lot line required. Mr. Morgan stated only building permits issued after date of adoption would be required to comply with the WUI Code.

Council Member Jacobs expressed concern of the Homeowners Association (HOA)'s design guidelines contradicting the WUI Code, to which Mr. Morgan replied the WUI Code was a State adopted Code, and therefore, it would trump the HOA's design guidelines.

Mr. Morgan discussed the specifics of the landscaping, noting the defensible space requirements stated within thirty (30) feet of a structure, all deadened vegetation would be required to be cleared and trees limbed up between four (4) and six (6) feet. The requirements stated there were to be no tree crowns or vegetation within ten (10) feet toward a structure. He mentioned other communities which had similar issues regarding the closeness of the buildings simply did not plant trees between the structures.

Discussion regarding the separation of structures commenced. Mr. Morgan suggested a separation of twenty (20) feet at minimum. Council Member Nadelberg inquired if the Council passed legislation to require a minimum of twenty (20) feet of space between structures, how it would impact the existing Master Development Agreement (MDA), and if homes which were already approved could be amended. Ms. McLean commented this was a health and safety issue, and those approvals could be addressed. She suggested changing the requirements of the type of building materials used to a more fire-resistant material, and/or requiring sprinklers between buildings. She noted the Appendix C worksheet took the building material and separation of structures into account.

Mayor Rubin suggested holding a public information meeting with the Fire District and sharing the information with the HOA Boards. Council Member Baier was in favor of adopting the WUI and Appendix C, however communication with the residents and HOA Boards should be made prior to passage. Mayor Rubin suggested holding the meeting prior to the February meeting in order to hold a vote in the February Regular Council meeting. Mayor Rubin noted the WUI Code would need to be provided to individuals who were building on land not associated with a particular development.

Surveying the Town for prevalent problems was discussed. It was determined Town Engineer Ryan Taylor, Director of Public Works and Engineering Timm Dixon, Mayor Rubin, and Mr. Morgan would perform an assessment of the Town's subdivisions using Appendix C.

Council Member Baier inquired how Section 602 Automatic Sprinkler Systems of the WUI Code would apply, noting the Town was required to repeal the requirement of sprinkler systems within homes. Mr. Morgan believed the legislature had removed that section and only required it of structures which exceeded a certain square footage. He stated he would have to confirm his statement with Fire Marshall Clint Neerings.

There being no further questions from Council, Mayor Rubin thanked the Fire District Staff for discussing the item and excused them from the meeting. Mayor Rubin then moved to the Public Hearing Item on the agenda.

IV. Public Hearing Item

1. Review and possible approval regarding an amendment to the Master Development Agreement for the Deer Springs Community

Ms. McLean explained the initial MDA approved for Deer Springs needed to be updated. A large part of the update was the phasing plan, which Mr. Taylor had subsequently reviewed and approved. There was an outstanding amount of five hundred forty thousand dollars (\$540,000) owed by the developer to the Town. The Planning Commission and developer agreed to a payment due date of February 15, 2022.

Council member Baier inquired if the Amendment specified the timing of the park and the payment due date. Ms. McLean stated the First Amendment noted the parks were to be completed prior to plat recordation of Phase 3. Developer Mark Garza stated he was comfortable with the agreement and payment date.

There were no further questions from Council. Mayor Rubin opened the floor for public comment at 7:09 p.m. There were no comments from the public, and therefore, Mayor Rubin closed public comment at 7:10 p.m.

Motion: Council Member Baier made a motion to authorize the Mayor to execute and implement the Second Amendment to the MDA for the Deer Springs Community. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Haselton, Jacobs, Nadelberg, and Severini. None opposed. Motion carried.

Mayor Rubin moved to agenda item #6 due to a guest presenter and time constraints.

Agenda Items:

Discussion and input to the Mayor regarding an Agreement with Poly Platform for an informational application for the Town of Hideout

Mayor Rubin provided information regarding an application presented to the Town for community engagement and explained the functions of the application.

Developer and CEO of the Poly Platform, Kamel Green, introduced himself and provided background of his experience with local government and education in Public Administration.

Mayor Rubin added the Poly Platform was not social media and would need a strong marketing push for residents to be aware of and feel comfortable in downloading the application.

Council Member Haselton stated she was impressed with the application, noting how useful it could be for notifications for the Town. Mr. Greene stated the Town would have complete autonomy regarding posting notifications and gave several examples of what could be posted to the application.

Council asked several questions to Mr. Green concerning customer service, information technology (IT) support, marketing, design, and data protection. Council Member Baier and Severini stated they would like to follow up with Mr. Greene to schedule a demo prior to approval. Council Member Jacobs liked the platform, stating it might be easier for residents to engage with the Town.

There being no further questions from Council, Mayor Rubin thanked Mr. Greene for his time and presentation of the application.

Mayor Rubin then moved to agenda item #4.

Adopt the Official Zoning Map by Ordinance

Mayor Rubin explained the Zoning Map which was presented and approved in a prior meeting needed to be adopted by Ordinance. The Zoning Map and Ordinance was presented.

Motion: Council Member Baier moved to approve Ordinance 2022-O-01, approving the adoption of the Official Zoning Map for the Town of Hideout. Council Member Haselton made the second. Voting Yea: Council Members Baier, Haselton, Jacobs, Nadelberg, and Severini. None opposed. Motion carried.

Mayor Rubin then moved to the Public Input portion of the agenda.

V. Public Input - Floor open for any attendee to speak on items not listed on the agenda

At 7:47 p.m., Mayor Rubin opened the floor for public input. There were no comments from the public. Mayor Rubin closed public input at 7:48 p.m. and moved to the regularly scheduled agenda items.

VI. Agenda Items

1. Discussion and possible adoption of an Ordinance which will adopt the 2016 Wildland/Urban Interface Code and its Appendix C

This item was discussed earlier in the meeting.

2. Discussion regarding noxious weed report process

Mayor Rubin explained during the October Council Meeting, the Town's noxious weed abatement program was discussed. He assigned Town Administrator Jan McCosh and Building Administrator Carol Kusterle to create a process for Council review in February. Reminders would be sent by March, 2022.

3. Re-appointment of Planning Commissioners whose terms expire January, 2022

Mayor Rubin asked for advice and consent of Council to reappoint Bruce Woelfle, Glynnis Tihansky and first alternate Rachel Cooper to Planning Commission for four-year terms. He noted the Planning Commission had a second alternate position open, to which town resident Jonathan Gunn had offered to serve.

All Council supported re-appointing the commissioners and appointing Jonathan Gunn as the second alternate. Their terms will expire in January 2026. The remaining Planning Commissioners' terms would expire in 2024 and would need to be re-appointed at that time.

4. Adopt the Official Zoning Map by Ordinance

This item was discussed earlier in the meeting.

5. Discussion regarding Council pay

Council Member Nadelberg was excused from the meeting at 8:00 p.m.

Mayor Rubin presented a spreadsheet of other municipalities' General Fund Budgets and the annual Council pay of each. He explained Ms. McCosh discovered data which identified Council pay as a General Fund, which was different from Enterprise Funds as presented in previous meetings. Council Member Severini stated the compensation per month as shown in the previous spreadsheet was approximately two percent (2%) of the budget for the municipality.

Mayor Rubin suggested presenting the Council pay spreadsheets to the Budget Committee and assess the budget with and without the increase in Council pay in order to calculate what the implications of an additional tax increment would be. Council Member Severini mentioned it would be a slight crossover between the Economic Development Committee and the Budget Committee. Council Member Baier stated a decision should be made prior to the truth in taxation deadline.

6. Discussion and input to the Mayor regarding an Agreement with Poly Platform for an informational application for the Town of Hideout

This item was discussed earlier in the meeting.

VII. Approval of Council Minutes

1. June 10, 2021 Town Council Meeting Minutes DRAFT

There was a correction on Pg. 6, line 12 to add Richardson Flat Rd on the intersection of SR-248.

2. June 24, 2021 Town Council Meeting Minutes DRAFT

John Leone was talking - pg. 9, line 35. Add the word "if".

3. July 8, 2021 Town Council Meeting Minutes DRAFT

There were no corrections.

4. August 12, 2021 Town Council Meeting Minutes DRAFT

There were no corrections.

5. September 9, 2021 Town Council Meeting Minutes DRAFT

There were no corrections.

6. October 14, 2021 Town Council Meeting Minutes DRAFT

There were no corrections.

Motion: Council Member Severini moved to approve the minutes of June 10, 2021, June 24, 2021, July 8, 2021, August 12, 2021, September 9, 2021, and October 14, 2021 with the corrections mentioned above. Council Member Haselton made the second. Voting Yea: Council Members Baier, Haselton, Severini. Voting Abstaining: Council Member Jacobs. Motion carried.

VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed

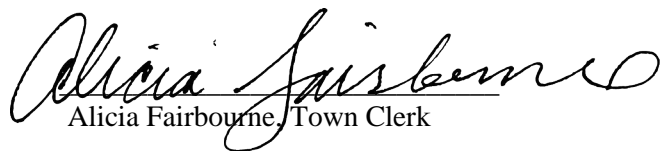
There were no updates for an Executive Session.

IX. Meeting Adjournment

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

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

The meeting adjourned at 8:44 p.m.


Alicia Fairbourne, Town Clerk

