

Town Council Meeting Minutes
February 19, 2019

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Phil Rubin called to order the meeting of the Town Council of the Town of Hideout at 6:00 p.m. on February 19, 2019 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. ROLL CALL

Mayor Rubin conducted a roll call. The following Council Members were present:

Mayor: Phil Rubin

Council: Chris Baier
Kurt Shadle
Hanz Johansson

Participating by telephone (for part of the meeting) –
Dean Heavrin
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Dan Dansie – Town Attorney, Jan McCosh – Town Administrator, BYU – Michael Clay, Dana Anderson, Aubrey Carlson, Jacob Curtis, Bryce Miller, Kendall Willardson, and Sarah Wright, Melyssa Davidson, Jerry Dwinell, David Erichsen – Erichsen Engineering, Kit Kosakowski, Mike Kosakowski, Jared Fields (Mustang Development), Rick Shapiro, Joel VandenAkker and Paul Ziegler

Mayor reported the meeting will be moving to ZOOM meeting the number will be published on the agenda.

Trying some transcribing services to take pressures off Clerk. Identify ourselves for the tape.

3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of January 10, 2019

Chris Baier line 37 page 5 they and were.

Council Member Kurt Shadle motioned to approve the minutes of the regular meeting of January 10, 2019. Council Member Chris Baier seconded the motion. The motion passed unanimously with affirmative votes from Councilors Wahl, Heavrin, Baier and Shadle.

4. PUBLIC HEARING – Review for possible approval the newly revised Hideout General Plan.

Michael Clay, BYU. Presentation will be presented basically as what has been presented before Bryce Miller, BYU, the public input summary, community goals and recommendation. Discussed the meetings which have been held. 120 survey input.

Mayor also published in the local paper and the Utah public Notice site to let know the plan was available for review.

Land Use – Goals, Housing-Goals, Economic Development – Goals, Transportation – Goals, Public Facilities, Environment – Goals, Annexation – Goals.

Mayor – comments. Overall happy. Mayor working with John Severini set up mapping for the Town. Mapping not caught up. Continue to extract from the County base map to draw in the map using today.

Michael most recent County data does not include some of those. Able to use legal description of some of those roads.

Mayor - annexation area. Reflecting the MIDA area who has what legal rights where. Council Member Kurt Shadle as a long-range plan; things can change.

Michael Clay commented Mountainland Association of Governments, MAG, will be working to get a ?? plan which will have to be more correct than this.

Mayor – pieces of land inside Hideout but not in County. In County but not in Hideout. Jerry Dwinell commented on meeting to take place. Mayor – Nate Brockbank. Council Member Shadle should be in there now.

Dan Dansie thinks Spratling has some outside the County line. Jerry Dwinell talked about yellow sliver shown on the annexation map.

Mayor third comment about RSPA 3.2.6. Have been challenged. It is being reviewed by the legal team. Pending review may have to change that.

Dan Dansie the way he reads the Code designations of assignments. Classifications within the RSPA zone. Jerry Dwinell updating to Code. Dan zoning classifications within the RSPA zone.

Council Member Chris Baier have to update 4.3.3 of general plan to make it consistent.

Mayor opened to Council. Councilor Chris Baier very impressive. Well done. Didn't get through the complete document. Incorporate current condition photos. Lot of references to Todd Hollow. Renamed to Deer Mountain Affordable Community. Historical information if from Wikipedia, check facts.

Table 1.2 how was information provided Aubrey Carlson BYU. Michael Clay calculations.

Council Member Baier 1.4.4 replace dreams with visions or aspirations.

Mayor need to decide if we can make changes instead of BYU. Wordsmithing we can do. Intent needs to go through the process again.

Councilor Chris Baier may want to suggest a suggested goal in environment. Councilor Baier gave some other possible goals.

Council Member Chris Baier definitions – impact fees lawful definition page 38. Michael Clay General Plan can be amended as much as needed. Councilor Baier transportation section page 68 second goal will be classified may be classified.

Mayor Rubin asked if the Council was willing to adopt, with changes. Council Member Chris Baier indicated she was supportive.

Michael Clay only substantive goals in the environment section. Michael Clay some instructive language. Mayor asked if the Planning Commission would be OK with such an action. Jerry Dwinell stated he couldn't speak for the rest of the Commission but for his part he was ok with going ahead.

Mayor summarized Council Member Baier's comments about goals etc. Council Member Jim Wahl said he had no objections.

Councilor Kurt Shadle - thank you to BYU and to the Planning Commission and residents responding to sessions. Implementing as much as possible over the next three years. Michael Clay enjoyed working with Hideout.

Mayor stated they would be unable to take a vote tonight because two councilors had dropped out.

The mayor opened the hearing for public comment.

Kit Kosakowski reported they live in annexation area. Asked about annexation map. The map was shown on the screen. Ms. Kosakowski support being part of Hideout. Left out of the County's planning in that area. Express support and would like to become part of Hideout. Kurt Shadle there are parts of this County that are not represented.

Jared Fields, Mustang Development, zoning designation. Master Development Agreement for Mustang. Chris Baier have looked at document. Map in black and white – correct map. Jared Fields can try to find it. Mr. Fields agreed with a great deal in the General Plan. Shots at Master Development Agreement; it is valid and enforceable. Mayor did a lot of work no finger pointing if there is let us know and we will clean it up. Jared Fields one sentence highlighted. Councilor Baier commented on her perspective of the sentence. Councilor Kurt Shadle commented on amenities.

Rick Shapiro document extraordinarily well done. Multitude of lawsuits by the master developer. Did Council step back and viability of the Town affected. Dissolution because of risk. How much of a risk do lawsuits represent.

Dan Dansie have been claims or potential claims presented to the Town. Discussed between master developer and Town. One lawsuit dismissed. Does not include claims working to a positive resolution. Mayor dissolution a long and difficult process. Love being here and trying to control and gaps in the interest of the Town. Council Member Kurt Shadle the only solution is by getting bigger instead of going backwards.

Councilor Chris Baier asked any sentiment for dissolution. Rick Shapiro no strong sentiment. Mr. Shapiro some issues won't go away. Not advocating dissolution.

Close public comment. Council Member Hanz Johansson joined the meeting by telephone during the previous part of the discussion.

Council Member Hanz Johansson felt it had been a very thorough process and much comment from community. Councilor Johansson likes the General Plan.

Kurt Shadle made the motion the General Plan be adopted with amendments discussed tonight including added goals in the environmental section, RSPA language, fix GPS road maps when ability presented, additional areas in annexation map. Council Members Chris Baier seconded. The motion passed with "aye" votes from Councilors Johansson, Baier and Shadle

5. DISCUSSION ITEM –MIDA Agreement next steps

Mayor portion of town in MIDA area. Opportunity for Town in revenue opportunities. MIDA would like to vote in their April meeting. In March's meeting will need to approve the agreement. MIDA will incorporate that into their bond. After meet the number involved in the bond, MIDA will provide to UTOPIA on behalf of the Town the amount needed if they will agree to become part of the agreement.

Dan Dansie described elements of the resolution.

Mayor revenue based on the buildout.

Kurt Shadle suggested working with a financial advisor. Mayor willing to do that if we can find someone willing and able to give input.

6. PRESENTATION – Sunrise Subdivision project – Developer wants to make the Council aware of their project and what they will bring to the Planning Commission

Council Member Kurt Shadle point of order. (details). Council Member Chris Baier agreed. Jared Field gave his view of this item. (details)

Dave Erichsen. Councilor Chris Baier asked if Mr. Erichsen was representing Mustang Development. Mr. Erichsen one of the main reasons they wanted to come and speak to the Council weren't quite sure what would get from Planning Commission. Commercial pretty risky endeavor to decide the timing. Ripe location for some commercial elements. Flatter than some of the other areas. Golden Eagle provides a good buffer. Signal lights Tuhaye a location for signals. This property being discussed tonight was recently acquired by Mustang Development. Discuss the project in Resort Village Medium Density not asking for time shares, hotels, etc. Would be open to suggestions. Zoning could be granted ant then program plan. Provide basically two areas - a residential component and a commercial component. High-end affordable home from 1100 to 2500 sq foot homes. Anticipating 5000 feet of trails. Single family and condominiums.

Council Member Kurt Shadle has footage changed. Dave to un-complicate things assign 78 ERUs to Single Family and 40 to Condominiums. Open space about 45%. Density low.

Council Member Chris Baier here because will need a zoning change. Dave agree. Jared Field open to comments. Council Member Hanz Johansson layout. Council Member Chris Baier we are striving to increase commercial space. Empty commercial space in Kimball Junction. Need to consider smart commercial. Would like to see details when it comes to Planning Commission.

Dave Erichsen challenge what is an anchor what could be the start a fueling station. Councilor Kurt Shadle what is your vision have you had any interest. Dave Erichsen not asking for preliminary or final – commercial element on the zoning change. Looking for a minimal step where they could take the next steps. The hope is more for a neighborhood commercial. Lends itself to start out with a parcel get it leased up and move to the next parcel, etc.

Council Member Kurt Shadle support a commercial element – underserved. Is there a chance commercial will not happen. Dave Erichsen a big chunk to leave behind for the developer. Hope the commercial will sell the homes. Provides an opportunity for downsizing or upwardly mobile.

Council Member Hanz Johansson commercial not seen from SR248. Dave Erichsen not all of it. Like the buffer because of the sound. Councilor Chris Baier the concept of a Town Center. Dave a fair amount of acreage.

Council Member Kurt Shadle can we go to a different style of house. Dave Erichsen Soaring Hawk a pretty wide style of homes. Councilor Shadle better but can get better.

Council Member Kurt Shadle how many square feet of commercial can be practically put here. Dave Erichsen seems like this could easily be 44,000 square feet. Acreage 11 acres.

Council Member Chris Baier asked what do you want from the Council. Mr. Erichsen comments, want people to understand it. The market seems to be pretty ?.

Councilor Chris Baier aware what the community wants because of the General Plan. What benefits the residents. When come back, bring back how it will benefit the community.

7 INFORMATION ITEM – Review of Financial Report for Quarter ending 12/31/18

Not presented because not ready.

Councilor Kurt Shadle asked when will start the budget. Mayor will be started at least by April; Jan McCosh is working on it. A budget committee will be organized.

8. CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Consideration and Possible Approval of Payment of January 2019 bills

Mayor discussed some of the larger payments. Ally payment for truck. Gary Crane mediator we pay half. Finally have identified a Public Works employee to relieve Kent Cuillard. Horrocks Engineering impact fees. Tech Logic – cameras and PCs . Legal fees half will be pass through expenses. Councilor Shadle enterprise fees. Mayor explanation.

Council Member Hanz Johansson made the motion to approve payment of the January 2019 bills. Council Member Chris Baier seconded the motion. The motion passed unanimously with affirmative votes from Councilors Shadle, Baier and Johansson.

8. PUBLIC INPUT – Floor Opened for Any Attendee to Speak

Paul Ziegler asked about MIDA and high-speed internet. Council Member Kurt Shadle dealing with UTOPIA and MIDA will guarantee most of the backstop costs the fiber project if we join the project. Hope to have it begin sometime in the summer. In addition, Allwest is trying to get a franchise agreement with the Town to pull fiber.

Councilor Chris Baier had a letter from Joanne Rupinkas about the public safety issue at the round-about. Mayor Rubin an issue of customers at the real estate office parking, and the trucks can't get around. Need directional signs and "no parking" signs. Have an officer who will begin to work in April and will surveil that situation and start ticketing. Council Member Baier reiterated parking is a significant problem. Mayor said Planning Commission working to better define road widths. Councilor Baier need snow storage. Mayor working on identifying a grant or low-interest loan to get additional equipment for snow removal etc. Mayor legally town has a right and obligation to clear roads even if it puts a pile in front of the driveways. Councilor Shadle asked developers be asked in construction meetings to have their subs, etc., drive responsibly and safely.

Councilor Chris Baier stated one of the things we don't have are guide markers. White tube with the red by HOA. Mark the edges of the road.

9. ADJOURNMENT OF PUBLIC MEETING TO EXECUTIVE SESSION

Council Member Hanz Johansson moved to adjourn the public portion of the meeting and move into executive session. Council Member Kurt Shadle seconded the motion. Councilors Shadle, Baier and Johansson voted in favor.

The meeting adjourned at 8:40 pm.

Lynette Hallam, Town Clerk

Approved: 3/14/19