

Minutes
Town of Hideout
Public Information Presentation
May 12, 2021

The Town Council of Hideout, Wasatch County, Utah met for a Public Information Presentation on May 12, 2021 at 6:30 pm. All presenters and Council met electronically via Zoom meeting and participants were invited to watch via YouTube Live Stream due to the ongoing COVID-19 pandemic.

Public Information Presentation

I. Call to Order

1. Mayor Rubin's No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:40 pm and reminded participants there was no anchor site due to the COVID-19 pandemic.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
Town Clerk Alicia Fairbourne

Others Present: Kurt Shadle (Referendum Sponsor)

III. Public Information Presentation of the Silver Meadows Annexation

Mayor Rubin welcomed the participants and introduced one of the sponsors of the referendum, formal Council Member and friend of Hideout, Kurt Shadle. Mayor Rubin reviewed the importance and reason for the referendum, which was to allow citizens to make their choice through a formal vote and electoral process. He provided an overview of election deadlines and procedures and encouraged eligible voters to vote in the election.

An overview of Hideout's annexation process was reviewed. It was noted the process was done legally prior to the law being repealed.

Mayor Rubin presented the environmental study, which suggested the soil and ground water were consistent with typical residential soil and water in the area. He noted one of the studies showed arsenic in the soil, but noted it was not unusual for higher levels of arsenic in all soil across the mountain west region.

A map of the annexation area was presented which showed specifics of where the soil was taken for testing. He reviewed the preliminary data from the studies and mentioned the final tests would be available in early June, in which another information presentation would be held. He presented the preliminary results from the surface and ground water studies, which were below or at the target range for safety standards.

The traffic study model was presented, which indicated the traffic increase from a new development was within reason once the three proposed traffic lights were installed on Richardson Flats Road. Mayor Rubin noted a fourth traffic light was being discussed which would be on a direct road off SR-248, which consultants agreed would reduce the traffic demand on the three other intersections.

Two firms were commissioned to conduct fiscal studies, both of which concluded the projected revenue was \$15 million over a 20-year period. The Town's projected net would be between \$3 and \$7 million. Mayor Rubin was working with the consultants to align the difference in the amounts. He noted the tax rate was consistent in both fiscal models, and revenue could be created without raising property tax due to the annexation.

The chair lift was mentioned, but there was no report for the study done at the time of the meeting. Questions raised for the study included:

- Was the chair lift for recreational or transportation purposes?
- What services would it bring?
- How would it connect to the community?
- Would it be cost-neutral or a profit?

Mayor Rubin stated he was working with the developer on the prioritization of the chair lift and if Council would make a recommendation to move forward with it.

Mayor Rubin addressed concerns raised by residents regarding a possible increase in property taxes. He assured residents the developer had gone on record stating taxes would not be driven up due to the annexation.

Next, development was addressed. He presented a map which he noted could be found in the environmental study and annexation documents. He spoke of the number of housing units planned around the Jordanelle area and Wasatch and Summit Counties, and stated the entities would need to work together to plan for the incoming residents and focus on a solution to mitigate the impact of the growth. He hoped adding a variety of different types of housing would permit lower price points, allowing workers to live closer to their place of employment. He also discussed a concept for a potential school, senior community center, and other retail shops.

Mayor Rubin turned the time over to Mr. Shadle, who thanked Mayor Rubin, Council, and town staff for their work on the annexation project. A presentation opposing the annexation was shown, noting the immediate repeal of the cross-county annexation bill by the legislature after it was passed. Mr. Shadle expressed his concern of the number of lawsuits filed against the town due to the annexation and thought those would be a distraction to the town's governance for the next several years. He stated the number of development and developer issues the town faced should be the primary focus. Due to the small number of staff, he shared his uncertainty the town's governance would be able to handle the demands of the annexation project from a planning/engineering/construction oversight standpoint, as well as a legal standpoint. He expressed

his concern of the environmental issues and where the water supply would come from for the residents of the Silver Meadows site.

Mr. Shadle turned his attention to the growth and development in the area and stated the surrounding entities should work together to form a regional plan to address traffic, sales taxes and making the area more livable. He presented several photo examples representing the lack of regional planning for traffic and infrastructure by Wasatch County, Summit County and Park City, noting planning required attention from multiple sources.

He addressed reports of development east of Highway 40 and statements of the contaminated soil from that development being moved and stored on Richardson Flats as a repository facility. He reiterated his thoughts stating the area should be developed through a formalized Regional Planning Commission and expressed his concerns of the negative impacts of individual community decisions on neighboring communities across counties.

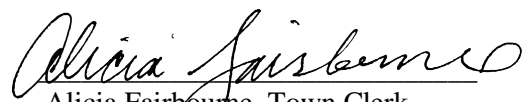
Mayor Rubin agreed that, regardless of the outcome, a formalized Regional Planning Commission should be created, which should consist of a broad inclusion of the stakeholders.

IV. Meeting Adjournment

Upon conclusion of the presentations by Mayor Rubin and Mr. Shadle, Mayor Rubin called for a motion to adjourn the meeting.

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

The meeting adjourned at 7:37 pm.


Alicia Fairbourne, Town Clerk

