



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

February 11, 2021

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regular meeting electronically for the purposes and at the times as described below on Thursday, February 11, 2021.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's February 4, 2021 determination letter (attached).

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting
6:00 PM

I. Call to Order and reading of Mayor Rubin's No Anchor Site Determination Letter

1. Mayor Rubin's No Anchor Site Determination Letter

II. Roll Call

III. Agenda Items

1. MIDA Update

2. Parking Permit Update

3. Review of Financials for Period Ended 12/31/2020

4. Shoreline Update

5. Town Priorities Feedback

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

V. Approval of Council Minutes

1. September 8, 2020 Town Council Meeting Minutes DRAFT

2. September 10, 2020 Town Council Meeting Minutes DRAFT

3. October 6, 2020 Town Council Meeting Minutes DRAFT

4. January 14, 2021 Town Council Meeting Minutes DRAFT

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

VII. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

Posted 2/10/2021

File Attachments for Item:

1. Mayor Rubin's No Anchor Site Determination Letter



February 4, 2021

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been over 16.5% of those tested since January 29, 2021. The seven-day average of cases has been over 1264 since February 3, 2021.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

Meeting URL: <https://zoom.us/j/4356594739>

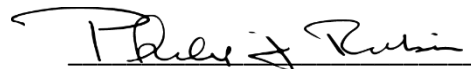
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

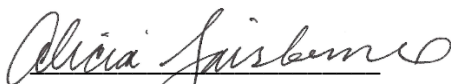
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be read during the public comment portion and entered into public record.

This determination will expire in 30 days on March 6, 2021.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

1. MIDA Update

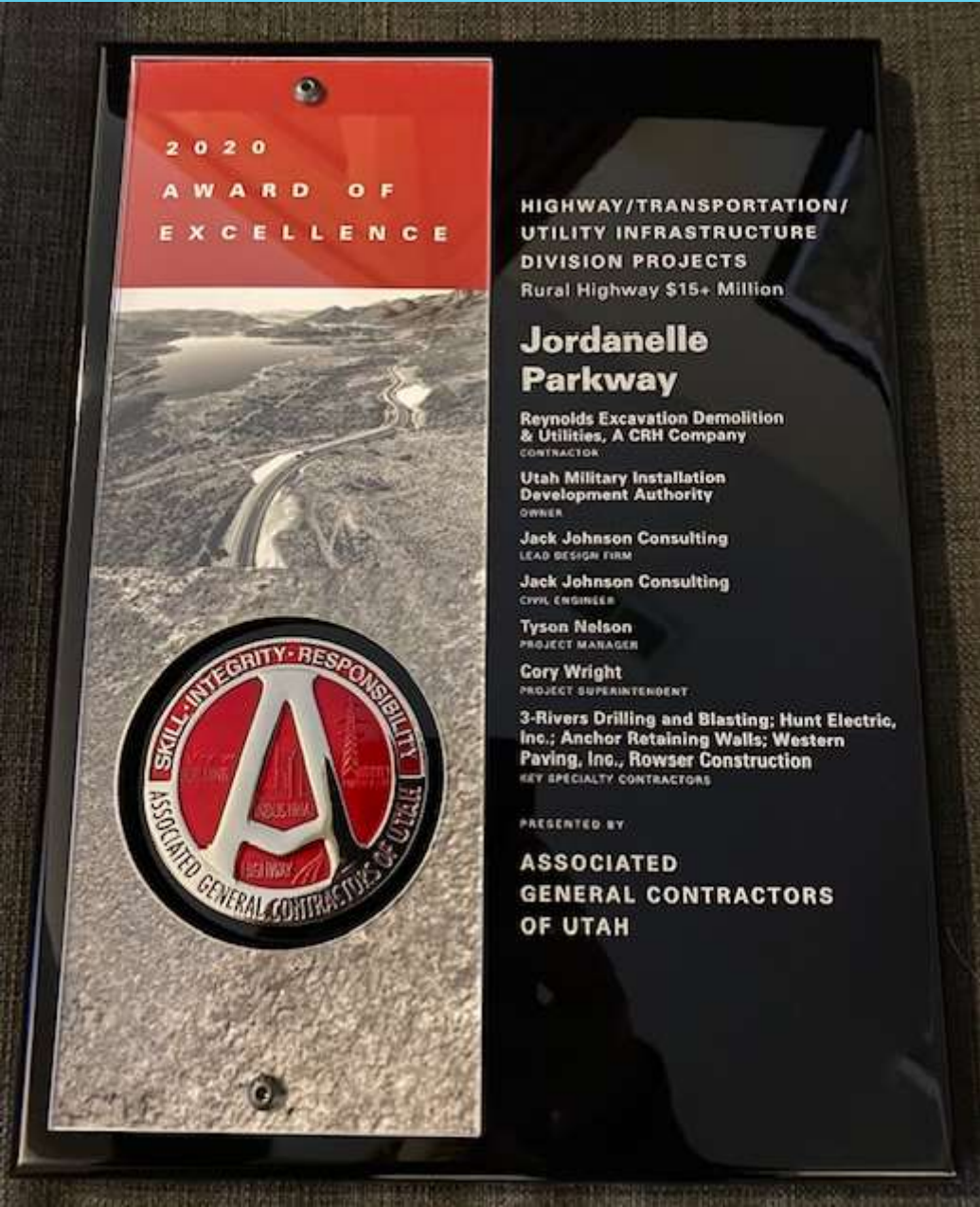


MIDA MILITARY RECREATIONAL FACILITY UPDATE FEBRUARY 2021



AWARD WINNING JORDANELLE PARKWAY

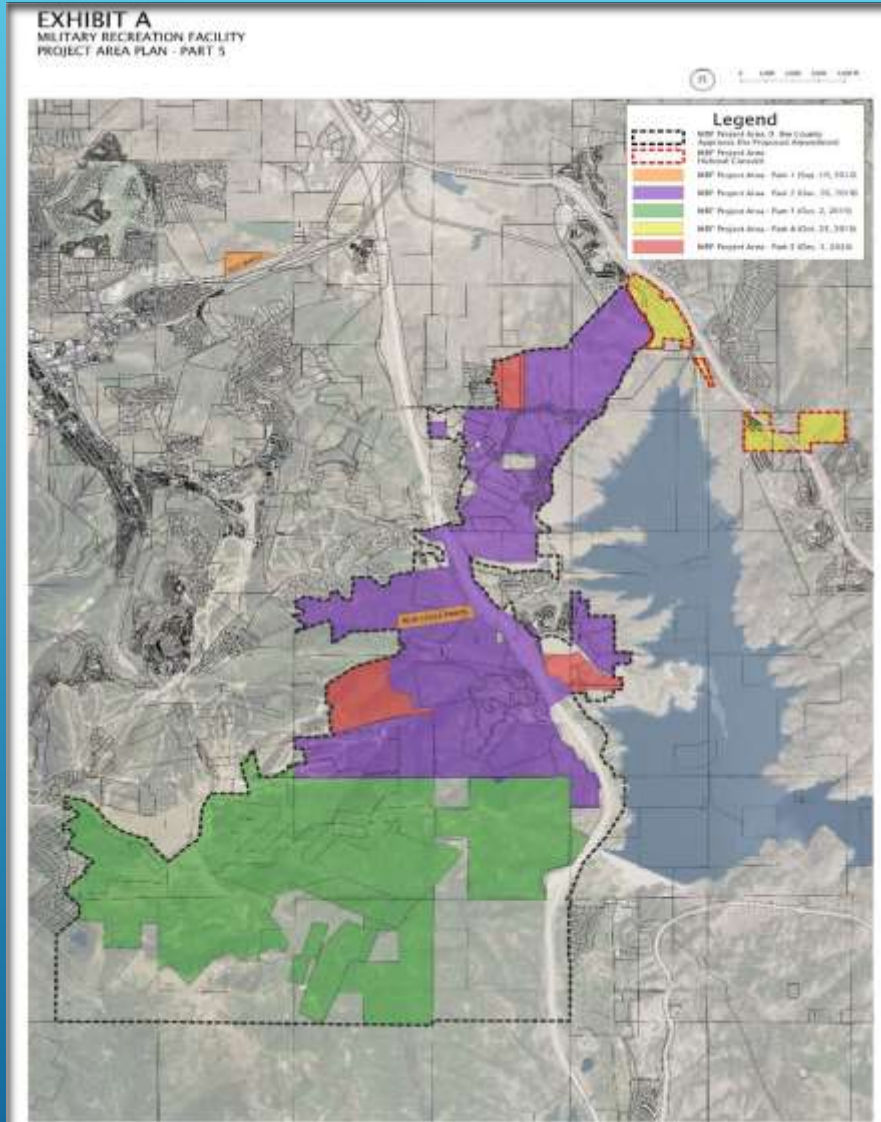
Opened to the Public December 15, 2021





NORTH FRONTAGE REALIGNMENT





Military Recreation Facility Project Area Part 5

- Effective December 1, 2020
- 3 Additional Property Owners joined the MIDA MRF Project Area

(Parcels already within the existing Project Area Boundary)

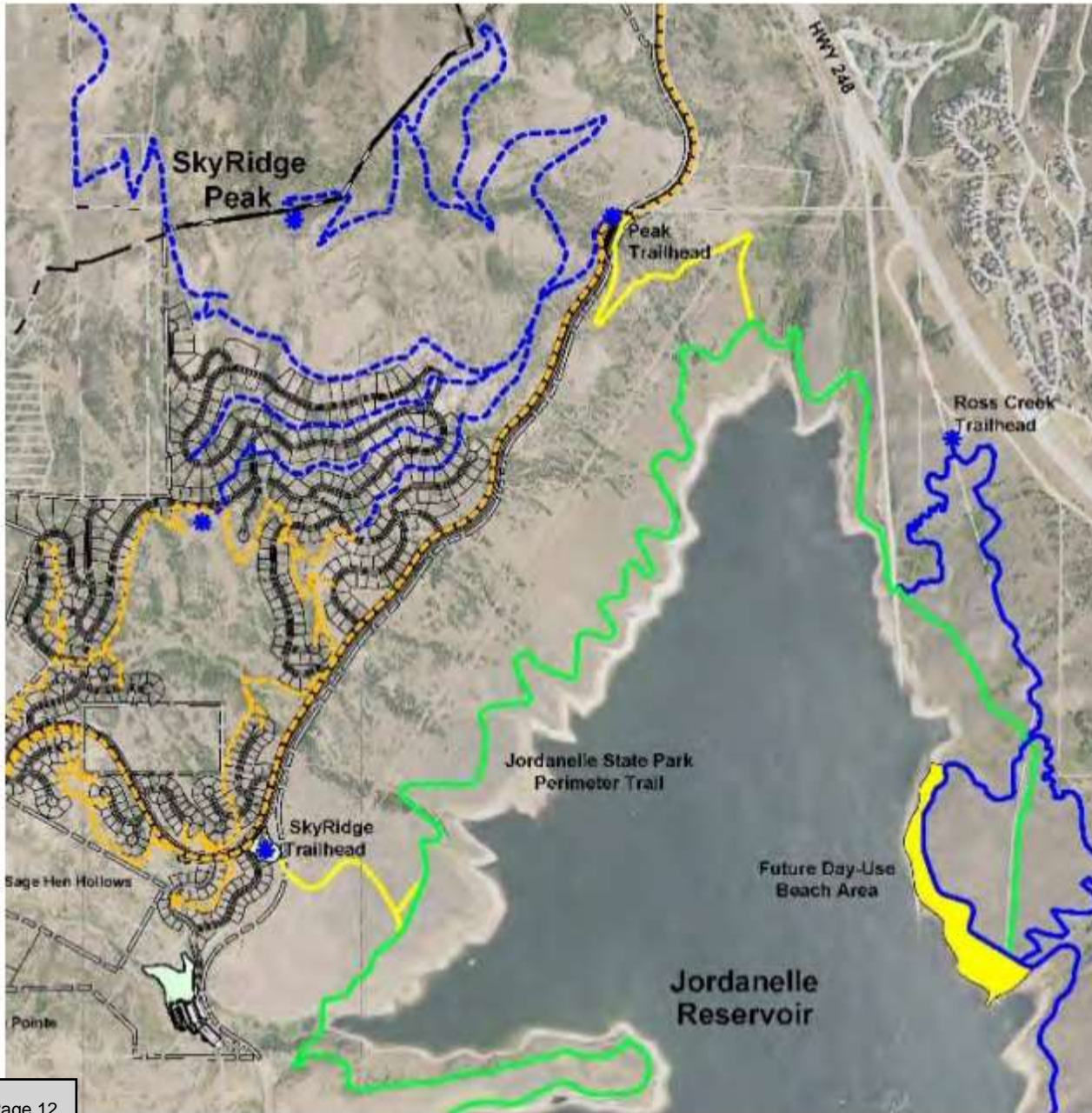
Marina West

Sidewinder Enterprises 1, 2 & 3

Extell

PROPOSED STATE PARK TRAILHEAD AND PUBLIC DAY- USE BEACH AREA

State Park and
Wasatch County
Joint Initiative



Additional Initiatives:

Military Programming

Transit Solutions

Regional Trail Connectivity

File Attachments for Item:

2. Parking Permit Update

**T.O ENGINEERS*****Identify areas where parking by permit will be allowed.***

- Only on select roads
- Uphill / down, opposite driveways, etc.
- Should be road specific / address range

Parking requirements

- Tires in curb or past edge of asphalt, not on landscaping
- Requirement to have contact number listed and be within 5 minutes of vehicle.
- Town not responsible for damage, EMS may do whatever they deem necessary.
- Permit only valid for certain times & days
 - Working hours for construction
 - Single event night, etc.
- No parking during active snow days when plows are active.
- Enforcement
 - Ticket - towed, permit revoked, Other

Process to get permit

- Fill out form online.
 - Form for individual not vehicle. E.g. general contractor can give to sub's
 - Passes transferable, eg. General can hand out to different as long as contact number is correct.
- Issue 2 to 4 parking permits with each building permit.
- Valid for 6 months?
- Only valid in area permitted
- Fee? For special event, for construction, other

File Attachments for Item:

3. Review of Financials for Period Ended 12/31/2020

Town of Hideout, UT

Council Staff Report



MEETING DATE: 02/10/2021

SUBJECT: December 2020 Financial Statements

RESPONSIBLE: Wesley Bingham, Finance/Treasurer

DEPARTMENT: Administration

STRATEGIC RELEVANCE: Fiscal Responsibility

SUMMARY

Staff is providing council with a financial update through December 2020.

RECOMMENDATION

Discuss the financial results of the first six months of the fiscal year.

BACKGROUND

The Mayor and Town Administrator have asked that staff provide a financial statement update on a reoccurring basis. Staff provided a financial statement update through August 31st, 2020 at a prior council meeting.

DISCUSSION

It is the responsibility of council to ensure that the city meets its financial obligations and conducts proper oversight of the city's finances. This is an update from staff on the current financial statement activity in the current year.

FISCAL IMPACT

No change in budgeted expenditures.

CONCLUSION

Consider future amendments to the financial statements in the coming months. At this point in the fiscal year they appear to be minor changes.

CONTRACT ACCOUNTABILITY

Department: Administration

Staff Member: Wesley Bingham, Finance/Treasurer

EXHIBITS

A. Financial Statements December 31, 2020

[Pages 3-11]

Town of Hideout
Budget Comparison Report
10 General Fund - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	Period Actual	YTD Actual	Monthly Budget	Annual Budget	Over/(Under)	Percentage
Change In Net Position						
Revenue:						
Taxes						
3110 Property taxes - current	116,000.00	125,910.64	0.00	131,480.00	(5,569.36)	95.76%
3120 Prior year property taxes - delinque	1,500.00	7,616.86	0.00	7,500.00	116.86	101.56%
3124 Fee-in-lieu of property taxes	1,000.00	2,390.43	126.47	1,200.00	1,190.43	199.20%
3130 Sales tax	12,231.11	70,851.04	8,637.84	90,000.00	(19,148.96)	78.72%
3135 Telecomm Tax Revenue	0.00	0.00	153.00	1,840.00	(1,840.00)	0.00%
3137 Franchise Fee Revenue	111.60	1,066.59	58.00	700.00	366.59	152.37%
3140 Municipal energy taxes	5,031.90	20,465.24	2,307.82	39,300.00	(18,834.76)	52.07%
Total Taxes	135,874.61	228,300.80	11,283.13	272,020.00	(43,719.20)	83.93%
Licenses and permits						
3210 Business licenses	150.00	450.00	0.00	300.00	150.00	150.00%
3221 Building permits	153,355.76	382,736.22	37,963.92	250,000.00	132,736.22	153.09%
3222 Roadway Fee	25,500.00	30,000.00	0.00	0.00	30,000.00	0.00%
3229 Subdivision fees	1,100.00	1,100.00	0.00	0.00	1,100.00	0.00%
Total Licenses and permits	180,105.76	414,286.22	37,963.92	250,300.00	163,986.22	165.52%
Intergovernmental revenue						
3356 Class C road allotment	0.00	0.00	0.00	78,000.00	(78,000.00)	0.00%
Total Intergovernmental revenue	0.00	0.00	0.00	78,000.00	(78,000.00)	0.00%
Charges for services						
3231 Planning & Zoning Fees	0.00	4,863.50	10,833.00	130,000.00	(125,136.50)	3.74%
3490 Other services revenue	2,022.72	8,135.84	17.00	200.00	7,935.84	4,067.92%
Total Charges for services	2,022.72	12,999.34	10,850.00	130,200.00	(117,200.66)	9.98%
Fines and forfeitures						
3510 Fines and forfeitures	0.00	1,400.00	208.00	2,500.00	(1,100.00)	56.00%
Total Fines and forfeitures	0.00	1,400.00	208.00	2,500.00	(1,100.00)	56.00%
Interest						
3610 Interest earnings	300.00	1,092.84	259.80	4,200.00	(3,107.16)	26.02%
Total Interest	300.00	1,092.84	259.80	4,200.00	(3,107.16)	26.02%
Miscellaneous revenue						
3690 Other revenue	10.00	3,010.00	100.00	1,200.00	1,810.00	250.83%
Total Miscellaneous revenue	10.00	3,010.00	100.00	1,200.00	1,810.00	250.83%
Total Revenue:	318,313.09	661,089.20	60,664.85	738,420.00	(77,330.80)	89.53%
Expenditures:						
General government						
Administrative						
5001.1 Admin Contract services	305.35	1,049.65	0.00	5,000.00	(3,950.35)	20.99%
5001.2 Admin Council pay	53.88	1,993.40	638.90	3,600.00	(1,606.60)	55.37%
5001.4 Admin Insurance	66.49	8,719.70	2,500.00	2,500.00	6,219.70	348.79%
5001.6 Admin Mileage reimbursement	113.51	1,258.38	104.13	2,500.00	(1,241.62)	50.34%
5001.7 Admin Office supplies	(133.93)	1,399.49	243.63	3,000.00	(1,600.51)	46.65%
5001.8 Admin Personnel	8,174.94	36,220.45	7,917.00	95,000.00	(58,779.55)	38.13%
5001.9 Admin Public notices	(1,578.90)	1,427.46	28.24	3,500.00	(2,072.54)	40.78%
5001.A Admin Security Alarm Monitoring	80.00	480.00	64.99	1,000.00	(520.00)	48.00%
5003 Admin Benefits	4,963.63	18,027.94	1,375.00	16,500.00	1,527.94	109.26%
5004 Admin Other	0.00	691.96	0.00	1,000.00	(308.04)	69.20%
5009 Admin CARES Act Expenditures	0.00	11,071.54	0.00	0.00	11,071.54	0.00%
5010 Admin Information Technology	900.00	4,144.21	559.43	7,840.00	(3,695.79)	52.86%
5016 Admin Telephone	653.15	2,711.38	187.19	2,800.00	(88.62)	96.84%
5017 Admin Training	0.00	841.00	138.38	875.00	(34.00)	96.11%
5018 Admin Website	0.00	0.00	337.07	350.00	(350.00)	0.00%
5019 Admin Membership	0.00	0.00	80.62	1,200.00	(1,200.00)	0.00%
5030 Admin Repairs & maintenance	855.33	1,626.66	307.52	4,200.00	(2,573.34)	38.73%
5050 Admin Utilities	724.46	3,912.53	369.25	4,000.00	(87.47)	97.81%
5069 Miscellaneous	0.00	7,966.69	0.00	500.00	7,466.69	1,593.34%
Total Administrative	15,177.91	103,542.44	14,851.35	155,365.00	(51,822.56)	66.64%
Professional services						
5002.1 Accounting	0.00	0.00	292.00	3,500.00	(3,500.00)	0.00%
5002.2 Legal	3,737.00	57,939.85	5,333.00	64,000.00	(6,060.15)	90.53%
5002.3 Engineering	18,792.90	66,913.20	1,458.00	17,500.00	49,413.20	382.36%
5002.4 Building inspection	47,764.90	97,939.76	15,414.00	125,000.00	(27,060.24)	78.35%

Town of Hideout
Budget Comparison Report
10 General Fund - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	Period Actual	YTD Actual	Monthly Budget	Annual Budget	Over/(Under)	Percentage
5002.5 Plan prints	0.00	96.00	208.00	2,500.00	(2,404.00)	3.84%
5002.50 Engineering DRC Review	0.00	8,932.60	3,750.00	45,000.00	(36,067.40)	19.85%
5002.60 Planning	1,262.50	10,362.50	2,500.00	30,000.00	(19,637.50)	34.54%
5002.65 Building Plan Review	2,093.75	15,993.75	3,750.00	45,000.00	(29,006.25)	35.54%
Total Professional services	73,651.05	258,177.66	32,705.00	332,500.00	(74,322.34)	77.65%
Total General government	88,828.96	361,720.10	47,556.35	487,865.00	(126,144.90)	74.14%
Public Safety						
5101 Safety Personnel	0.00	0.00	0.00	11,000.00	(11,000.00)	0.00%
5105 Safety Police department	0.00	34,102.18	0.00	40,000.00	(5,897.82)	85.26%
Total Public Safety	0.00	34,102.18	0.00	51,000.00	(16,897.82)	66.87%
Streets						
5201 Streets Personnel	2,437.57	15,535.96	4,167.00	50,000.00	(34,464.04)	31.07%
5202 Streets Auto maintenance	821.92	841.92	0.00	2,500.00	(1,658.08)	33.68%
5203 Streets Benefits	186.48	847.98	450.00	5,400.00	(4,552.02)	15.70%
5204 Streets Fuel	609.83	1,196.11	168.24	4,500.00	(3,303.89)	26.58%
5205 Streets Materials & Supplies	3,371.99	9,817.74	1,000.00	12,000.00	(2,182.26)	81.81%
5208 Streets Repair & maintenance	230.00	3,307.66	4,167.00	50,000.00	(46,692.34)	6.62%
5209 Streets Equipment lease	0.00	4,009.64	1,917.00	23,000.00	(18,990.36)	17.43%
5210 Streets Insurance	0.00	0.00	1,000.00	1,000.00	(1,000.00)	0.00%
Total Streets	7,657.79	35,557.01	12,869.24	148,400.00	(112,842.99)	23.96%
Parks						
5450 Parks and Recreation	0.00	530.00	417.00	5,000.00	(4,470.00)	10.60%
Total Parks	0.00	530.00	417.00	5,000.00	(4,470.00)	10.60%
Miscellaneous						
5650 Community Development	0.00	0.00	1,250.00	15,000.00	(15,000.00)	0.00%
Total Miscellaneous	0.00	0.00	1,250.00	15,000.00	(15,000.00)	0.00%
Debt service						
5800 Principal	0.00	15,000.00	0.00	14,000.00	1,000.00	107.14%
5801 Interest	0.00	11,175.00	0.00	11,525.00	(350.00)	96.96%
Total Debt service	0.00	26,175.00	0.00	25,525.00	650.00	102.55%
Total Expenditures:	96,486.75	458,084.29	62,092.59	732,790.00	(274,705.71)	62.51%
Total Change In Net Position	221,826.34	203,004.91	(1,427.74)	5,630.00	197,374.91	3,605.77%

Town of Hideout
Budget Comparison Report
22 Covid 19 Fund - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	Period Actual	YTD Actual	Monthly Budget	Annual Budget	Over/(Under)	Percentage
Change In Net Position						
Revenue:						
Intergovernmental revenue						
3310 Grant Revenue	0.00	84,935.00	0.00	58,778.00	26,157.00	144.50%
Total Intergovernmental revenue	0.00	84,935.00	0.00	58,778.00	26,157.00	144.50%
Interest						
3610 Interest earnings	0.00	9.42	0.00	0.00	9.42	0.00%
Total Interest	0.00	9.42	0.00	0.00	9.42	0.00%
Contributions and transfers						
3810 Transfer From General Fund	0.00	0.00	0.00	60,269.00	(60,269.00)	0.00%
Total Contributions and transfers	0.00	0.00	0.00	60,269.00	(60,269.00)	0.00%
Total Revenue:	0.00	84,944.42	0.00	119,047.00	(34,102.58)	71.35%
Expenditures:						
General government						
Administrative						
4011 Salaries & Wages	0.00	11,559.69	0.00	11,560.00	(0.31)	100.00%
5010 Admin Information Technology	0.00	23,098.51	0.00	23,099.00	(0.49)	100.00%
Total Administrative	0.00	34,658.20	0.00	34,659.00	(0.80)	100.00%
Professional services						
4031 Professional Services	0.00	2,771.25	0.00	2,771.00	0.25	100.01%
Total Professional services	0.00	2,771.25	0.00	2,771.00	0.25	100.01%
Total General government	0.00	37,429.45	0.00	37,430.00	(0.55)	100.00%
Public Safety						
5105 Safety Police department	0.00	35,897.82	0.00	70,000.00	(34,102.18)	51.28%
5231 Fire District Services	0.00	5,000.00	0.00	5,000.00	0.00	100.00%
Total Public Safety	0.00	40,897.82	0.00	75,000.00	(34,102.18)	54.53%
Streets						
5208 Repair & Maintenance	0.00	6,617.15	0.00	6,617.00	0.15	100.00%
Total Streets	0.00	6,617.15	0.00	6,617.00	0.15	100.00%
Total Expenditures:	0.00	84,944.42	0.00	119,047.00	(34,102.58)	71.35%
Total Change In Net Position	0.00	0.00	0.00	0.00	0.00	0.00%

Town of Hideout
Budget Comparison Report
46 Capital Projects - Street Impact - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Income or Expense						
Income From Operations:						
Operating income						
3000 Street Impact Fee	67,795.00	88,655.00	0.00	100,000.00	(11,345.00)	88.66%
Total Operating income	67,795.00	88,655.00	0.00	100,000.00	(11,345.00)	88.66%
Operating expense						
4073 Improvements Other Than Building	0.00	20,860.00	0.00	50,000.00	(29,140.00)	41.72%
Total Operating expense	0.00	20,860.00	0.00	50,000.00	(29,140.00)	41.72%
Total Income From Operations:	67,795.00	67,795.00	0.00	50,000.00	17,795.00	135.59%
Total Income or Expense	67,795.00	67,795.00	0.00	50,000.00	17,795.00	135.59%

Town of Hideout
Budget Comparison Report
48 Class C Road Fund - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Change In Net Position						
Revenue:						
Intergovernmental revenue						
3356 Class C road allotment	10,866.74	32,703.53	0.00	72,500.00	(39,796.47)	45.11%
Total Intergovernmental revenue	10,866.74	32,703.53	0.00	72,500.00	(39,796.47)	45.11%
Total Revenue:	10,866.74	32,703.53	0.00	72,500.00	(39,796.47)	45.11%
Total Change In Net Position	10,866.74	32,703.53	0.00	72,500.00	(39,796.47)	45.11%

Town of Hideout
Budget Comparison Report
51 Water Fund - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	Period Actual	YTD Actual	Monthly Budget	Annual Budget	Over/(Under)	Percentage
Income or Expense						
Income From Operations:						
Operating income						
5110 Interest earnings	0.00	214.25	0.00	0.00	214.25	0.00%
5140 Water service	51,062.75	276,208.03	40,903.00	559,500.00	(283,291.97)	49.37%
5141 Standby water	(229.60)	2,483.10	0.00	126,300.00	(123,816.90)	1.97%
5142 Water reservation fee	0.00	3,851.36	0.00	196,000.00	(192,148.64)	1.96%
5143 Meter rental	0.00	200.00	358.00	4,300.00	(4,100.00)	4.65%
5145 Storm water service	2,038.15	11,551.01	1,298.34	18,200.00	(6,648.99)	63.47%
5150 Sewer service	14,005.13	81,318.07	11,672.95	153,700.00	(72,381.93)	52.91%
5310 Connection fees	68,850.00	127,950.00	5,625.00	67,500.00	60,450.00	189.56%
5315 Water Transfer fees	680.00	2,630.68	0.00	0.00	2,630.68	0.00%
5410 Late penalties and fees	121.65	547.71	0.00	0.00	547.71	0.00%
5490 Other operating income	10.00	2,922.00	0.00	0.00	2,922.00	0.00%
Total Operating income	136,538.08	509,876.21	59,857.29	1,125,500.00	(615,623.79)	45.30%
Operating expense						
6001.1 Insurance	0.00	0.00	6,500.00	6,500.00	(6,500.00)	0.00%
6005 Accounting and Audit	0.00	0.00	0.00	6,500.00	(6,500.00)	0.00%
6010 Information Technology	0.00	0.00	958.00	11,500.00	(11,500.00)	0.00%
6016 Telephone	0.00	0.00	433.00	5,200.00	(5,200.00)	0.00%
6017 Training	0.00	0.00	0.00	1,625.00	(1,625.00)	0.00%
6018 Website	0.00	0.00	54.00	650.00	(650.00)	0.00%
6140 Engineering	2,215.00	18,641.25	4,375.00	52,500.00	(33,858.75)	35.51%
6150 Legal	420.00	6,772.50	3,667.00	44,000.00	(37,227.50)	15.39%
6210 Meters	0.00	15,040.00	2,583.00	31,000.00	(15,960.00)	48.52%
6240 Office expenses	0.00	0.00	500.00	6,000.00	(6,000.00)	0.00%
6250 Operating expenses	0.00	1,739.01	3,596.03	37,000.00	(35,260.99)	4.70%
6305 Repairs and Maint - Sewer	4,569.91	12,229.91	170.00	31,200.00	(18,970.09)	39.20%
6310 Repairs and Maint - Water	22,847.50	30,041.16	7,573.62	88,700.00	(58,658.84)	33.87%
6350 Salaries and wages	14,015.64	86,850.26	17,500.00	210,000.00	(123,149.74)	41.36%
6355 Benefits	1,076.36	5,921.99	2,333.00	28,000.00	(22,078.01)	21.15%
6360 Software and technology	0.00	0.00	175.84	1,600.00	(1,600.00)	0.00%
6390 Utilities	0.00	0.00	67.07	3,000.00	(3,000.00)	0.00%
6405 JSSD - Sewer	0.00	19,134.46	3,867.00	46,400.00	(27,265.54)	41.24%
6410 JSSD - Water	0.00	108,562.50	25,483.00	305,800.00	(197,237.50)	35.50%
6412 Water reservation fees	0.00	0.00	0.00	55,300.00	(55,300.00)	0.00%
Total Operating expense	45,144.41	304,933.04	79,835.56	972,475.00	(667,541.96)	31.36%
Total Income From Operations:	91,393.67	204,943.17	(19,978.27)	153,025.00	51,918.17	133.93%
Total Income or Expense	91,393.67	204,943.17	(19,978.27)	153,025.00	51,918.17	133.93%

Town of Hideout
Budget Comparison Report
56 Culinary Water Impact - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Income or Expense						
Income From Operations:						
Operating income						
3000 Culinary Water Impact Fee	1,445.00	1,445.00	0.00	0.00	1,445.00	0.00%
Total Operating income	1,445.00	1,445.00	0.00	0.00	1,445.00	0.00%
Total Income From Operations:	1,445.00	1,445.00	0.00	0.00	1,445.00	0.00%
Total Income or Expense	1,445.00	1,445.00	0.00	0.00	1,445.00	0.00%

Town of Hideout
Budget Comparison Report
57 Waste Water Impact - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Income or Expense						
Income From Operations:						
Operating income						
3000 Waste Water Impact Fee	2,685.00	2,685.00	0.00	0.00	2,685.00	0.00%
Total Operating income	2,685.00	2,685.00	0.00	0.00	2,685.00	0.00%
Total Income From Operations:	2,685.00	2,685.00	0.00	0.00	2,685.00	0.00%
Total Income or Expense	2,685.00	2,685.00	0.00	0.00	2,685.00	0.00%

Town of Hideout
Budget Comparison Report
58 Storm Water Impact - 07/01/2020 to 12/31/2020
50.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Income or Expense						
Income From Operations:						
Operating income						
3000 Storm Drain Impact Fee	6,665.00	6,665.00	0.00	0.00	6,665.00	0.00%
Total Operating income	6,665.00	6,665.00	0.00	0.00	6,665.00	0.00%
Total Income From Operations:	6,665.00	6,665.00	0.00	0.00	6,665.00	0.00%
Total Income or Expense	6,665.00	6,665.00	0.00	0.00	6,665.00	0.00%

File Attachments for Item:

4. Shoreline Update

Staff Review for Town Council

To: Mayor Phil Rubin
Hideout Town Council

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Shoreline Phase 1
Initial Assessment of Outstanding Development Issues

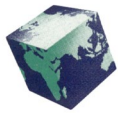
Date: February 2, 2021

Outstanding Issues to be addressed by the Developer:

- Steep slope instability along SR 248 (area between Shoreline Court and SR 248)
 - Raveling, rocks slipping down, along the back side of the existing townhouses
 - Possible solution: small rock retaining wall at the base to protect rocks from sluffing off into the road
- Steep slope instability along the east side of Shoreline Court (within the middle loop section of Shoreline Court)
 - Raveling, rocks slipping down, along the back side of the existing townhouses
 - Possible solution: extend the small rock retaining wall (that begins near the intersection of Shoreline Drive and continues south along Shoreline Court) at the base to protect rocks from sluffing off into the road
- A fence is necessary along the upper portion of the steep slope along Shoreline Drive (north of the intersection with Shoreline Court)
 - The developer has completed some/all of this (per site visit on 29 December 2020)

Attached is a report from IGES wherein they discuss the rock face in Shoreline Phase 1. Behind that report is a letter from AGECE, the Town's Geotechnical Review Engineer which gives their commentary on the concerns regarding the rock face and gives recommendations regarding maintenance and mitigation options. The contents of these reports should provide sufficient background information to understand the situation and possible mitigation options.





December 18, 2020

Mike Stewart and Glen Gabler
General Construction & Development (GCD)
3214 North University Ave. #605
Provo, UT 84640

IGES Project No. 00733-020

RE: **Bedrock Cut Slope Assessment**
Shoreline Phase I – Hideout Canyon, Utah

Mike and Glen,

IGES has been asked to provide an additional assessment of the final bedrock cut slopes located in Shoreline Phase I; IGES visited the site on December 15, 2020 to observe the current conditions. IGES had previously visited the site during the excavation of these slopes in July and September of 2017 and subsequently wrote a letter dated September 28, 2017. IGES also briefly discussed the bedrock cut slopes in the Geotechnical Investigation Report for The Shoreline – Phase I, dated February 23, 2018. IGES has been involved with GCD and Hideout City since the inception of the Hideout Development and has observed the slopes in question on several other occasions as well.

Previous Observations and Reporting

IGES observed the ongoing bedrock cut on July 19 and September 7, 2017. The cut was approximately half finished during the first visit and was nearly complete during the second visit. The cut was sloped back at approximately 3/4H to 1V or slightly flatter. The bedrock bedding was dipping obliquely to the face of the slope and was highly fractured and closely bedded. The fracture planes were dipping outward slightly toward the face. Photos taken during the initial site visit are provided in Figure 1.



Figure 1: Bedrock cut slope during the July 19, 2017 site visit.

The bedrock cut was stable at the 3/4H to 1V configuration. At the time there were no signs of large slabs that had broken loose and fallen down the slope or other instability issues. During our September 7, 2017 site visit the cut slope was similar in configuration; photos of the site visit are provided in Figure 2.



Figure 2: Bedrock cut slope during the September 7, 2017 site visit.

In our September 28, 2017 letter we provided the following conclusions and recommendations:

- The bedrock cut slopes are globally stable at the 3/4H to 1V configuration. However, due to the outward facing fracture planes there were some larger slab pieces that had slid down the slope at the time of our second visit as can be seen in Photo 2 of Figure 2. Depending on what development will be constructed below these slopes, additional scaling (removing of loose material) may need to be completed to remove any loose material. Seasonally there will also be some raveling that occurs, particularly during freeze-thaw periods and during heavy precipitation.

IGES also completed observations of the cut and fill slopes in the Summer of 2018 and the Spring of 2019. During those visits IGES provided verbal recommendations to GCD about laying back some of the cut slopes that were predominantly soil to 2H to 1V or flatter and constructing some rockeries along other areas where the slopes could not be flattened or needed additional support. In particular, IGES recommended adding rockeries along the base of the slopes at the top end of Shoreline Court and the corner area along Shoreline Court just above the intersection with Shoreline Drive. In these areas the bedrock was less competent or highly fractured so the slope was experiencing some heavy raveling toward the bottom. In the soil slope areas along upper Shoreline Court and Shoreline Drive above the mail boxes there was room to flatten the slopes to 2H:1V or use a combination of rockeries and flattening the slopes. GCD agreed and complied with all of these recommendations. Photos from the Spring of 2019 visit are provided in Figure 3.



Figure 3. Photos taken Spring of 2019 site visit.

Current Observations

As mentioned previously, IGES completed a site visit on December 15, 2020 to see how the slopes are currently performing and assess GCD's compliance to our recommendations over the past years. The existing bedrock cut slopes were clean and stable with no obvious signs of talus movement or other erosional considerations. We understand there is some raveling occurring and cleanup required as predicted, but the natural bedrock is intact and stable. We were also impressed with the efforts that had been taken by GCD to flatten the soil slopes and add rockeries where they were needed and as previously recommended by IGES. The exposed bedrock cuts are inherently more stable and more aesthetically pleasing, but the rockeries seemed to be blended in well with the natural slopes. Photos of the observed slope conditions on December 15, 2020 are provided in Figures 4 and 5. Figure 4 shows the same areas depicted in Figure 3 after the mitigation efforts were completed by GCD.



Figure 4. Photos of mitigated areas take during December 15, 2020 Site visit.




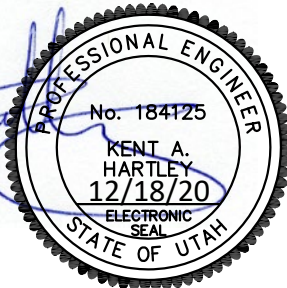
Figure 5. Photos of the bedrock cuts taken during the December 15, 2020 site visit.

Conclusions and Recommendations

There are no current stability concerns or issues with the bedrock cut slopes in Phase I of the Shoreline Development. The bedrock cut slopes are stable and performing as good or better than expected. These bedrock cuts are a unique natural feature of the development that set it apart and give it the natural rustic look that was intended. With regards to scaling the bedrock slopes, flattening the soil slopes and constructing rockeries where needed, GCD has complied with all of the IGES recommendations that were conveyed both verbally and in writing over the years. Periodic clean-up of the debris will still be required as predicted. Raveling should slow down over time but will continue to occur throughout the life of the cuts.

Respectfully Submitted,
IGES, Inc.


Kent A. Hartley, P.E.
Principal





January 27, 2021

T-O Engineers
2175 West 3000 South, Suite 200
Heber City, Utah 84032

Attention: Ryan Taylor
EMAIL: rtaylor@to-engineers.com

Subject: Geotechnical Review
Bedrock Cut Slope Assessment
Shoreline Phase I
Hideout, Utah
Project No. 1210065

Mr. Taylor:

Applied Geotechnical Engineering Consultants, Inc. was requested to review and comment on a letter from IGES dated December 18, 2020 with Project No. 00733-020 regarding geotechnical concerns related to cut slopes constructed in the Shoreline Phase I development in Hideout, Utah.

DISCUSSION OF SLOPE PROBLEMS

The slope of primary concern is on the north and east sides of Shoreline Court just east of its intersection with Shoreline Drive. This is a large cut, which IGES indicates is cut at a slope of approximately $\frac{3}{4}$ horizontal to 1 vertical. We observed the cut on December 30, 2020.

The cut is in the Nugget Sandstone deposited in the Triassic to Jurassic Periods. It is composed of thin to medium-bedded sandstone in this area. The bedrock dips at approximately 45 degrees to the northwest. The bedrock is highly fractured and weathered in the west portion of the excavation, where a two-tiered rockery has been constructed near the base of the cut slope.

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The bedrock slope raveling as it is exposed to precipitation and freeze-thaw cycles. This results in pieces of the bedrock filling the ditch at the base of the slope and some rocks and debris reported to roll out into the road. We would expect this to continue as long as the slope is exposed to frost action and precipitation. This effect appears to be more active in the bedrock exposed in the west part of the cut with the rockery at the base of the slope.

The weathering process will result in the need to clear the raveling deposits at the base of the slope to maintain drainage along the road and clear rocks from the road. The rocks could represent a hazard to the public. Similar problems can be expected for other slopes in the development where slopes exceed the angle of repose of the weathered material, approximately 1 ½ horizontal to 1 vertical, though erosion can occur on flatter slopes not protected from erosion.

The slopes appear to be globally stable as indicated by IGES, though no formal stability analysis has been performed that we are aware of. The slope can be expected to continue to weather and flatten over time until it reaches a stable configuration of near the 1 ½ horizontal to 1 vertical slope unless the weathering is mitigated. This should be a slow process and thus should not pose a significant hazard to buildings constructed near the top of the slope at least for the near future.

MITIGATION OPTIONS

The hazard associated with raveling of the slope could be reduced by deepening the ditch along the side of the road so rocks do not roll out into the road. This will require maintenance to remove the material from the ditch, particularly during and after snow melt. A barrier could be placed or constructed along the side of the road to stop rocks from reaching the road. Again, the need for maintenance should be expected as the accumulation of weathered rock will need to be removed from behind the barrier.

Some of the methods to reduce or mitigate the weathering of the slope could be considered to lessen the maintenance needed. This could be placement of wire netting over the face of the slope, which is anchored into the bedrock. This will require some maintenance as weathered rock accumulates at the base of the netting.

The bedrock could be covered so it is not exposed to weathering. Placement of shotcrete tied into the slope could be considered. The slope could be covered with retaining systems such as rockeries at the lower construction cost range but with some maintenance depending on how the rockeries are constructed to placement of retaining walls. These could be extended part way up the cut as with the rockeries constructed at the base of the west side of the cut, with the added maintenance associated with removing the accumulated weathered material at the top of the rockeries or extended high enough that a flattened slope is created to mitigate the slope raveling. This flattened slope may be on the order of 2 horizontal to 1 vertical along with erosion control treatment of the slope. The steepness and height of the

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south portion of the cut with the limited space at the top of the slope due to yards and buildings may result in the need to extend the slope retainment up most of the height of the cut.

The costs of these options are relatively low for the ditch and barrier options compared to the net installation, shotcrete, partial slope covering to full slope covering options. Contractors could be consulted to provide an estimate of construction costs for each option. Generally, the maintenance costs are highest for the low construction cost options and reduce with the higher construction cost options.

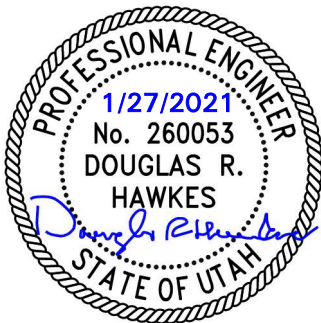
LIMITATIONS

This letter has been prepared in accordance with generally accepted geotechnical engineering practices in the area for the use of the client. The review is based on the information provided.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Douglas R. Hawkes, P.E., P.G.

Reviewed by SDA, P.E.

File Attachments for Item:

5. Town Priorities Feedback

RANK	Category	Category WA	Assigned to	Council/Staff Lead
1	Taxes	8.25	Staff	Jan/Polly
2	Infrastructure	7.875	Infrastructure Committee	Carol H
3	Budget	7.62	Budget Committee	Ralph
4	Annexation	7.5	Staff	Phil/Jan
5	Planning	7.25	Planning	Thomas
6	Engineering	7.23	Engineering	Ryan
7	Engagement	6.28	Carol K	Carol H
8	POST	6.1	POST	Chris
9	MDA	6	Phil/Polly	Phil/Polly
10	Public Safety	5.91	Staff	Phil
11	Comm Enhancement	5.8	Thomas	Jerry

Add'l Support

Ralph

Chris
Chris

2021 Hideout Town Priorities		Who	Assigned to	PJR	Jerry	Bruce W	Ralph	Carol H	Weighted TTL	Item Weight Ave	Category WA	Category	RANK	Carol H
Taxes	District 1—we should have a liaison. We should understand who all Hideout asks for a district that does not benefit all Hideout. Understand how the unincorporated areas around us get services. For instance, does Deer Mountain pay Wasatch County extra to plow their streets?	2020	Jan M, Phil, Polly	6	9	9	9		33	8.25				
Taxes	If not, do they pay the same tax rate that we do? Who maintains their infrastructure? Are we paying extra to Wasatch County for services that the Town provides, or do the unincorporated areas pay Wasatch more to provide those services?	JD	Jan M, Phil, Polly	6	9	9	9		33	8.25				
Infrastructure	Finalize water rights and usage with JSSD	PR	Infrastructure Committee	9	9	9	9	9	45	9				
Infrastructure	Increase cooperation with JSSD for infrastructure maintenance	PR	Infrastructure Committee	9	9	9	9	6	33	8.25				
Infrastructure	MUST set up a utility advisory team. Manage relationship with JSSD	2020	Infrastructure Committee	9	6	6	6		27	6.75				
Infrastructure	What are our future water rights with JSSD?	CH	Infrastructure Committee	9	9	6	6		30	7.5				
Budget	Attack Tax delinquencies, other revenue delinquencies	2020	Budget Committee	9	9	9	9		36	9				
Budget	Determine if we need to pass an impact fee for future needs. What systems need to be enlarged, replaced in 5 or 10 years? Do we look for funds to support recreation, public space, public safety, etc?	2020	Budget Committee	9	6	9	6		30	7.5				
Budget	Develop a capital plan including public works equipment	2020	Budget Committee	9	6	9	6		30	7.5				
Budget	Discuss sources of revenue – forecast revenue growth due to population growth, MIDA, annexation, etc	CH	Budget Committee	9	6	6	6		27	6.75				
Budget	Financial View to our future based on various "what ifs" like Tax implications of various scenarios	RS	Budget Committee	9	6	6	6		27	6.75				
Budget	Financial View to our future based on various "what ifs" like What does a financial picture look like if we do and what do we do with the money (sources and uses)	RS	Budget Committee	9	6	6	6		27	6.75				
Budget	Financial View to our future based on various "what ifs" like What happens if we don't have an annexation	RS	Budget Committee	9	9	6	6		30	7.5				
Budget	Form a Budget Committee	CH	Budget Committee	9	9	6	6	9	39	7.8				
Budget	Get convenes paid by large delinquent accounts.	PR	Budget Committee	9	9	9	9		36	9				Form a Budget Committee to address our many budget issues.
Budget	Identify all sources of revenue available to a municipality. Decide whether we go after some we don't utilize now	2020	Budget Committee	9	6	9	9		33	8.25				
Budget	Leverage MIDA funding for Town improvements that "benefit the MIDA project area"	PR	Budget Committee	9	6	9	9		33	8.25				
Budget	Manage MIDA arrangement. Find ways to utilize the funds	2020	Budget Committee	9	9	9	9		36	9				
Budget	Research grants, determine how we can attract state and federal funds	2020	Budget Committee	9	6	6	6		27	6.75				
Budget	Sales Tax reclaim	PR	Budget Committee	9	6	6	9		30	7.5				
Budget	Tax increase to support additional needed expenses to operate the City	PR	Budget Committee	9	3	6	6		24	6				
Annexation	A vision for the proposed Town Center/Community Center with a list of desired conveniences	CH	Planning	9	9	6	6		30	7.5				
Annexation	Community information meetings/Town Hall type meetings about the pros and cons of annexation—need to be held well before the annexation referendum vote on June 22nd. Need to fill knowledge gaps	CH, CB	Town Staff	9	9	9	9	9	45	9				
Annexation	Develop a transportation plan including how the Jordanelle area can and would actually use park & ride	2020	Planning	9	6	9	6		27	6.75				
Annexation	Finance model for annexation to include projected impact on property values.	JD	Town Staff	9	9	3	6		27	6.75				
Planning	Decide what exactions we want from future developments	2020	Planning	6	6	9	9		30	7.5				
Planning	Develop a plan for use of the land that is being deeded to the Town	2020	Planning	6	9	9	6		30	7.5				
Planning	Develop a vision for a commercial center that provides needed neighborhood conveniences such as fuel, grocery, dry clean, take out, etc	2020	Planning	6	9	6	6		27	6.75				
Engineering	Additional layers & accuracy to GIS	RT	Ryan T	6	6	6	3		21	5.25				
Engineering	Better ID pedestrian crossings	TC	Ryan T	6	6	9	6		27	6.75				
Engineering	Complete storm water / drainage master plan	RT	Ryan T	6	9	9	9		33	8.25				
Engineering	Determine how we minimize "conditional use" permissions	2020	Ryan T	6	3	9	6		24	6				
Engineering	Door Count GIS map to include the mapping of each lot to ensure numbers are correct.	CK	Ryan T	6	6	6	9		27	6.75				
Engineering	Ensure proper bonds are set up for various needs – warranty bond, construction bond, performance bond, etc	2020	Ryan T	6	9	9	6		30	7.5				
Engineering	Finalize last years' chip seal clean up and plan 2021 maintenance.	RT	Ryan T	6	9	9	6		30	7.5				
Engineering	Formalize bonding / tracking / acceptance process.	RT	Ryan T	6	9	9	6		30	7.5				
Engineering	Implement sewer management plan, more cleaning etc. etc.	RT	Ryan T	6	9	9	9		33	8.25				
Engineering	Implement Water and sewer master plan recommendations (I think we are off to a good start)	RT	Ryan T	6	9	9	9		33	8.25				
Engineering	Improve or replace city inspect & add subdivision tracking.	RT	Ryan T	6	9	9	6		27	6.75				
Engineering	Increase inspections and formalize change requests.	RT	Ryan T	6	9	6	6		27	6.75				
Engineering	Repairs to sink spots on roads, paint speed bumps	TC	Ryan T	6	6	9	9		30	7.5				
Engineering	Set up a developer "draw-down" account. \$5K deposited up front that we use for engineering and legal. Replenish when it drops to \$500	2020	Ryan T	6	9	9	9		33	8.25				
Engagement	"Newcomers" group? Quarterly new residents' sessions? Quarterly social events?	RS	Jan M	6	3	6	3		18	4.5				
Engagement	1.Regional Planning and anything that gets us moving in that direction	RS	Jan M	6	6	9	9		30	7.5				
Engagement	2.Improving bi-lateral communications with our residents and especially new Hideout residents.	RS	Jan M	6	6	9	6		27	6.75				
Engagement	A "get acquainted with Hideout" program.	RS	Jan M	6	3	6	6		21	5.25				
Engagement	Economic Development Committee	2020	Jan M	6	9	6	6		27	6.75				
Engagement	Engage Hideout in regional planning process	2020	Jan M	6	9	6	6	9	39	7.8				Engage Hideout in regional planning and how we can share regional services, including a transportation plan for the Park and Ride.
Engagement	Find a school solution. Create a school liaison	2020	Jan M	6	3	6	6		21	5.25				
Engagement	Improve community engagement/outreach. Have a Town Hall meeting or two	2020	Jan M	6	9	9	6	9	39	7.8				Improve community relations and engagement.
Engagement	Improve social media presence – need a marketing/communications person	CB	Jan M	6	3	9	3		21	5.25				
Engagement	More interactions via town hall discussion sessions.	RS	Jan M	6	3	9	9		27	6.75				
Engagement	Regional Planning that includes regional transportation for Hideout (believe Hideout is excluded)	CH	Jan M	6	6	9	9		30	7.5				
Engagement	Support and Grow the public relations committee	2020	Jan M	6	3	6	3		18	4.5				
Engagement	What services can we develop regionally in a shared model	RS	Jan M	6	3	6	9		24	6				
POST	Get State Park town usage worked out.	JD	POST	6	6	9	6		27	6.75				
POST	Had you considered having a board similar to Parks and Rec but maybe that's where the noxious weeds, trails, golf course? could reside. Also, someone suggested to me having cross-country skiing on the golf course in the winter. It is pretty hilly though! Parks and Rec could also plan community events throughout the year.	GT	POST	6	3	6	6		21	5.25				
POST	Historical signage project in Jordanelle State Park commemorating the Japanese settlement at Kertley Farms (thru UORIG grant)	UNK	POST	6	3	3	3		15	3.75				
POST	Keep the POST team moving forward	2020	POST	6	9	9	6	9	39	7.8				Continue with POST planning and form a commitment with Jordanelle State Park.
POST	Park or other meeting area for town residents	RS	POST	6	6	9	6		27	6.75				
POST	Special hike/bike access from Hideout public trails to Jordanelle State Park from Deer Springs and Deer Waters subdivisions	UNK	POST	6	3	9	6		24	6				
POST	The POST plan seems stalled, get it kickstarted.	JD	POST	6	6	6	6		24	6				
POST	Trail infrastructure connectivity and improvements. Ways to fund by Hideout and regionally	RS	POST	6	6	6	6		24	6				
POST	Working with the planner, find a way we can acquire land for public use	2020	POST	6	6	6	6	9	33	6.6				Plan a town/community center and parks. If we do not vote to annex, where could these be?
MDA	Determine whether we can/should challenge the old "arms length agreements" in the MDA.	2020	Polly, Phil	3	3	9	6		21	5.25				
MDA	Mustang/Hideout quarterly meeting	PR	Polly, Phil	3	9	9	6		27	6.75				
MDA	Try and establish a MDA liaison	2020	Polly, Phil	3	6	9	6		24	6				
Public Safety	Emergency alert system replacement	PR	Town Staff	6	6	3	9		24	6				
Public Safety	Public safety – must have a solution. Needs to include traffic, crime, parking, construction, speeding, SR248, and enforcing code – eg weeds, nuisance, etc	2020	Town Staff	6	6	9	9		30	7.5				
Public Safety	Speed sign installation	PR	Town Staff	6	3	9	6		24	6				
Public Safety	Street Parking Ordinance—new road width analysis delivered by engineering	PR	Town Staff	6	6	3	6		21	5.25				
Public Safety	The other item to consider is a right turning lane into the Ross Creek Park off of 248. And at some point UDOT should consider lowering the speed limit on 268 through Hideout to 55 or 60 since there are more entry and exit points now. I was involved in getting the speed limit reduced on a road in PA, involving PENNDOT, but I'm sure the procedure here is different.	GT	Town Staff	6	9	6	6		27	6.75				
Public Safety	What light(s) do we need and developing an action committee to apply pressure on UDOT – possibly engage state representatives to bring pressure from above.	RS	Town Staff	6	6	6	6		24	6				
Public Safety	Work with UDOT to accelerate the paving of the road between Hideout and Tuhaye. It's a fire safety issue.	JD	Town Staff	6	9	3	3		21	5.25				
Public Safety	Work with UDOT to replace the wildlife fence along SR248 through town with one that more reasonably matches developed land (vs. undeveloped rural)	JD	Town Staff	6	3	6	3		18	4.5				
Community Enhancement	Dark Sky Ordinance	CH, PR	Town Staff,	3	3	9	6	9	30	6				
Community Enhancement	Enforce clean-up of pond and golf storage area	CH	Town Staff	3	9	9	9		30	7.5				Finalize Dark Sky ordinance.
Community Enhancement	Finalize signage and access around pond "trail" and communicate to community	PR	Town Staff	3	6	9	9		24	6				
Community Enhancement	I agree with Jerry on the effort to make all Hideout signage consistent. From Town entry signs to building permit signs, to vehicle logos, letterhead, email signatures, forms, etc. Logo consistency reinforces our unity and professionalism. Even Towns need branding, which equals a visual representation of our reputation. Consider merchandise, etc.	CK	Town Staff	3	6	6	6		21	5.25				
Community Enhancement	I would like to improve the photography on the website by having the Town purchase a good digital camera that we would keep locked up at Town Hall when not in use.	CK	Town Staff	3	3	3	3		12	3				
Community Enhancement	Improve Community Engagement/	JM	Town Staff	3	9	9	6		27	6.75				
Community Enhancement	Replace / Update town signage – particularly the brown, tattered sign by Ross Creek that the Park Record keeps using to represent the town.	JD	Town Staff	3	6	6	6	9	30	6				Improve Hideout signage.
Community Enhancement	Weed control, especially our ability to issue and collect fines and enforce.	PR, CK, CH	Town Staff	3	6	6	6	9	30	6				Enforce weed control ordinance.

2021 Hideout Town Priorities											RANK			
Category	Suggested Item	Who	Assigned to	PJR	Jerry	Bruce W	Ralph	Carol H	Weighted TTL	Item Weight Ave	Category WA	Rank		
Annexation	A vision for the proposed Town Center/Community Center with a list of desired conveniences	CH	Planning	9	9	6	6		30	7.5				
Annexation	Community information meetings/Town hall type meetings about the pros and cons of annexation--need to be held well before the annexation referendum vote on June 22nd. Need to fill knowledge gaps	CH, CB	Town Staff	9	9	9		9	45	9				
Annexation	Develop a transportation plan including how the Jordanelle area can and would actually use park & ride	2020	Planning	9	3	9	6		27	6.75				
Annexation	Finance model for annexation to include projected impact on property values.	JD	Town Staff	9	9	3	6		27	6.75	7.5	Annexation		
Budget	Attack Tax delinquencies, other revenue delinquencies	2020	Budget Committee	9	9	9	9		36	9		4		
Budget	Determine if we need to pass an impact fee for future needs. What systems need to be enlarged, replaced in 5 or 10 years? Do we look for funds to support recreation, public space, public safety, etc?	2020	Budget Committee	9	6	9	6		30	7.5				
Budget	Develop a capital plan including public works equipment	2020	Budget Committee	9	6	9	6		30	7.5				
Budget	Discuss sources of revenue -- forecast revenue growth due to population growth, MDA, annexation, etc	CH	Budget Committee	9	6	6	6		27	6.75				
Budget	Financial View to our future based on various "what if's" like Tax implications of various scenarios	RS	Budget Committee	9	6	6	6		27	6.75				
Budget	Financial View to our future based on various "what if's" like What does are financial picture look like if we do and what do we do with the money (sources and uses)	RS	Budget Committee	9	6	6	6		27	6.75				
Budget	Financial View to our future based on various "what if's" like What happens if we don't have an annexation	RS	Budget Committee	9	9	6	6		30	7.5				
Budget	Form a Budget Committee	CH	Budget Committee	9	9	6	6	9	39	7.8		Form a Budget Committee to address our many budget issues.		
Budget	Get overdues paid by large delinquent accounts	PR	Budget Committee	9	9	9	9		36	9				
Budget	Identify all sources of revenue available to a municipality. Decide whether we go after some we don't utilize now	2020	Budget Committee	9	6	9	9		33	8.25				
Budget	Leverage MDA funding for Town improvements that "benefit the MDA project area"	2020	Budget Committee	9	6	9	9		33	8.25				
Budget	Manage MDA arrangement, find ways to utilize the funds	2020	Budget Committee	9	9	9	9		36	9				
Budget	Research grants, determine how we can attract state and federal funds	2020	Budget Committee	9	6	6	6		27	6.75				
Budget	Sales Tax reclaim	PR	Budget Committee	9	6	6	9		30	7.5				
Budget	Tax increase to support additional needed expenses to operate the City	PR	Budget Committee	9	3	6	6		24	6				
Community Enhancement	Dark Sky Ordinance	CH, PR	Town Staff,							114.3	7.62	Budget	3	
Community Enhancement	Enforce clean-up of pond and golf storage area	CH	Town Staff	3	3	9	6	9	30	6			Finalize Dark Sky ordinance.	
Community Enhancement	Finalize signage and access around pond "trail" and communicate to community	PR	Town Staff	3	9	9	6		24	6				
Community Enhancement	I agree with Jerry on the effort to make all Hideout signage consistent. From Town entry signs to building permit signs, to vehicle logos, letterhead, email signatures, forms, etc. Logo consistency reinforces our unity and professionalism. Even Towns need branding, which equals a visual representation of our reputation. Consider merchandise, etc.	CK	Town Staff	3	6	6	6		21	5.25				
Community Enhancement	I would like to improve the photography on the website by having the Town purchase a good digital camera that we would keep locked up at Town Hall when not in use.	CK	Town Staff	3	3	3	3		12	3				
Community Enhancement	Improve Community Engagement/	JM	Town Staff	3	9	9	6		27	6.75				
Community Enhancement	Replace / Update town signage -- particularly the brown, tattered sign by Ross Creek that the Park Record keeps using to represent the town.	JD	Town Staff	3	6	6	6	9	30	6			Improve Hideout signage.	
Community Enhancement	Weed control, especially our ability to issue and collect fines and enforce.	PR, CK, CH	Town Staff	3	6	6	6	9	30	6			Enforce weed control ordinance.	
Engagement	"Newcomers" group? Quarterly new residents' sessions? Quarterly social events?	RS	Jan M	6	3	6	3		18	4.5	5.81	Comm Enhancement		
Engagement	1.Regional Planning and anything that gets us moving in that direction	RS	Jan M	6	6	9	9		30	7.5				
Engagement	2.Improve bi-lateral communications with our residents and especially new Hideout residents.	RS	Jan M	6	6	9	6		27	6.75				
Engagement	A."get acquainted with Hideout" program.	RS	Jan M	6	3	6	6		21	5.25				
Engagement	Economic Development Committee	2020	Jan M	6	9	6	6		27	6.75				
Engagement	Engage Hideout in regional planning process	2020	Jan M	6	6	9	6	9	39	7.8			Engage Hideout in regional planning and how we can share regional services, including a transportation plan for the Park and Ride.	
Engagement	Find a school solution. Create a school liaison	2020	Jan M	6	3	6	6		21	5.25				
Engagement	Improve community engagement/outreach. Have a Town Hall meeting or two	2020	Jan M	6	9	9	6	9	39	7.8			Improve community relations and engagement.	
Engagement	Improve social media presence -- need a marketing/communications person	CB	Jan M	6	3	9	3		21	5.25				
Engagement	More interactions via town hall discussion sessions.	RS	Jan M	6	3	9	9		27	6.75				
Engagement	Regional Planning that includes regional transportation for Hideout (believe Hideout is excluded)	CH		6	6	9	9		30	7.5				
Engagement	Support and Grow the public relations committee	2020	Jan M	6	3	6	3		18	4.5				
Engagement	What services can we develop regionally in a shared model	RS	Jan M	6	3	6	9		24	6				
Engineering	Additional layers & accuracy to GIS	RT	Ryan T	6	6	6	3		21	5.25	6.28	Engagement	7.00	
Engineering	Better ID pedestrian crossings	TC	Ryan T	6	6	9	6		27	6.75				
Engineering	Complete storm water / drainage master plan	RT	Ryan T	6	9	9	9		33	8.25				
Engineering	Determine how we minimize "conditional use" permissions	2020	Ryan T	6	3	6	9		24	6				
Engineering	Door Count GIS map to include the mapping of each lot to ensure numbers are correct.	CK	Ryan T	6	6	6	9		27	6.75				
Engineering	Ensure proper bonds are set up for various needs -- warranty bond, construction bond, performance bond, etc	2020	Ryan T	6	9	9	6		30	7.5				
Engineering	Finalize last years' chip seal clean up and plan 2021 maintenance.	RT	Ryan T	6	9	9	6		30	7.5				
Engineering	Formalize bonding / tracking / acceptance process.	RT	Ryan T	6	9	9	6		30	7.5				
Engineering	Implement sewer management plan, more cleaning etc. etc.	RT	Ryan T	6	9	9	6		33	8.25				
Engineering	Implement Water and sewer master plan recommendations (I think we are off to a good start)	RT	Ryan T	6	9	9	9		33	8.25				
Engineering	Improve or replace city inspect & add subdivision tracking.	RT	Ryan T	6	9	6	6		27	6.75				
Engineering	Increase inspections and formalize change requests.	RT	Ryan T	6	9	6	6		27	6.75				
Engineering	Repairs to sink spots on roads, paint speed bumps	TC	Ryan T	6	6	9	9		30	7.5				
Engineering	Set up a developer "draw-down" account. \$5K deposited up front that we use for engineering and legal. Replenish when it drops to \$500	2020	Ryan T	6	9	9	9		33	8.25	7.23	Engineering	6.00	
Infrastructure	Finalize water rights and usage with JSSD	PR	Infrastructure Committee	9	9	9	9	9	45	9			Finalize water rights and usage with JSSD for now and the future.	
Infrastructure	Increase cooperation with JSSD for infrastructure maintenance	PR	Infrastructure Committee	9	9	9	6		33	8.25				
Infrastructure	MUST set up a utility advisory team. Manage relationship with JSSD	2020	Infrastructure Committee	9	6	6	6		27	6.75				
Infrastructure	What are our future water rights with JSSD?	CH	Infrastructure Committee	9	9	6	6		30	7.5	7.88	Infrastructure	2.00	
MDA	Determine whether we can/should challenge the old "arms length agreements" in the MDA.	2020	Polly, Phil	3	3	9	6		21	5.25	6	MDA	9	
MDA	Muzzing/Hideout quarterly meeting	PR	Polly, Phil	3	9	9	6		27	6.75				
MDA	Try and establish a HOA liaison	2020	Polly, Phil	6	6	9	6		24	6				
Planning	Decide what exactions we want from future developments	2020	Planning	6	6	9	9		30	7.5				
Planning	Develop a plan for use of the land that is being deeded to the Town	2020	Planning	6	9	9	6		30	7.5				
Planning	Develop a vision for a commercial center that provides needed neighborhood conveniences such as fuel, grocery, dry clean, take out, etc	2020	Planning	6	9	6	6		27	6.75				
POST	Get State Park town usage worked out.	JD	POST	6	6	9	6		27	6.75	7.25	Planning	5	
POST	Had you considered having a board similar to Parks and Rec but maybe that's where the noxious weeds, trails, golf course?, could reside. Also, someone suggested to me having cross-country skiing on the golf course in the winter. It is pretty hilly though! Parks and Rec could also plan community events throughout the year.	GT	POST	6	3	6	6		21	5.25				
POST	Historical signage project in Jordanelle State Park commemorating the Japanese settlement at Kestley Farms (thru UORIG grant)	UNK	POST	6	3	3	3		15	3.75				
POST	Keep the POST team moving forward	2020	POST	6	9	9	6	9	39	7.8			Continue with POST planning and form a commitment with Jordanelle State Park.	
POST	Park or other meeting area for town residents	RS	POST	6	6	9	6		27	6.75				
POST	Special hike/bike access from Hideout public trails to Jordanelle State Park from Deer Springs and Deer Waters subdivisions	UNK	POST	6	3	9	6		24	6				
POST	The POST plan seems stalled; get it kickstarted.	JD	POST	6	6	6	6		24	6				
POST	Trail infrastructure connectivity and improvements. Ways to fund by Hideout and regionally	RS	POST	6	6	6	6		24	6				
POST	Working with the planner, find a way we can acquire land for public use	2020	POST	6	6	6	6	9	33	6.6	54.9	6.1	POST	8
Public Safety	Emergency alert system replacement	PR	Town Staff	6	6	3	9		24	6				
Public Safety	Public safety -- must have a solution. Needs to include traffic, crime, parking, construction, speeding, SR248, and enforcing code -- eg weeds, nuisance, etc	2020	Town Staff	6	6	9	9		30	7.5				
Public Safety	Speed sign installation	PR	Town Staff	6	3	9	6		24	6				
Public Safety	Street Parking Ordinance--new road width analysis delivered by engineering	PR	Town Staff	6	6	3	6		21	5.25				
Public Safety	The other item to consider is a right turning lane into the Ross Creek Park off of 248. And at some point UDOT should consider lowering the speed limit on 268 through Hideout to 55 or 60 since there are more entry and exit points now. I was involved in getting the speed limit reduced on a road in PA, involving PENNDOT, but I'm sure the procedure here is different.	GT	Town Staff	6	9	6	6		27	6.75				
Public Safety	What light(s) do we need and developing an action committee to apply pressure on UDOT -- possibly engage state representatives to bring pressure from above.	RS	Town Staff	6	6	6	6		24	6				
Public Safety	Work with UDOT to accelerate the paving of the road between Hideout and Tuahye. It's a fire safety issue.	JD	Town Staff	6	9	3	3		21	5.25				
Public Safety	Work with UDOT to replace the wildlife fence along SR248 through town with one that more reasonably matches developed land (vs. undeveloped rural)	JD	Town Staff	6	3	6	3		18	4.5	47.25	5.91	Public Safety	10.00
Taxes	District 1 -- we should have a liaison. We should understand why all Hideout pays for a district that does not benefit all Hideout	2020	Jan M, Phil, Polly	6	9	9	9		33	8.25				
Taxes	Understand how the unincorporated areas around us get services. For instance, does Deer Mountain pay Wasatch County extra to plow their streets? If not, do they pay the same tax rate that we do? Who maintains their infrastructure? Are we paying extra to Wasatch County for services that the Town provides, or do the unincorporated areas pay Wasatch more to provide those services?	JD	Jan M, Phil, Polly	6	9	9	9		33	8.25	16.5	8.25	Taxes	1

File Attachments for Item:

1. September 8, 2020 Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council - Special Meeting
September 08, 2020

The Town Council of Hideout, Wasatch County, Utah met in Special Meeting on September 08, 2020 at 5:00 PM via electronic virtual meeting via Zoom conference call due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Statement by Mayor Regarding No Anchor Location Due to Substantial Risk to Health and Safety

1. No Anchor Site Determination Letter

Mayor Phil Rubin read the no anchor site determination letter in its entirety.

II. Call to Order

The meeting was called to order at 5:12 pm.

III. Roll Call

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

Excused: Council Member Bob Nadelberg

Staff Present: Town Administrator Jan McCosh
 Town Attorney Polly McLean (excused at approximately 6:25 pm)
 Town Planner Thomas Eddington
 Town Clerk Alicia Fairbourne

Others Present: Summit County Council Member Kim Carson, Park City Mayor Andy Beerman, Gwen Wetzel, Ken Block, Karen Scheible, Margaret Plane, Tom Daley, Linda George, Rich Wyman, Steven Spaulding, Kim Carson, Ralph Severini, Alexander Cramer, David Everitt, Nate Brockbank, Esteban Nunez, Cheryl Soshnik, Josh Mann, Nann Worel, Max Doilney, Claire Olio, Thea Leonard, Margaret Plane, Sheri Jacobs, Richard Shapiro, Bruce Baird, Jim Doilney, Blaine Thomas, Becky Yih, Cara Goodman, David Bennett, Steve Joyce, Robert Mansfield, Linda Jager, Jon Schumann, Alex Natt, Angela Moschetta, Tim Henney, Myles Rademan, Grant Petersen, John Phillips, Laura Willis, Ron Winterton, Spencer Lace, Stephen Spaulding, Lynn Ware Peek, Mary Christa Smith, Sean Keller, Bruce Erickson, Mark Boyle, Nann Worel, John Kenworthy, Julie Joyce, Hans Fuegi, Meg Steele, Leia Larsen, Lynn Ross, Kim Carson, Sean Philipoom, Renai Miller, Steven McKay, Roger Armstrong, Becca Gerber, Lindsay Payeur, Celia Peterson, A. Tate, Aimee Fuhrman, Emma Prysunka and others who may not have signed into the electronic meeting using their full name.

Mayor Rubin stated because a full quorum was not present, all presiding members of Council would need to vote unanimously on action items in order for any act to be taken on that item. If the vote was not unanimous, the item would be continued until the September 10, 2020 meeting.

IV. Agenda Items

1. **Consideration and Possible Action to authorize the Mayor to enter into the Indemnification Agreement with N Brockbank Investments, LLC related to the annexation proposal which was the subject of the July 9, 2020 Resolution of Intent to Annex in a form approved by the Town Attorney.**

Council Member Jerry Dwinell asked for clarification on which items required a positive vote in order to move forward on the amended intent to annex. Town Attorney Polly McLean clarified each agenda item was somewhat stand-alone, and each item was not predicate of a positive vote of the preceding agenda item.

Mayor Rubin presented the Indemnification Agreement. Ms. McLean reviewed the agreement and stated it was created in order to cover the Town for indemnification costs to be indemnified for any lawsuits and fees based on the resolution passed on July 9th, 2020 (*clerk's note: Resolution 2020-05, a Resolution of Intent to Annex*). Council Member Dwinell asked for clarification on the final clause which stated Brockbank had no right to direct the Town's litigation strategy, outcome of the litigation, or other strategic decisions. Attorney Rob Mansfield and Ms. McClean provided clarification and stated under the rules of professional conduct, even though a party was paying legal costs, that party would not have the right to direct how, or what, actions were taken. Furthermore, it was limited to the Town being able to direct and guide the litigation. Ms. McLean further clarified the developer (Nate Brockbank) would be allowed privileged information from the attorneys, although he would not be allowed to direct the action.

Council Member Chris Baier stated it was very important for a small town such as Hideout to have an indemnification agreement in place in order to protect the Town and those who wished to develop within the Town.

Council Member Dwinell asked if the indemnification agreement would apply to any action taken in regard to the Town being named. Ms. McLean clarified it would only protect the Town in the event of any action taken from Resolution 2020-05.

There being no further questions from Council, Mayor Rubin asked for a motion to authorize the Mayor to enter into the Indemnification Agreement as discussed.

Motion: Council Member Dwinell moved to authorize the Mayor to enter into the Indemnification Agreement as discussed. Council Member Haselton made the second. Voting Yea: Council Members Baier, Dwinell and Haselton. Motion passed.

2. **Consideration and Possible Action to authorize the Mayor to rescind the July 14, 2020 Pre-Annexation, Development, and Reimbursement Agreement which was authorized by the Town Council on July 9, 2020, in a form approved by the Town Attorney.**

Mayor Rubin presented the document to rescind the July 14, 2020 pre-annexation, development, and reimbursement agreement. Council Member Dwinell inquired about the ongoing litigation and expressed he thought the litigation was completed. Mr. Mansfield and Ms. McLean explained it was still ongoing, however, the court entered an injunction prohibiting the Town to move forward on the authorized annexation as presented on July 9th, 2020. It was further discussed why the pre-annexation agreement was not rescinded at the same time the resolution of intent was repealed, which was to assure there would be indemnification and reimbursement of cost.

Council Member Baier inquired if, by authorizing the Mayor to rescind the agreement, it would settle the dispute between Summit County and the Town. Mr. Mansfield commented it would be a step in the right direction, however, it may not ultimately settle the dispute.

There being no further questions from Council, Mayor Rubin asked for authorization to rescind the July 14, 2020 pre-annexation development and reimbursement agreement.

Motion: Council Member Haselton moved to authorize the Mayor to rescind the July 14, 2020 pre-annexation development and reimbursement agreement, which was authorized by the Town Council on July 9, 2020. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell, and Haselton. Motion passed.

3. **Consideration and Possible Action on a Resolution Indicating the Town of Hideout's Intent to Annex property in the vicinity of Richardson Flats across county lines which includes parcels SS-87-B-X, SS-125, SS-125-C, PP-28-A and portions of SS-86, SS-87 and SS-88 (as depicted and described in Richardson Flats Annexation Sht 1 and Sht 2). The legal description of the area is listed on the attached Resolution.**

Mayor Rubin presented a map of parcels which represented an amended area for potential annexation. Bruce Baird, legal counsel for the project, reviewed the map and provided explanation. The proposed map would reduce the number of acres from the original proposal by approximately 210 acres, which would leave a total of approximately 380 acres for annexation. Parcel SS-87-B-X was excluded, which was part of the Master Development Agreement (MDA) with Park City. Schools and parks were omitted in parcel PP-28-A and conceptually moved to the Mayflower Property, which would leave parcel PP-28-A open, aside from an area on the north side of SR-248. Mr. Brockbank later noted he would like to continue to investigate the potential need for parks, baseball diamonds, or soccer fields, et cetera in the area, and mentioned the 14-acre area on the north side of SR-248 would be reserved for the possibility of 272 units of workforce housing.

Mr. Brockbank discussed potential highway access from SR-248. He stated with this proposal, only two (one on the north side and one on the south side) access roads may be needed instead of the previously proposed three. He discussed how it could help Park City to make the parking lot more useable.

Council Member Baier asked Mr. Brockbank to describe potential traffic flow. Mr. Brockbank stated the traffic study would be updated, but theorized the majority of traffic would come from SR-248 into the commercial or subdivision area.

1 Council Member Dwinell discussed and clarified zoning regulations, to which Mr. Baird noted
2 they would work with the Town's Planning Commission to refine those details.
3
4

5 Council Member Baier stated she did not feel comfortable voting on the item until she was able to
6 do a more thorough examination of the material and the resolution was corrected. She also
7 indicated Council Member Bob Nadelberg should be included in the discussion. Council Member
8 Carol Haselton expressed her concern of the removal of the trails and open space which was her
9 original interest in annexing the property. She felt all planning should be done regionally and it
10 was inappropriate for the Town to move forward with annexation at this time. Mayor Rubin
11 explained all the trails were not being omitted with the new proposal. Council Member Baier
12 shared her thoughts on regional planning issues and felt the Town would need some land use
13 authority in order to be represented in Wasatch County and/or Summit County's master planning.
14

15 Council Member Dwinell expressed his disappointment with the revised plan. He felt the
16 annexation and development was needed for the Town but was concerned with the intention in
17 which the annexation law was repealed. He invited Utah State Representative Tim Quinn (District
18 54) to speak to Council in order to provide Legislative insight on the intention of allowing a 60-
19 day window for the repeal to take effect. Mayor Rubin expressed he had invited Utah State Senator
20 Ronald Winterton (District 26) to speak as well.
21

22 Senator Winterton spoke regarding the reason behind repealing the bill. He expressed the Utah
23 Association of Counties did not agree to the legislation and felt it was misspoken and
24 misrepresented. He spoke of the sponsor's reasoning behind excluding a repeal date, to which the
25 sponsor stated there was no knowledge of plans to move forward with any annexations. He pledged
26 to assist Hideout with regional planning in order to find a resolution between all entities involved.
27

28 Council Member Dwinell inquired about the potential for discussions of cross-county annexations
29 in the next General Legislative Session, to which Senator Winterton confirmed there was an ad
30 hoc committee tasked with these negotiations. Discussion regarding facilitating a meeting between
31 the Town, the committee, and other legislatures continued.
32

33 Representative Tim Quinn spoke and reiterated Senator Winterton's statements on the repeal of
34 the bill, stating the bill was initially misrepresented to the Legislature, and the repeal was not
35 thoroughly examined when the repeal date was excluded.
36

37 Council Member Baier inquired if Representative Quinn and Senator Winterton were going to
38 support the Town in the efforts to provide services to its residents. Representative Quinn stated the
39 work was that of an inter-local agreement, and he hoped to help remedy issues prior to the Session
40 in order to enter into an inter-local agreement and address issues in a reasonable, civil and
41 respectful manner. Senator Winterton stated he was committed to helping the Town in its General
42 Plan. He stated it takes a lot of revenues to provide city services and having a Memorandum of
43 Understanding (MOU) with other entities would take some of the burden off the Town. He
44 reiterated he would help in any way he could.
45

46 Council Member Dwinell stated he felt the Town should wait on the annexation until after the
47 General Session in order to have the intent of the Legislatures defined with a new bill.
48
49

There being no further questions from Council, Mayor Rubin asked for a motion to continue to a date certain being the 10th of September, 2020.

Motion: Council Member Baier moved to table the item until a date certain of September 10, 2020. Council Member Dwinell made the second. Voting Yea: Council Members Baier and Dwinell. Voting Nay: Council Member Haselton. Motion passed 2-1.

- 4. Consideration and Possible Action to authorize the Mayor to enter into a Pre-Annexation Agreement with N Brockbank Investments, LLC related to a possible annexation of land owned by N Brockbank Investments, LLC in the vicinity of Richardson Flat described in the Resolution Indicating the Town of Hideout's Intent to Annex (Item #3 above) considered September 8, 2020 in a form approved by the Town Attorney.**

Mayor Rubin reviewed the agenda item and stated it could be voted on or continued to the meeting on September 10, 2020. Council Member Dwinell stated he did not feel comfortable voting on the item and would like to ask questions to Ms. McLean (*clerk's note: Ms. McLean was excused at approximately 6:25 pm*). Council Member Baier expressed she also had questions and would like representation from Ms. McLean prior to voting on the agenda item. Mayor Rubin stated the item would be tabled until September 10, 2020.

V. Meeting Adjournment

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

Motion: Council Member Dwinell moved to adjourn the meeting. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell, and Haselton.

The meeting was adjourned at 7:00 pm.

Alicia Fairbourne, Town Clerk

File Attachments for Item:

2. September 10, 2020 Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting
September 10, 2020

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on September 10, 2020 at 6:00 PM via electronic virtual meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. No Anchor Site Determination Letter

Mayor Phil Rubin stated there was no anchor site due to the transmittal risk of COVID-19. Town Hall would not provide adequate room for safe spacing between attendees, and therefore, the meeting was held virtually via Zoom conferencing.

II. Call to Order

Mayor Rubin called the meeting to order at 6:04 pm.

III. Roll Call

Present: Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Jerry Dwinell
 Council Member Carol Haselton
 Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
 Town Administrator Jan McCosh
 Town Clerk Alicia Fairbourne
 Town Planner Thomas Eddington

Others Present: Alexander Cramer (Park Record), Park City Mayor Andy Beerman, Becca Gerber, Bret Rutter, Bruce Baird, Ceila Peterson, Colin Deford, Colleen Kelly, Dana Williams, David McFawn, Doug Dickens, Dubby Jenkins, Gwen Wetzel, Helen Strachan, Jami Brackin, Jason Glidden, Jeff Bawol, Jenny Dierson, John Phillips, Julia Collins, Kent Culliard, Kim Carson, Kurt Shadle, Linda Jager, Lindsay Payeur, Lynn Ross, Malena Stevens, Summit County Attorney Margaret Olsen, Mary Smith, Mitchell Manassa, Mitchell Walski, Paul Ziegler, Roberg Hughes, Robert Mansfield, Roger Armstrong, Ron Winterton, Sally Elliot, Sarah Pearce, Sean Philipoom, Steve Joyce, Teri Orr, Thea Leonard, Tim Henney, Todd Hollow, Tricia Lake, Zoi Walker, Nann Worel, Nate Brockbank, Blaine Thomas, Claire Olio, Max Doilney, Tom Daley and others who may not have signed in electronically using their full name.

IV. Agenda Items

1. Approval of Bills to be Paid

Mayor Rubin presented and reviewed the monthly bills to be paid. Council Member Jerry Dwinell inquired what services Cache Valley Electric was invoiced for. Mayor Rubin explained it was the cameras at the roundabout to capture wrong-way drivers and provide the ability to take action.

Town Administrator Jan McCosh explained legal fees and engineering were billed for two months due to late invoicing. She also noted an annual building payment from the Utah Division of Finance for the bond on Town Hall.

Council Member Dwinell inquired if former Town Attorney Dan Dansie's invoice was the final invoice. Mayor Rubin stated Mr. Dansie would continue to finalize some projects with the Town, and would provide future invoices for those services. Mayor Rubin presented the pass-through billing and explained Mr. Dansie would provide invoices for work done on the annexation.

There being no further questions, Mayor Rubin asked for a motion to pay the bills.

Motion: Council Member Nadelberg moved to approve the bills to be paid. Council Member Dwinell made the second. Voting Yea: Council Members Baier, Dwinell, Haselton and Nadelberg. None opposed. Motion passed.

2. Discussion and Possible Action of Entering into a Memorandum of Mutual Intent Between Hideout and Mustang Development.

Mayor Rubin presented a Memorandum of Understanding (MOU) between the Town and Mustang Development and explained this was proposed between the Town's legal counsel and Mustang Development's legal counsel. Council Member Chris Baier asked for some context behind the MOU. Mayor Rubin stated an Impact Fee Agreement was recently signed between the Town and Mustang Development for the reimbursement for system investments in the Town. The intent was to facilitate discussion between the Town and Mustang Development. The number of members for representation was discussed. It was decided to amend the MOU to state each party would not be limited to a specific number of representatives.

Motion: Council Member Baier moved to authorize the Mayor to enter into a memorandum of mutual intent between Hideout and Mustang Development as amended. Council Member Haselton made the second. Voting Yea: Council Members Baier, Dwinell, Haselton and Nadelberg. None opposed. Motion passed.

3. Discussion and Appointment of a Mayor Pro Tempore for the dates between September 17 through October 4, 2020 and October 17 through November 1, 2020.

Mayor Rubin stated he would be traveling during the dates of September 17 through October 4, and October 17 - November 1, 2020. He noted he would be in areas where electronic service would not be available and needed to appoint a Mayor Pro Tempore during that time. It was discussed and decided Council Member Dwinell would act as Mayor Pro Tempore during September 17 through October 4, and Council Member Baier would act as Mayor Pro Tempore during October 17 through November 1.

1 **4. Consideration and Possible Action on a Resolution Indicating the Town of Hideout's Intent**
2 **to Annex property in the vicinity of Richardson Flats across county lines which includes**
3 **parcels SS-125, SS-125-C, PP-28-1, PP-28-2, SS-86, and portions of PP-28-A, (as depicted**
4 **and described in Richardson Flats Annexation attachments). The legal description of the**
5 **area is listed on the attached Resolution.**

6 The agenda item had been continued from the September 8, 2020 meeting. Mayor Rubin reviewed
7 what was discussed in the prior meeting and which parcels would potentially be excluded from the
8 impending annexation. It was clarified the agenda item included all parcels with the option to omit
9 some at Council's discretion.

10 Attorney Rob Mansfield explained there were two litigation matters:

- 11 1. Summit County had filed a lawsuit against the Town of Hideout and an injunction was
12 issued with respect to the prior annexation efforts from the July 9, 2020 meeting.
- 13 2. Summit County had filed a lawsuit against developer Nate Brockbank and his entities
14 directly in the Third District Court of Summit County, which prohibited Mr. Brockbank
15 and his entities from granting a consent for the property (parcel number PP-28-A), which
16 Summit County claimed was illegally subdivided from being annexed into the Town of
17 Hideout.

18 Mayor Rubin presented a concept map of the potential annexation area and proposed to include
19 only parcels SS-86, PP-28-1, PP-28-2, SS-125 and SS-125-C, which was 350 acres of land. A
20 color-coded map was presented and Mayor Rubin explained what each section could be developed
21 as, including a Town Center, community site or school, and parks and open space. Mr. Brockbank
22 stated although several parcels were excluded from the original annexation proposal, the intent
23 was to continue with the development of parks on those parcels even though they would not belong
24 to Hideout. Details of the map were discussed, including the addition of seventeen miles of trails,
25 regional parks and open space, an equestrian center, roads, and commercial and residential
26 development.

27 Council Member Bob Nadelberg stated he would be in favor of moving forward with the revised
28 annexation attempt within the 60-day window before the law was repealed. Mayor Rubin asked
29 Council for their thought regarding moving forward with the annexation attempt. Council Member
30 Dwinell expressed he had received follow up phone calls from other legislators who provided their
31 opinion on why the 60-day window was given, which was to allow the annexation to continue. He
32 believed the annexation would be beneficial to the Town and to the greater community, however
33 he was unsure if the best action would be to continue with the annexation within the 60-day
34 window or wait until after the next legislative session.

35 Bruce Baird, legal counsel for the developer, spoke. He explained to Council Member Dwinell the
36 legislators who spoke with him were sponsors of the bill, where the two legislators who spoke
37 during the previous meeting were not directly involved in the bill. He further explained with special
38 legislative sessions, almost all the bills passed with 60 percent or more taking effect immediately.
39 He further discussed reasons why Council should pursue the annexation within the 60-day
40 window.

Council Member Carol Haselton expressed her concerns of pushing the annexation through within the 60-day window. She felt more regional planning and working with all other entities involved was needed. She expressed she did not feel like the Town would get what was needed in the long run unless other communities were also involved. Council Member Baier agreed with Council Member Haselton's statement regarding regional planning. She stated Hideout has not ever been invited to regional planning meetings that she had been aware of, and she felt if the annexation were not pursued, the Town would not be addressed in future planning meetings with Park City or Summit and Wasatch Counties. She also expressed she was disappointed with the smaller annexation area, but was encouraged Mr. Brockbank would work with Park City to keep the other parcels as usable open space. She stated she was in favor of moving forward with the next steps of the revised annexation plan.

Mayor Rubin presented and described a timeline of events which would take place if the Council determined to move forward with the revised annexation plan, including various Planning Commission meetings, Town Council meetings, and a Town Council Public Hearing session.

Mayor Rubin hoped if the proposed resolution of intent to annex passed, the meetings which were discussed on Tuesday would still take place. He later received a message from State Representative Tim Quinn stating if the Council were to move forward with passing the resolution, the regional planning meeting which he had been working to schedule would be cancelled.

The Pre-Annexation Agreement was presented and the final language was clarified and discussed. It was agreed the specific parcels would be included in the language (SS-86, PP-28-1, PP-28-2, SS-125 and SS-125-C), the land would be renamed in order to decipher between the previous annexation attempt, and the termination date was adjusted to end in December of 2021.

Mayor Rubin received a private message from Park City Mayor Andy Beerman, which stated if the pre-annexation agreement were passed, it would have a chilling impact on the regional conversations and might end up limiting conversations to courtrooms. Council discussed the pros and cons of passing the agreement and what impact it might have on the relationships between neighboring areas.

Mayor Rubin asked for a motion for consideration and possible action on the resolution.

Motion: Council Member Nadelberg made the motion approving Resolution 2020-09, a resolution indicating the Town of Hideout's intent to annex property in the vicinity of Richardson Flats across county lines which includes parcels SS-86, PP-28-1, PP-28-2, SS-125 and SS-125-C. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell and Nadelberg. Voting Nay: Council Member Haselton. Motion passed 3-1.

5. Consideration and Possible Action to authorize the Mayor to enter into a Pre-Annexation Agreement with N Brockbank Investments, LLC related to a possible annexation of land owned by N Brockbank Investments, LLC in the vicinity of Richardson Flat described in the Resolution Indicating the Town of Hideout's Intent to Annex (Item #4 above) considered September 10, 2020 in a form approved by the Town Attorney.

Mayor Rubin presented the Pre-Annexation Agreement as revised by Ms. McLean and asked for a motion.

Motion: Council Member Nadelberg moved to authorize the Mayor to enter into a pre-annexation agreement with N Brockbank Investments, LLC related to a possible annexation of land owned, or has the right to purchase, by N Brockbank Investments, LLC in the vicinity of Richardson Flats describing Resolution 2020-09 indicating the Town's intent to annex, considered on September 10, 2020 in a form approved by the Town Attorney. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell, and Nadelberg. Voting Nay: Council Member Haselton. Motion passed 3-1.

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

At 8:41 pm, Mayor Rubin opened the floor to public input. He reminded attendees that a future meeting would be held for public input regarding the annexation, and the public input portion was for items not listed on the agenda.

Hideout resident Gwen Wetzel spoke and stated she appreciated the progress made on the pond. She inquired if the leftover asphalt from the chip seal would be removed. Mayor Rubin stated it would be spread.

Dave McFawn spoke and asked how much tax revenue Hideout was short on. Mayor Rubin explained Hideout was not short on tax revenue, however, as the Town grows the need for other income sources would be necessary in order to continue to maintain the Town. He informed Mr. McFawn of budget hearings which were held on a continual basis, and the budget was a matter of public record.

There being no further comments, Mayor Rubin closed public input at 8:52 pm.

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

There being no further public business, Mayor Rubin asked for a motion to close the public portion of the meeting and move into Executive Session.

Motion: Council Member Dwinell made the motion to enter into Executive Session to discuss pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, and Nadelberg. None opposed.

Whereupon, the closed executive session convened at 8:53 pm.

Present:

Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff and Others Present:

Town Attorney Polly McLean
Rob Mansfield

1 **VII. Meeting Adjournment**

2 At approximately 9:40 pm, Council moved into public session.

3 *Council Member Baier moved to adjourn the meeting. Council Member Dwinell made the*
4 *second. Voting Aye: Council Members Baier, Dwinell, Haselton and Nadelberg. None opposed.*

5 The meeting adjourned at 9:40 pm.
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Alicia Fairbourne, Town Clerk

DRAFT

File Attachments for Item:

3. October 6, 2020 Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council - Work Session
October 06, 2020

The Town Council of Hideout, Wasatch County, Utah met in a Work Session on October 06, 2020 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Work Session

I. Call to Order

Mayor Rubin called the meeting to order at 6:03 pm and read the No Anchor Site Determination Letter in its entirety. All attendees were present electronically. Mayor Rubin noted the purpose for the work session was to review the recommendation from the Planning Commission regarding the potential annexation and add comments for the Annexation Master Development Agreement (AMDA) draft document. Mayor Rubin thanked the Planning commission members for their work on the recommendation, and noted there would be no input taken from the public at this session. He added public comment would be heard at the Public Hearing on October 12, 2020.

II. Roll Call

Present:

Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Jerry Dwinell
 Council Member Carol Haselton
 Council Member Bob Nadelberg

Staff Present:

Town Attorney Polly McLean
 Town Administrator Jan McCosh
 Town Planner Thomas Eddington
 Town Clerk Alicia Fairbourne
 Public Works Director Kent Culliard

Others Present: Aika Suizu, Brad Cahoon, Chris Bender, Jack Walkenhorst, Jason Owen, Lindsay Payeur, Nann Worel, Sean Philipoom, Todd Hollow, Jeremy Fields, Dan Lane, Daniel Moore, Cheryl Soshnik, Tom Lewis, David Wozniak, Max Doilney, Nate Brockbank, Alexander Cramer, Bruce Maird, Eric Langvardt, Kurt Shadle, Max Doilney, Rich Brough, Tom Lewis, John Hammonds, Lerry Winkles, Kasem Farhat, Katherine Cox, Talia Zenta, Sally Elliott, Lynn Ross, Linda Smith, Park City Mayor Andy Beerman, Planning Commissioner Ralph Severini, and others who may not have signed in using full or proper names when logging in via Zoom.

III. Agenda Items

- 1. Discuss the provisions to include in a draft Annexation Master Development Agreement (AMDA), a final version of which will be considered at the same meeting as the consideration of the annexation for the land subject to Resolution 2020-09.**

1 Mayor Rubin presented the map of the proposed annexation area which he discussed in detail. He
2 also presented the recommendation document provided by the Planning Commission which
3 reflected its core considerations to consider prior to entering into an agreement with the developer
4 regarding the potential annexation.

5 Mayor Rubin paused for several minutes to allow the Council Members time to read the
6 document, then proceeded to lead the discussion of each section. Council Member Jerry Dwinell
7 suggested the Town Council speak directly with representatives of the environmental agencies as
8 additional due diligence; Town Attorney Polly McLean suggested inviting these individuals to an
9 upcoming meeting.

10 Council Member Chris Baier asked about the feasibility of engaging an environmental attorney
11 from Denver Region 8 of the Environmental Protection Agency (EPA) to assist in the due
12 diligence and requested the developer assist in covering this expense.

13 Planning Commissioner Ralph Severini provided information on the EPA's 2018 Five-Year
14 Review report for the Richardson Flats Superfund site and shared information on contacts from
15 the EPA and the Utah Department of Environmental Quality (DEQ) who were invited to the
16 recent Planning Commission meeting. He noted there had been turnover at both agencies, and
17 neither of the contacts he had been in contact with had authored the last report. Planning
18 Commissioner Severini shared a summary of the comments provided to the Planning Commission
19 from the current DEQ Project Manager Mr. Doug Bacon. He noted the EPA site was separate
20 from the property being considered for annexation, the necessary environmental safety controls
21 were in place, and several ongoing remedial actions would need to be completed over the coming
22 years.

23 Ms. McLean agreed to find an EPA attorney to review this matter. Council Member Baier agreed
24 it would be wise.

25 Council Member Baier asked the Developer Mr. Nate Brockbank about the proposed chairlift,
26 including who would operate it. Mr. Brockbank stated he was committed to building this feature
27 and noted it would be paid for and operated by the commercial and residential Homeowners
28 Associations (HOAs). Council Member Dwinell asked for indemnification to the Town to be
29 included in the agreement.

30 Council Member Baier noted the proposed chairlift was an intriguing idea but asked it be
31 considered in conjunction with the Town's overall parks and trails plan. Mr. Brockbank agreed
32 to conduct a feasibility study before moving forward on this item.

33 Council Member Baier asked about item #2 on the recommendation and how the roads would be
34 paid for. Mayor Rubin stated there may be a bond or other offset of costs, but the roads would be
35 public. Council Member Dwinell clarified the trails would also be public and asked for this to be
36 added to the document. Mr. Bruce Baird, attorney for the developer, noted certain roads could be
37 within gated communities and would therefore be private, although the trails would be public.

38 Mayor Rubin addressed item #3 of the recommendation. Council Member Dwinell asked about
39 proposed restrictions on "big box" retailers and if that could lead to limitations on the square
40 footage of a grocery store. Mr. Brockbank stated he did not have specifics on a grocery store yet
41 but agreed it might exceed 25,000 square feet. Mr. Baird suggested some language which would
42 provide flexibility on commercial square footage guidelines to address changing market

1 conditions. Planning Commissioner Severini provided background on how the Planning
2 Commission derived its suggestions regarding the commercial square footage guidelines.

3 Council Member Dwinell asked why drive-through restaurants were excluded. Planning
4 Commissioner Severini stated the intent was to limit traffic and create a more walkable,
5 community-focused Town Center. Mayor Rubin noted in addition to the priority for a walkable
6 Town Center, the development would also include parking and public transportation to the
7 surrounding area, which could make the availability of some drive-through restaurants an
8 attractive feature. Mayor Rubin also noted the guidelines should accommodate a service station.
9 Mayor Rubin requested the guidelines be flexible to address a variety of commercial uses. Council
10 Member Dwinell suggested the guidelines address where any drive-through operations may be
11 located, but not prohibit them. Council Member Baier asked about a service station and noted if
12 the future was less fuel dependent, a service station may not be required for the area. She
13 encouraged forward thinking.

14 There were no comments on item #4 regarding architectural design and themes.

15 Council Member Dwinell agreed with item #5 regarding the phased approach to the commercial
16 development and balancing it with residential development. Town Planner Thomas Eddington
17 noted the discussions regarding percentages of commercial development completion required
18 before residential which might be considered within the agreement.

19 Council Member Haselton noted she had attended the Planning Commission meeting and shared
20 some concerns regarding the proposed chairlift. She asked if it would be an unfair burden for
21 those residents who might not utilize this feature to pay for it through their HOA fees. Council
22 Member Dwinell agreed and suggested considering other options for funding and operating it.

23 Mr. Baird suggested the proposed phasing schedule for commercial completion prior to
24 residential might be too aggressive and shared his concerns about empty store fronts in coming
25 years if there was not sufficient residential development to support the commercial development.
26 He suggested alternative language regarding how phasing might be done.

27 Council Member Dwinell stated he would like to further negotiate this detail with the developer.
28 Council Member Carol Haselton stated the residential need already existed throughout Hideout
29 and the surrounding communities.

30 Mayor Rubin requested several core conditions to be included in the agreement: 1) completion of
31 a feasibility study to confirm the location was appropriate for fulfilling the contemplated needs;
32 2) utilities and public services must be addressed before entering into an agreement; 3) address
33 the impact on wildlife; 4) address pedestrian access across SR-248 into the development; and 5)
34 consider the broad range of desired commercial services to be prioritized in the development in
35 order to reduce the need for residents to travel into Park City. Mayor Rubin also requested the
36 Town Council think about how to interact with the surrounding communities regarding public
37 transportation needs.

38 Council Member Dwinell asked about the traffic study report and suggested a more desirable
39 entrance from SR-248 which not rely on access via Brown's Canyon Road.

1 Council Member Dwinell asked to incorporate dark sky ordinances to minimize light pollution.
2 Council Member Baier stated the Town should implement a dark sky ordinance which would be
3 applicable to the entire town, not just this proposed annexation.

4 Council Member Bob Nadelberg asked if the chair lift was envisioned as a year-round amenity.
5 Mr. Brockbank stated his vision was only for summer use although Mayor Rubin suggested it
6 could be used for snowshoeing or fat-tire winter biking, but not downhill skiing or snowboarding.
7 Council Member Dwinell agreed this should support hiking as well as biking. Mr. Eddington
8 added there had been discussion of another chair lift that could connect Deer Springs and Deer
9 Waters to the Town Center.

10 Council Member Nadelberg asked whether there could be access from US-40. Council Member
11 Dwinell noted that property was not part of Hideout or the proposed annexation, so it was not
12 being considered. Council Member Nadelberg stressed the importance of a safe pedestrian and
13 bike crossing from Brown's Canyon Road.

14 Council Member Dwinell asked if the Developer had considered building an overpass/underpass
15 in order to reduce cross-traffic. Mayor Rubin noted he was in discussions with the County and
16 Utah Department of Transportation (UDOT) regarding options to improve access to the existing
17 parking facility.

18 Mr. Brockbank stated his traffic study should be done shortly and he would have it circulated to
19 the Council members.

20 Mayor Rubin asked Planning Commissioner Severini to discuss the Planning Commission's
21 proposals regarding the residential areas of the development. Planning Commissioner Severini
22 noted the Planning Commission's desire to reduce density within the development through
23 prioritization of single-family and twin- homes rather than multi-unit town homes/condominiums.
24 He also noted the desire for a percentage of more affordable housing to be included in the plan.
25 Mr. Eddington addressed the details and home-type mix of the proposed affordable housing.

26 Council Member Dwinell stated he liked the twin-home idea and the reduced density proposals
27 but wondered if these numbers worked for the developer. Mr. Brockbank stated the proposed plan
28 had already cut out hundreds of acres and this could represent another big loss, especially when
29 combined with the requests for additional infrastructure.

30 Mr. Eric Langvardt with Langvardt Design Group, the planner working for Mr. Brockbank, spoke
31 regarding the financial impacts of reduced density, affordable housing, and the Town Center
32 amenities.

33 Council Member Dwinell noted the current plan requested more commercial development than
34 was originally proposed, and requested both walkable and drivable access. Mr. Langvardt noted
35 the challenges for creating sufficient parking to accommodate an expanded commercial
36 component particularly given the shortage of flat land in the area.

37 Council Member Baier asked about the lot sizes in the plan. Mr. Langvardt noted smaller lots
38 were approximately 55- by 110-square feet and larger lots were approximately 80- by 120-square
39 feet (quarter acre) lots. He noted the concept centered on smaller lots, with minimal required
40 homeowner landscape maintenance, in a village setting with shared open space. Council Member
41 Baier shared her concerns with affordability of the homes and felt that clustered density was

acceptable given the topography of the land under consideration. She supported the proposed assisted living facility. She shared her concerns with the size of the school parcel which she noted was within the Park City School District and noted there had been no discussions to date with the School District. She felt the acreage was too small and should be doubled to 10 acres to better accommodate a school with playgrounds and ball fields. She also noted a school would attract more families with children to Hideout.

Mr. Langvardt noted the proposed development had attempted to incorporate many of the Leadership in Energy and Environmental Design (LEED) standards for neighborhood development which set suburban elementary school parcels at five acres. He noted a two-story school design could fit within that acreage and would be less expensive to build than a single-story school. He shared his experience in the design of the Silver Creek Village school in the South Summit School district which was approved to be built on a five acre parcel, and added such a design could be aesthetically pleasing for the Hideout proposal as well.

Planning Commissioner Severini stated the intent in adding acreage to the proposed school parcel was meant to provide for future growth and flexibility. Mr. Langvardt noted the location of the school had been dictated by the available flat land and proximity to the trail system. Mr. Brockbank agreed to re-evaluate the school parcel to address these requests.

Mr. Brockbank stressed the importance of building some number of condominiums within the Town Center to ensure a vibrant Town Center and agreed to revise the plan to find a balance to address the density concerns.

Council Member Dwinell asked about parking at the Town Center, and whether it would be shared between residential and commercial users. Mr. Langvardt explained the underground parking would be for residents and on-street parking would be for commercial customers.

Mr. Brockbank noted Richardson Flats Road had a 100-foot right-of-way with ample space for angled on-street parking. He suggested working with Mr. Eddington and Mr. Langvardt to provide revised design concepts to incorporate these proposals, particularly for the more affordable housing options and school parcel. Mr. Brockbank also agreed to conduct a feasibility study for the chair lift.

Mayor Rubin summarized the discussion of priorities to be considered and items to be addressed in the AMDA:

- balancing traffic in the commercial area
- trail system connectivity
- public transit and the need for a regional planning and partnership
- parking in the Town Center
- language on a phasing schedule to balance the commercial and residential development priorities.

Mayor Rubin also noted the need to consider how other spaces throughout Hideout might be utilized in the event this project moved forward.

Council Member Dwinell asked whether any deed restrictions would have long-term negative consequences. Mayor Rubin noted such restrictions or zoning considerations could be changed in the future. Council Member Haselton requested that items including open space amenities, parks and a community center/senior center be addressed as part of the Amended Master Development Agreement (AMDA). She noted the senior center would also serve the broader region. Mayor Rubin agreed on the importance of working with neighboring municipalities to address regional priorities for a variety of facilities and services which could be part of this proposed development.

Ms. McLean asked about a consideration to limit the ability of the property owner to go into Military Installation Development Authority (MIDA) and asked if language should be added to the AMDA on this. Mayor Rubin suggested including language which would require Town approval even if the law changes. Mr. Brockbank noted the developer was not in any discussions with MIDA but agreed it would be worthwhile to include this language in the AMDA.

Mayor Rubin asked whether, in addition to the upcoming Public Hearing, additional communication such as a letter or email to the residents of Hideout should be considered to provide an update on the project and solicit community feedback. Council Members Dwinell and Baier both noted much of the input received thus far had been from non-Hideout residents and noted such a communication could be helpful. Mayor Rubin stated most residents and landowners could be reached through email.

Mayor Rubin thanked the Planning Commission its work on preparing the recommendation document. Planning Commissioner Severini summarized the Planning Commission's priorities for creating its recommendations.

Mayor Rubin asked if Ms. McLean required anything further to proceed with the drafting of the AMDA. Ms. McLean responded she felt they had a great start with all the input from the Planning Commission and this discussion with the Town Council, Mr. Eddington and the Developer's team.

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

There being no further public business, Mayor Rubin asked for a motion to close the public portion of the meeting and move into Executive Session.

Motion: Council Member Haselton made the motion to enter into executive session to discuss pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed. Council Member Baier made the second. Voting Aye: Council Members Baier, Dwinell, Haselton, and Nadelberg. None opposed.

Whereupon, the closed executive session convened at 8:44 pm.

Present:

Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Bob Nadelberg

Alicia Fairbourne, Town Clerk

File Attachments for Item:

4. January 14, 2021 Town Council Meeting Minutes DRAFT

Minutes
 Town of Hideout
 10860 N. Hideout Trail
 Hideout, UT 84036
TOWN COUNCIL REGULAR MEETING
 January 14, 2021

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on January 14, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

1. Mayor Rubin's No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:03 pm and read the No Anchor Site Determination Letter in its entirety. All attendees were present electronically.

II. Roll Call

Present:

Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Jerry Dwinell
 Council Member Carol Haselton
 Council Member Bob Nadelberg
 Council Member Ralph Severini

Staff Present:

Town Attorney Polly McLean
 Public Works Director Kent Cuillard
 Town Planner Thomas Eddington
 Town Clerk Alicia Fairbourne

Others Present: Derrick Michaelis and Jeff Turner.

III. Approval of Council Minutes

1. August 14, 2020 Town Council Meeting Minutes DRAFT
2. August 27, 2020 Town Council Meeting Minutes DRAFT
3. September 4, 2020 Town Council Meeting Minutes DRAFT
4. September 10, 2020 Town Council Meeting Minutes DRAFT
5. December 10, 2020 Town Council Minutes DRAFT

Corrections to the meeting minutes were discussed. Council Member Jerry Dwinell noted in the September 10th minutes, item number 5, the motion regarding the authorization of the Mayor to enter into a pre-annexation agreement with N Brockbank Investments, LLC was recorded incorrectly. It was stated Council Member Carol Haselton's vote was recorded as against the Pre-Annexation agreement. Council Member Haselton agreed it should have been a vote in favor. *(Clerk's note: upon review of the audio, the votes were recorded correctly, and Council Member Haselton's vote was "nay". Minutes remain unchanged.)*

Mayor Rubin asked for a motion to approve the minutes with the corrections as discussed.

Motion: Council Member Severini moved to approve the minutes with the corrections as discussed. Council Member Haselton made the second. Voting Yea: Council Members Baier, Dwinell and Haselton. Council Member Severini voting Yea specifically to December 10, 2020 minutes only as he was not present for the previous meetings. Motion passed.

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

Note: Due to time constraints for speaker Derrick Michaelis regarding the recycling and trash bins, the public input portion was moved to after the agenda items were discussed. At 7:12 pm, Mayor Rubin opened the floor for public input. There were no comments from the public.

V. Agenda Items

1. Consideration to adopt an ordinance requiring the use of bins for recycling and trash

Mayor Rubin introduced Derrick Michaelis from Recyclops and recapped previous discussions regarding the use of Recyclops' recycling bins in Hideout. He noted concerns the containers may not be a sufficient size to contain all the recycling material.

Council Member Chris Baier stated the Town would like to encourage recycling, but did not want to put a burden on the supplier for the recycling bins. The bins had been delivered to residents and Council Member Baier was concerned who was absorbing the cost of the bins. Mr. Michaelis stated Recyclops had purchased the bins. He noted an economic analysis was performed and felt the return on investment was substantial enough to absorb the cost. Council Member Dwinell asked for clarification if the bins were of no cost to the consumer. Mr. Michaelis stated the initial setup fee for the use of bins was slightly higher than if bags were used.

Council Member Baier was concerned about the size of the bins and what would happen in the event there was excess materials which could not fit inside the bin. Mr. Michaelis addressed Council Member Baier's concerns, noting the company had several thousand customers and, on average, the size of bin provided was typically sufficient. He stated the company was willing to pick up excess bagged recyclables, provided they were placed next to the bin. Customers also had the option to have recycling picked up on a weekly basis for an extra fee.

Council Member Ralph Severini questioned if different sized bins were available for purchase by the residents. Mr. Michaelis stated it would not be cost effective for Recyclops to purchase two different sizes of bins. Discussion continued.

There being no further questions for Mr. Michaelis, Mayor Rubin thanked him for his input and excused him for the remainder of the meeting. Mayor Rubin presented Ordinance 2021-01, an ordinance requiring the use of bins for garbage and recycling.

Council Member Baier expressed concern regarding the pick up of extra materials and inquired if a provision could be included in the Ordinance to address her concern. Town Attorney Polly McLean advised against adding language that might confuse residents and could potentially undermine the purpose of the Ordinance. Discussion regarding how to address excess recyclable materials, and language additions and clarifications ensued.

Mayor Rubin presented the updated Ordinance and asked for a motion.

Motion: Council Member Nadelberg made the motion to adopt Ordinance 2021-01, an Ordinance Requiring the Use of Bins for Garbage and Recycling. Council Member Haselton made the second. Voting Yea: Council Members Dwinell, Haselton, Nadelberg and Severini. Voting Nay: Council Member Baier. Motion passed 4-1.

Council Member Dwinell inquired if public input was required for the ordinance to be passed. Mayor Rubin opened the floor and gave time for public comment. There were no comments.

2. Discussion regarding possible Council and staff working meeting to discuss 2021 priorities

Mayor Rubin stated each year Council and staff reviewed the Town's objectives for the upcoming year. He asked Council to compile a list of priorities and scheduled a Work Session for January 28, 2021 to discuss them.

3. Update regarding the quarterly meeting between the Town and Mustang Development

Mayor Rubin stated two meetings with Mustang Development were held and asked Ms. McLean for an update. Ms. McLean stated Mustang Development had a check ready for the outstanding water fees for the golf course. She stated she had another meeting scheduled with Mustang's legal counsel to review other outstanding dues and fees.

She reviewed discussions regarding the pond and provided Mustang with a solution from the Town Engineer on how he thought it could be fixed. They had not responded as of the date of the meeting. She believed by continuing to meet with them they could work through the issues and get them resolved. Council continued to discuss the next steps and possible ramifications if the issues were not resolved.

There being no further comments from Council, Mayor Rubin closed the public meeting at 7:26 pm.

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

At 7:26 pm, Mayor Rubin asked for a motion to close the public portion of the meeting in order to hold an executive session.

Motion: Council Member Dwinell moved to close the public meeting and move into executive session to discuss pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed.

Whereupon, the closed executive session convened at 7:32 pm.

Present:

Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Staff Present:

Town Attorney Polly McLean

VII. Meeting Adjournment

At 7:50 pm, Council moved into public session.

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

The meeting adjourned at 7:50 pm.

Alicia Fairbourne, Town Clerk