



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND CONTINUED PUBLIC HEARING

November 10, 2021

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and continued Public Hearing electronically for the purposes and at the times as described below on Wednesday, November 10, 2021.

This meeting will be an electronic meeting without an anchor location pursuant to Mayor Rubin's November 7, 2021 No Anchor Site Determination Letter.

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 and Continued Public Hearing

6:30 PM

I. Call to Order

1. No anchor site determination letter

II. Roll Call

III. Approval of Council Minutes

1. October 16, 2020 Meeting Minutes DRAFT
2. May 13, 2021 Meeting Minutes DRAFT

IV. Filling of Council Vacancy

1. Discussion and possible action regarding filling the Council vacancy

V. PUBLIC HEARING

1. Continued discussion and possible approval of the Official Zoning Map of the Town of Hideout

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

VII. Agenda Items

1. Presentation regarding a planned community development project on the Salzman property
2. Ratification of KLAIM Phases 1 and 2 Subdivision and plat amendment
3. Discussion and possible approval of an extension beyond the six-month timeline noted in Ordinance 2021-O-03 to record Deer Springs Phases 2A and 2B plat maps
4. Presentation of fiscal first quarter financials
5. Set a date and time for the Board of Canvassers Meeting to certify the 2021 municipal election results
6. Discussion and direction regarding the Park City annexation attempt of area within Hideout's Annexation Declaration Area
7. Discussion and possible adoption of an Emergency Operations Plan
8. Discussion and possible adopting of a winter parking ordinance
9. Discussion and possible amendment of Hideout Municipal Code 1.16 PURCHASING

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

IX. 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 11/4/2021

File Attachments for Item:

1. No anchor site determination letter



November 7, 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(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 17.75% of those tested since November 2, 2021. The seven-day average number of positive cases has been, on average, 1649 per day since November 7, 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>

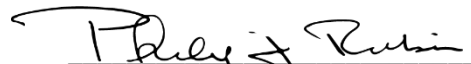
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

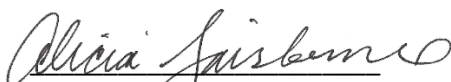
Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be entered into public record.

This determination will expire in 30 days on December 7, 2021.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

1. October 16, 2020 Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Special Meeting
October 16, 2020

The Town Council of Hideout, Wasatch County, Utah met for a Special Meeting on October 16, 2020 at 7:00 p.m. All presenters and Council met electronically via Zoom meeting and viewers were invited to watch live via YouTube Live Stream due to the ongoing COVID-19 pandemic. No public comment was taken.

Special Meeting

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

1. Mayor Rubin's No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 7:01 p.m. and read the No Anchor Site Determination Letter in its entirety.

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
 Town Planner Thomas Eddington
 Town Clerk Alicia Fairbourne

Others Present: Nate Brockbank (developer), Bruce Baird (legal counsel for the developer), and Rob Mansfield (legal counsel for annexation purposes)

III. Agenda Items

1. Continued Discussion and Possible Action on Ordinance 2020-10: An Ordinance Annexing the Silver Meadows Land which is described in Exhibit A.

Mayor Rubin reviewed the process of an AMDA (Annexation Master Development Agreement) and noted part of the process was to ensure all parties understood and were comfortable with the language of the AMDA, and to address the issues and concerns presented in previous meetings.

Mayor Rubin acknowledged Hideout had received two letters; one of which was sent by Summit County and the other which was sent by Park City (*Clerk's note: both letters were made public and attached in the meeting materials*).

Mayor Rubin presented the revised Concept Plan of the proposed annexation area and asked Town Planner, Thomas Eddington, to review changes made to the Concept Plan since the October 14, 2020 meeting. Mr. Eddington noted the following changes:

1. Concerns regarding the net square footage of the retail/commercial development were clarified and made consistent with the language in the AMDA.
2. The Hideout General Plan was reviewed, and the Town Center residential developments were made consistent with the General Plan to include varying heights of residential structures.
3. Residential parking concerns were addressed and made consistent with the General Plan to include 50 percent of residential parking as structured parking (podium, structured, garage, shared, underground, etc.) as to alleviate some of the need for asphalt or surface parking.
4. It was notated on the Concept Plan that twenty-one lots on the east side of Hideout could be relocated into the single-family lots located further to the south side or incorporated into the Town Center.

Mayor Rubin presented the Zoning Map and asked Mr. Eddington to explain what updates had been made from the October 14, 2020 meeting. Mr. Eddington noted the following changes:

1. Changes in zoning from R20 (Residential 20, which is the highest density) to R6 (Residential 6) as maximum zoning with cluster opportunities.
2. Some zoning of R6 became R3 (Residential 3) – a slightly lower density with a cluster component in the zoning.

Mayor Rubin presented the AMDA with updates made as a result of the October 14, 2020 meeting and described each change.

Section 2.2.6.1 was discussed; language was added to clarify intention of the EPA (Environmental Protection Agency) was to permanently cap the impoundments, which hold mine tailings, and long-term maintenance would be provided.

Mayor Rubin reviewed Section 3.3, which described Affordable/Workforce Housing. He explained the affordable housing units were to be built pursuant to the same schedule as the market rate Residential Dwelling Units and twenty percent (20%) of building permits for Residential Dwelling Units in each Phase must be for this type of housing.

Section 3.5 regarding the Phasing Plan, and Section 3.5.1 prioritizing the Town Center was noted as added per prior discussion.

Discussion regarding Section 3.8 involving limits on commercial projects ensued. Mayor Rubin reviewed language added regarding the subdivision of the commercial spaces and noted, with the exception of a grocery store, no single leasable space could exceed 10,000 square feet unless approved by the Administrator designated in Section 1.2.2.

Section 7.3 regarding Parks, Open Space and Trails, and Section 7.3.1 regarding charging a fee to access the chair lift was discussed. It was determined the Parks, Open Space and Trails would be open to the public and did not preclude charging a fee to access the chair lift.

Section 7.3.3.1 through Section 7.3.3.3 regarding the HOA (Homeowner's Association) fees on deed-restricted affordable housing units was discussed. It was noted the HOA fees may not increase on these units more than three percent (3%) per year, and only if the sixty-six percent (66%) of the full membership of the relevant HOA votes for the increase. Section 7.3.3.3 was added which described the limitations of the assessments against the affordable housing.

1 Discussion regarding Section 7.3.4.1 Alternatives to Chair Lift, ensued. It was determined Developer
2 Nate Brockbank would provide the Town six hundred fifty thousand dollars (\$650,000.00) in the
3 event a chair lift was either not feasible, or there was a better use of the anticipated costs of the chair
4 lift. The alternative would be selected by Mr. Brockbank and Council.

5 Regarding Section 7.7 Land for Public Service Facilities and Town Hall, Ms. McLean asked for the
6 language to be changed from “donate” to “dedicate” for consistency purposes, as well as change the
7 wording from “up to three acres” to “approximately three acres” and added clarifying language for
8 the use of the land.

9 Additional design standards were discussed, and language was added for clarification purposes.

10 At 8:33 p.m., Council Member Dwinell’s connection was lost. He was reconnected at 8:37 p.m.

11 Discussion regarding the designation of land for the school, community center, Town Hall, and
12 Police and Fire Stations ensued. It was noted the developer would dedicate the sites to the Town on
13 or before August 1, 2021 and limit the use of the land for which it was designated for, unless an
14 extension of the AMDA was granted as a result of any litigation or other statutory grounds.

15 Mr. Eddington noted an error on the Zoning Plan presented, which would replace “NC”
16 (Neighborhood Commercial) to “NMU” (Neighborhood Mixed Use). Mr. Baird noted the motion
17 should state the correction.

18 Section 16 was discussed. Mayor Rubin noted the duties and obligations of the AMDA would be in
19 effect for any future owner of the property.

20 Mr. Baird explained the AMDA was not “contract zoning” and was entered into by the Town as part
21 of the statutory permission and obligation to annex any property which the Town would zone. The
22 AMDA would not grant any zoning rights, but rather restrict zoning rights due to limits on what
23 would otherwise be allowed to be zoned. He further stated there may be argument it would
24 incentivize the zoning, which would be inaccurate due to the zoning being established during the
25 annexation process and not the MDA (Master Development Agreement).

26 After the changes to the AMDA were discussed and agreed upon, Mayor Rubin presented Ordinance
27 2020-10 and reviewed each section. Mr. Baird asked to make a change to Section 6 of the Ordinance,
28 noting the Ordinance shall take effect immediately upon passage.

29 Mayor Rubin opened the floor for Council discussion.

30 Council Member Nadelberg thanked Mr. Brockbank for his time and efforts on the development and
31 expressed his thoughts regarding how it would benefit the community. However, in reflecting on the
32 public comments made in the Public Hearing meeting on October 12, 2021, he felt as if the
33 constituents did not want a forced annexation. He spoke with residents who confirmed his theory.
34 He acknowledged the letters sent by Park City and Summit County recognizing the needs of Hideout
35 and noted their willingness to cooperate in regional development with the Town.

36 Council Member Dwinell extended his thanks to Mr. Brockbank and his team for not only this
37 project, but every development within the Town. Council Member Dwinell mentioned several
38 members of the staff had met with Summit County regarding regional development, which he felt
39 had been productive meetings. He expressed his thoughts and concerns regarding pushing the
40 annexation through during the shortened timeframe given by the legislature and would have liked to
41 have the completed EPA (Environmental Protection Agency) study by the experts contracted
42 through the Town prior to making his decision. He also expressed concern regarding the economic
43 study and was unsure if the right balance of residential and commercial had been met in order for
44 the development project to pay for itself. He discussed concerns of the traffic study and noted the

1 two new access points from SR-241 which were mentioned in a previous meeting were not
2 guaranteed.

3 Council Member Dwinell mentioned the petition circulated by resident Kurt Shadle, which had over
4 one hundred (100) signatures opposing the process of this annexation (*included in the October 12,*
5 *2020 meeting materials*). He stated Summit County had indicated their support in addressing the
6 needs of the Town and felt as though the opportunity for regional planning within the community
7 could be accomplished if the town were to postpone the annexation.

8 Council Member Haselton indicated her belief that Hideout needed to annex into its boundaries in
9 order to develop needed commercial and community buildings and space, however the proposed
10 annexation land had previously been dedicated as open space by both entities in Park City and
11 Summit County. She felt the law which enabled Hideout to start the annexation process was
12 misrepresented in both houses of the legislature and did not give Hideout enough time to conduct
13 the proper studies prior to it being repealed. She felt it was irresponsible to rush the annexation
14 process through without the proper studies being conducted and was concerned about the residential
15 density proposed. She also stated the majority of the Town's constituents had clearly spoken out in
16 opposition of the annexation which should be considered.

17 Council Member Severini addressed several topics of contention between the entities and expressed
18 his thoughts. He agreed with Council Member Dwinell regarding the economic and environmental
19 risks and felt the Town did not have enough time to conduct the appropriate studies. He also felt as
20 though constituents did not support the annexation.

21 Council Member Baier expressed her appreciation to the Mayor and other members of the Council
22 for the time and effort put into the annexation proposal. She also thanked Mr. Brockbank and other
23 staff members for their efforts and feedback. She appreciated the various discussions, letters, and
24 public input received, and took all the comments into consideration. She mentioned she had spoken
25 with several legislators, who gave her differing opinions on whether the sixty (60)-day window was
26 left open intentionally or not. She did not feel as though Park City and Summit County would include
27 Hideout in their regional planning, and therefore, felt as though Hideout should follow through with
28 the annexation while the opportunity was available. She discussed the contaminated soil in other
29 areas of development within Summit County and Park City and pointed out soil would have to be
30 transported to an off-site repository as their own development progressed instead of depositing it on
31 the Richardson Flat land. She also expressed her belief that, by developing the area, it could alleviate
32 some traffic issues Park City was investigating solutions for by allowing visitors to park at the lot at
33 Richardson Flat and riding public transit into Park City.

34 Council Member Dwinell agreed with Council Member Baier regarding the potential to alleviate
35 traffic, and also agreed on the varying opinions by legislators regarding the intent of leaving the
36 sixty (60)-day window open for annexation, and stated he also had conversations with four other
37 legislators giving differing opinions. Regarding regional planning, he disagreed with Council
38 Member Baier and felt Park City and Summit County would be true to their word and include
39 Hideout in their planning and development process.

40 Mayor Rubin expressed his appreciation to everyone who worked on the process. He stated the Town
41 had a goal of offering solutions by alleviating traffic into Park City and providing housing at different
42 price points which were needed for the area. He expressed his support for the annexation and felt
43 the project was valuable.

44 Mr. Brockbank gave comments regarding the development by Park City east of SR-248, which
45 included seventeen hundred homes and over one million square feet of commercial property. He
46 spoke personally with fifty (50) Town residents who were not opposed to the annexation but were

opposed to the process in which it was presented. He suggested Council pass the Ordinance and allow a referendum to transpire in order for the citizens of Hideout to formally make the decision. Mr. Brockbank offered to build the Town Hall and Community Center as part of the development. He asked Council to take advantage of the opportunity to annex while it was available.

Council Member Baier thanked Mr. Brockbank for his comments and agreed Hideout would not be part of regional development without the annexation. She noted the goals which were discovered during the General Plan work with the community had not been met, and by annexing this property and allowing commercial development, the goals could be met.

Council Member Dwinell inquired about the outcome of the referendum election. Ms. McLean stated the annexation ordinance would be subject to the outcome of the referendum. Therefore, if the referendum failed, it would repeal the annexation ordinance. Discussion regarding the logistics and outcome of a referendum election ensued. Council Member Dwinell inquired about the ingress and egress road from SR-248 and noted if those two access points were not addressed it would become an issue. Mr. Baird stated the referendum would suspend the effectiveness of the MDA, and during that suspension, feasibility studies could be conducted and solutions could be negotiated and added to the MDA. Further discussion continued.

Motion: Council Member Nadelberg moved to adopt Ordinance 2020-10 annexing the Silver Meadows Annexation of approximately three hundred fifty (350) acres into the Town of Hideout boundary and amending the Official Zoning Map. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell and Severini. Voting Nay: Council Members Haselton and Nadelberg. Motion passed 3 to 2.

2. Continued Discussion and Possible Action on authorizing the mayor to enter into an Annexation and Master Development Agreement pertaining to the Silver Meadows Annexation.

Discussion continued regarding three additional items which would be added to the AMDA, which included:

1. Section 7.7 Land for Public Service Facilities and Town Hall: The Town Hall and the Community Center will be constructed to a design agreed upon by the Town, at the Developer's expense.
2. Section 12.4 Secondary Access and Parking: If issues regarding the SR-248 connection and parking along Richardson Flats road are not resolved to the Town's satisfaction by April 16, 2021 then the AMDA shall be null, void and terminated. *Note: this date was later discussed and agreed to extend to August 31, 2021.*
3. Section 12.5 Condition Precedent: this AMDA shall not take effect until after the results of a referendum, if any, are certified.

After the preceding language was added to the AMDA, Mayor Rubin asked for a motion to enter into an agreement pertaining to the Silver Meadows Annexation.

Motion: Council Member Dwinell moved to authorize the Mayor to enter into an Annexation Master Development Agreement pertaining to the Silver Meadows Annexation incorporating the changes made during this meeting. Council Member Severini made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed. Motion passed.

1 **IV. Meeting Adjournment**

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

3 ***Motion: Council Member Nadelberg made a motion to adjourn the meeting. Council Member***
4 ***Dwinell made the second. None opposed.***

5 The meeting was adjourned at 11:42 p.m.

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Alicia Fairbourne, Town Clerk

DRAFT

File Attachments for Item:

2. May 13, 2021 Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
May 13, 2021

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on May 13, 2021 at 6:00 pm electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:08 pm and explained due to public health order, no anchor site was available for the meeting.

II. Roll Call

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

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
 Town Administrator Jan McCosh
 Town Planner Thomas Eddington
 Town Engineer Ryan Taylor
 Public Works Supervisor Kent Cuillard
 Town Treasurer Wesley Bingham
 Town Clerk Alicia Fairbourne
 Deputy Town Clerk Kathleen Hopkins

Others Present: Gwen Wetzels, Mark Garza, SueAnn Kern, Glynnis Tihansky, Jim Gray, Patrick Todd, Abi Kau, Grey Garza, Jeff Bawol, Jack Walkenhorst, Nate Brockbank, Ashley Burr, Justin Smollar, Jared Fields, Nikki Keyes, Tyler White, Brian Amerige and others who may not have logged into Zoom using their full or proper name, or who dialed in using only a phone number.

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

At 6:13 pm, Mayor Rubin asked for a motion to move to executive session.

Motion: Council Member Haselton made a motion to close the public meeting and proceed to a Closed 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 Severini. None opposed.

At approximately 6:54 pm, the Executive Session adjourned, and Mayor Rubin called for a motion to proceed into the Public Session.

Motion: Council Member Dwinell moved to proceed into Public Session. Council Member Severini made the second. Voting Yea: Council Members Baier, Dwinell, Haselton and Severini. None opposed.

IV. Call to Order

At 6:55 pm, Mayor Rubin called the public portion of the meeting to order and explained due to public health order, no anchor site was available for the meeting.

V. 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
Town Administrator Jan McCosh
Town Planner Thomas Eddington
Town Engineer Ryan Taylor
Public Works Supervisor Kent Cuillard
Town Treasurer Wesley Bingham
Town Clerk Alicia Fairbourne
Deputy Town Clerk Kathleen Hopkins

Others Present: Gwen Wetzels, Mark Garza, SueAnn Kern, Glynnis Tihansky, Jim Gray, Patrick Todd, Abi Kau, Grey Garza, Jeff Bawol, Jack Walkenhorst, Nate Brockbank, Ashley Burr, Justin Smollar, Jared Fields, Nikki Keyes, Tyler White, Brian Amerige and others who may not have logged into Zoom using their full or proper name, or who dialed in using only a phone number.

VI. Approval of Council Minutes

1. March 11, 2021 Town Council Meeting Minutes DRAFT

2. March 25, 2021 Town Council Meeting Minutes DRAFT

There were no changes to the meeting minutes. Council Member Dwinell noted he did not have a chance to review the minutes, and therefore, would abstain from voting.

Motion: Council Member Haselton moved to approve the March 11, 2021 and March 25, 2021 meeting minutes. Council Member Severini made the second. Voting Yea: Council Members Baier, Haselton, Nadelberg and Severini. Abstained: Council Member Dwinell. Motion passed 4-1.

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

At 6:58 pm, Mayor Rubin opened the floor for any members of the public to speak on items not listed on the agenda. Council Member Baier introduced Nikki Keye who had contacted Hideout to be a host sponsor for a trail cleanup event on Saturday, May 29, 2021 from 12:00 pm to 3:00 pm. Ms. Keye presented details regarding the annual Jordanelle community cleanup event.

Jared Fields, legal counsel representing Mustang Development, spoke briefly regarding comments and accusations made in recent Hideout Planning Commission and Town Council meetings regarding Mustang Development. He hoped the Council and community would not believe the rumors spread about Mustang and noted some comments were originated by people who were not involved at that time. He asked Council to focus on the Town's best interest moving forward and not to solicit comments which could be damaging toward any particular property owners or developers. Council Member Baier addressed Mr. Fields' concerns and stated she felt the Council had been respectful toward Mustang Development. She asked Mr. Fields to speak directly to Council regarding any specific accusations in the future.

There being no further public comments, Mayor Rubin closed public input at 7:09 pm.

VIII. Public Hearing

1. Public Hearing, discussion and possible action on final approval of Deer Springs Phase 2A

(Clerk's note: Public Hearing Item numbers 1 and 2 were combined.)

2. Public Hearing, discussion and possible action on the final approval of Deer Springs Phase 2B

Town Planner Thomas Eddington gave an overview of the proposed subdivision, noting the name change from Deer Springs Phase 2 and Phase 3 to Deer Springs Phase 2A and 2B, which would result in the need to amend the original MDA (Master Development Agreement) to reflect the change. Developer Nate Brockbank and Mr. Eddington had worked to resolve concerns regarding the layout of the phases. Mr. Eddington introduced Tyler White, a civil engineer who had designed Deer Springs Phase 1 and 2 in partnership with Mr. Brockbank.

Mr. White reviewed the number of retaining walls and the maximum road grade concerns brought forth by the Hideout Planning Commission and T-O Engineers. The road grade and retaining walls had been redesigned to comply with ordinances recently passed by the Town. Mr. Brockbank further reviewed the changes with Council, noting the reduction in the number of retaining walls and reduction in the road grade.

Council Member Dwinell inquired if the redesign of the phases had delayed the completion of the park. Mr. Brockbank stated the park was slated to be built in the year 2022 with Phase 3, so there was no delay.

The amendments to the MDA were discussed, noting the following:

- The timing of the completion of the park
- Adding more units to these phases (but not more units overall)
- Amending the MDA prior to signing the plats

Council Member Baier asked Mr. Brockbank for confirmation the existing trails would not be disturbed during the completion of the phases, to which Mr. Brockbank replied they would be kept accessible to the public.

There being no further questions from Council, Mayor Rubin opened the floor for public comment at 7:36 pm. There were no comments from the public, and therefore, Mayor Rubin closed the public comment portion at 7:37 pm and presented Ordinance 2021-O-03, for the approval of the Deer Springs 2A and 2B final subdivision.

Discussion regarding the details and timeline of the recordation of the plat ensued. Mr. Eddington noted an error in the Conclusions of Law clause, stating the “2017 Master Development Agreement” should be changed to “2018 Master Development Agreement”. Council Member Baier also inquired about Conditions of Approval, #16, noting the language should state the “Applicant shall work with the Town Planner and Town Engineer in an attempt to further reduce the number of four-plex units and increase the number of duplexes and triplexes.”

Motion: Council Member Dwinell moved to approve Ordinance 2021-O-03 with the corrections to the “2018 Master Development Agreement” and to include “Applicant shall work with the Town Planner and Town Engineer in an attempt to further reduce the number of four-plex units and increase the number of duplexes and triplexes.” Council Member Severini made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed. Motion passed.

3. Public Hearing, discussion and possible action on the final approval of Shoreline Subdivision Phase 2A Amended

(Clerk’s note: Public Hearing Item numbers 3 and 4 were combined.)

4. Public Hearing, discussion and possible action on the final approval of Shoreline Subdivision Phase 3

The developer of Shoreline Subdivision Phase 2A Amended and Phase 3 requested the discussion and possible action be continued in order to complete the requested modifications by the Hideout Planning Commission. Town Attorney, Polly McLean, explained public comment would be heard

1 during this meeting though the decision would be continued to a future date. Ms. McLean explained
2 the developer was working with Mr. Eddington to rectify issues concerning road width, and noted
3 density was not the reason for the negative recommendation from the Planning Commission.

4 At 7:54 pm, Mayor Rubin opened the floor to public comment. Planning Commissioner Glynnis
5 Tihansky thanked the developer, GCD, for listening to the Planning Commission's concerns and
6 working with staff to make the changes.

7 There being no further public comment, Mayor Rubin closed the public hearing at 7:56 pm and
8 asked for a motion to continue the items.

9 ***Motion: Council Member Dwinell moved to continue the discussion and possible action on the***
10 ***final approval of Shoreline Phase 2A Amended and Phase 3 to a Special Meeting to be held on***
11 ***June 2, 2021. Council Member Nadelberg made the second. Voting Yea: Council Members***
12 ***Baier, Dwinell, Haselton, Nadelberg and Severini. None opposed. Motion passed.***

13 **IX. Agenda Items**

14 **1. Notice of 2021 Municipal Election**

15 Mayor Rubin presented the notice of the Municipal Election for the four council seats and one
16 mayoral seat up for election and explained two Council Members were appointed mid-term due to
17 resignations of other Council Members for various reasons. Therefore, two council seats were for
18 2-year terms and two seats were for 4-year terms. He further explained the mayoral race was for a
19 4-year term. He encouraged members of the community to run for the various positions and
20 explained the requirements for declaring candidacy and holding an elected position.

21 **2. Discussion of possible compensation for Mayor and Council Members**

22 Mayor Rubin explained the current compensation for Council Members and the Mayor positions
23 was paid a stipend of \$50 (fifty dollars) per meeting plus travel. Members of the Council wanted to
24 consider reviewing the compensation to encourage members of the community to run for elected
25 positions. Council Member Dwinell reviewed the various time commitments required by Council
26 Members and noted other surrounding communities had a greater compensation for its elected
27 officials. Council Member Baier reiterated Council Member Dwinell's statements, adding Council
28 should consider offering benefits similar to those offered to regular full-time staff members. Mayor
29 Rubin agreed and added the Planning Commission Members should be compensated as well.

30 Council Member Baier suggested putting together a compensation comparison of other cities and
31 towns and discuss it in a future meeting. Mayor Rubin agreed.

32 **3. Discussion regarding ranked-choice voting**

33 Mayor Rubin explained the process of ranked-choice voting and noted the State of Utah had adopted
34 the option for municipalities to choose ranked-choice voting. Historically, Hideout had only one or
35 two candidates per seat, and therefore, the Town would not be participating in ranked-choice voting.

4. Set a date and time for the Canvass Certification and Final Results of the June 22 Special Election

Town Clerk Alicia Fairbourne provided an explanation for the canvass certification process and recommended the Board of Canvassers meet to certify the June 22, 2021 Special Referendum Election results on June 29, 2021 at 6:00 pm.

Council Member Baier asked Ms. Fairbourne to explain the process of counting the ballots received and if poll workers would need to be appointed for that process. Ms. Fairbourne confirmed poll workers would need to be hired and suggested a payment of \$50 (fifty dollars) for their service. She also explained the ballots would be counted by hand after the polls closed and preliminary election results would be available the evening of June 22, 2021.

Council Member Severini inquired if the County Clerk's office would be involved in the election in order to provide accurate voter lists, and how the ballots would be distributed. Ms. Fairbourne explained it was an official election, so all state election laws would be followed. She would work closely with the Clerk's office in order to obtain the list of registered voters. Ballots would be mailed to all active registered voters of Hideout. Mayor Rubin further explained the requirements for obtaining a ballot and the residency requirements to be considered a registered voter of Hideout.

There being no further questions from Council, it was agreed to set the date and time of the Board of Canvassers meeting for the June 22, 2021 Special Referendum Election to June 29, 2021 at 6:00 pm.

5. Presentation from the Infrastructure Committee on the Sanitary Sewer Master Plan, and Possible Adoption of the Plan by the Council

Town Engineer Ryan Taylor presented the Sewer System Overview and provided background on the purpose of the Sewer Master Plan. He explained the information gathered from the flow meter data was compared to the model of the Master Plan in order to identify issues which may arise and opportunities to be more efficient. As a result, a Capital Improvement Plan would be created and a list of projects including estimated budgets which should occur over the next three to five years and/or five to ten years.

The Capital Improvement Plan identified three problems and a number of recommendations. First, Mr. Taylor noted there were no problems identified with the system as it existed today, however as new homes were built, the sewer pipes would become fuller. Second, the main lift station for the Town would eventually become too small to handle all the sewage from the Town, and third, the Deer Waters Phase 1 lift station had several issues and concerns.

Mr. Taylor provided remedies for these issues. The first, and recommended, included connecting to the main sewer line operated by JSSD (Jordanelle Special Sewer District). This would relieve the sewer network of approximately 400 units from Golden Eagle and Soaring Hawk, eliminating the need to update the lift station as well as resolve the capacity issue identified.

In regard to the Deer Waters Phase 1 lift station concerns, the Deer Waters Lift Station was planned to be connected to the Shoreline Lift Station. Two other lift stations were planned in Deer Waters in addition to the lift station planned for Lakeview for a total of four lift stations. Mr. Taylor was able to work with the developer, Nate Brockbank, in order to combine those lift stations into one new lift station as part of the Lakeview project, noting the location would be at the bottom of Shoreline Phase 2 and be called the Vantage Lane Lift Station. As part of the development

approvals, the developer agreed to fund the Vantage Lane Lift Station and decommission the other lift stations.

Discussion continued regarding funding of the project to tie into the JSSD sewer main. Mayor Rubin explained the Water, Sewer, and Storm Drain Master Plans must be adopted by the Town per code, noting the funding of those Plans would be included in a future discussion. Council Member Baier asked to see the detailed Sewer Plan prior to agreeing to adopt the Plan, noting only the highlights were shared for this meeting. Mayor Rubin agreed to continue the adoption to the June Regular Meeting to give adequate time for Council to review the details of the final Sewer Plan.

6. Discussion and possible action to adopt FY2022 Tentative Budget

(Clerk's note: Item numbers 6 and 7 were combined.)

7. Set a time and place for a Public Hearing on the Final Budget

Mayor Rubin presented the Fiscal Year 2022 Tentative Budget and discussed the findings. He gave an overview of the revenue and explained due to the housing boom and number of various building permits issued and fees collected, property taxes would not need to be raised in 2022. Opportunities for commercial revenue should continue to be considered. He further explained upcoming expenses from the General Fund, including the need to hire another Public Works employee and/or Town Engineer. Full-time employee benefits were added as well as contracting with the Wasatch County Sheriff's Office and Wasatch County Animal Control for additional enforcement.

Mayor Rubin discussed the Enterprise Fund and explained JSSD had increased the rates to the Town by 5% (five percent) last year, which was not passed on to residents due to the financial impact brought on by the COVID-19 pandemic. He provided further details on the upcoming expenses which would be paid through the Enterprise Fund, including funding the Storm Drain Model, and upgrading the capability for water and sewer system management without hiring additional staff.

Town Treasurer Wes Bingham provided further details regarding the revenue and expenses, and asked Council if they had any questions. Council Member Baier asked how many full-time employees would receive benefits. Mr. Bingham replied there were five employees who would qualify for State retirement and four who would elect to receive health insurance coverage.

Council Member Haselton inquired if the increase cost of building supplies would decrease the anticipated number of single-family homes built. Mr. Bingham stated a conservative approach was taken when anticipating the future number of homes built and building permits sold.

Mayor Rubin thanked the Budget Committee on their work in providing the Tentative Budget and stated the Final Budget would be presented for the Public Hearing. There being no further questions from Council, Mayor Rubin asked for a motion to adopt the Fiscal Year 2022 tentative budget and set a date and time for a Public Hearing.

Motion: Council Member Haselton moved to adopt the Fiscal Year 2022 Tentative Budget and to set a date for the adoption of the Fiscal Year 2022 Final Budget as June 10, 2021 at 6:00 pm. Council Member Baier made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Severini. None Opposed. Motion passed.

Due to time constraints for some Council Members, Mayor Rubin asked to proceed to item number 12 on the agenda.

8. Discussion and possible action to adopt Ordinance 2021-O-04 to amend Municipal Code 10.02.12 International Fire Code Adopted

Mayor Rubin stated when the International Fire Code was adopted, the appendices were not included, specifically Appendix D. Ms. McLean explained the Wasatch Fire District and Town Engineer recommended the adoption of Appendix C which described the road width but excluded curb and gutter, and Appendix D, which described curb and gutter. Hideout Municipal Code already included the required road width, and therefore, only Appendix D required adoption. Council Member Baier noted signage requirements were also included in Appendix D.

Motion: Council Member Severini moved to adopt Ordinance 2021-O-04 amending municipal code 10.02.12, International Fire Code Adopted to include Appendix D. Council Member Haselton made the second. Voting Aye: Council Member Baier, Haselton and Severini. None opposed. Motion passed.

In the consideration of time, Mayor Rubin asked to proceed to Section X of the agenda.

9. Discussion and possible approval of Ordinance 2021-O-05 regarding noxious weed control and requiring posting of a weed abatement bond

Town Administrator Jan McCosh explained a weed cash bond was put in place for developers, noting it was modeled and drafted after Heber City's Weed Bond. It included an application to release the funds back to developers after three years. Council Member Severini asked for clarification regarding the disbursement of funds, to which it was explained if the weed abatement was not completed the bond money would be drawn on for that purpose.

Council Member Baier asked who the Ordinance would apply to. Ms. McLean explained the Ordinance had two portions; the first portion amended the language of Hideout Municipal Code Chapter 5.04 NUISANCES, Sections 100 through 120 to define what was considered a weed nuisance and allow for administrative citations to be issued. The second portion adopted Hideout Municipal Code Chapter 11.06.08 BONDS GUARANTEEING CONSTRUCTION IMPROVEMENTS, Section 03. She further explained only subdivisions which were being built were subject to the bond requirements. Landowners would be subject to fines for an administrative citation based on the rates set in the Town's Fee Schedule in addition to abatement costs. Discussion continued.

Motion: Council Member Baier moved to adopt Ordinance 2021-O-05 amending Title 5, Chapter 4 regarding noxious weed control and adopting Chapter 11.06.08.03 requiring posting of weed abatement bond. Council Member Haselton made the second. Voting Aye: Council Members Baier, Haselton and Severini. None opposed. Motion passed.

10. Discussion and Possible adoption of Ordinance 2021-O-XX regarding dark skies

(Item was continued to the June 10, 2021 meeting.)

11. Discussion and possible authorization of Resolution 2021-R-03, Code Enforcement Officer, and appointment of Code Enforcement Officers

Mayor Rubin presented Resolution 2021-R-03 and recommended appointing the Public Works employees as Code Enforcement Officers for the Town. Council Member Baier also recommended to appoint Hideout Building Administrator Carol Kusterle as an additional Code Enforcement Officer, noting her expertise regarding noxious weeds.

Motion: Council Member Haselton moved to adopt Resolution 2021-R-03, approving and authorizing Code Enforcement Officers. Council Member Severini made the second. Voting Aye: Council Members Baier, Haselton and Severini. None opposed. Motion passed.

Mayor Rubin asked to proceed to item 8 on the agenda.

12. Appointment of Mayor Tempore for the dates of May 18 through June 4, 2021, and possible appointment of a permanent Mayor Tempore for dire emergencies

Mayor Rubin stated he would be out of town during the dates of May 18 through June 4, 2021 with limited cellular service and asked to appoint a Mayor Pro Tempore during this timeframe.

Council Member Severini volunteered to act as Mayor Pro Tempore starting May 18 through May 24. Council Member Baier volunteered to act as Mayor Pro Tempore from May 25 through June 4. All members of the Council voted aye.

Mayor Rubin presented a recommendation from Ms. McLean to appoint a permanent Mayor Pro Tempore in dire emergencies. Due to time constraints, the discussion would be continued to the June 10, 2021 meeting.

At 9:59 pm, Council Members Dwinell and Nadelberg were excused and Mayor Rubin asked to discuss agenda item 9.

13. Discussion of Public Information Session next steps

(Item was continued to the June 10, 2021 meeting.)

X. Meeting Adjournment

At 10:25 pm, Mayor Rubin asked for a motion to adjourn the meeting and continue the undiscussed items to the June 10, 2021 meeting.

Motion: Council Member Baier moved to adjourn the meeting and continue the undiscussed items to the June 10, 2021 meeting. Council Member Haselton made the second. Voting Aye: Council Members Baier, Haselton and Severini. None opposed. Motion passed.

The meeting adjourned at 10:27 pm.

Alicia Fairbourne, Town Clerk

File Attachments for Item:

1. Discussion and possible action regarding filling the Council vacancy

Jonathan S. Gunn

Hideout, UT

LEGAL EXPERIENCE:

Assistant General Counsel, Illinois Department of Public Health (IDPH) (2010-2020)

- 11 years regulatory investigation, enforcement, and litigation involving hospitals, trauma centers, and emergency medical providers.
- Authored & negotiated multiple legislative acts, amendments & administrative rules.
- Hundreds of grants, contracts, data use agreements, & recovery actions, including a \$532,000 litigated order of recovery.
- Co-chair, state-wide crisis standards of medical care legal subcommittee. (2017-2020)
- IDPH's disaster & preparedness attorney (2011-2020).
- IDPH Director's spotlight award. (2018).

Solo private law practice - physician employment contracts (2007-present & concurrent).

- Personally handled more than 600 healthcare and physician employment contracts.
- Teach healthcare employment contract matters, terms & negotiation to graduating residents, fellows, and masters of health administration candidates for large & small hospitals in metro Chicago.

Hughes, Hill & Tenney, LLC., Decatur, IL (2001-2007)

- Defense of medical malpractice claims, depositions, motions, trials, & appeal.

Dobbins, Fraker, Tennant, Joy & Perlstein, P.C., Champaign, IL (2000-2001)

- Defense of medical malpractice claims, depositions, motions & risk management.

Clausen Miller, P.C., Wheaton & Chicago, IL (1998-1999)

- Defense of medical malpractice claims, trials, depositions, motions, & risk management.

Cunningham, Meyer & Vedrine, P.C. Wheaton & Chicago, IL (1994-1998)

- Defense of medical malpractice claims, trials, depositions, & motions.

Corboy & Demetrio, P.C. Chicago, IL (1992-1994)

- Law clerk while in law school.

BUSINESS EXPERIENCE:

Hewlett-Packard Co., Palo Alto, CA. (1986-1991)

- New product development manager, Medical Products Division, Intensive Care Business Unit. (Division later sold to Phillips).
- Directed market focus of 17 member new product development engineering team M.A.

- and Ph.D) involving ICU & transport multi-parameter patient physiologic monitors.
- Market analysis, focus groups, executive level presentations & strategic alliances.
- Previous position, product specialist – cardiac surgical market in Metro Chicago.

R2 Corporation, Niles, IL. Director, Technical Services and Support (1982-1985)

- Designed, implemented & managed multicenter clinical trials.
- Oversaw & delivered world-wide technical, clinical, & marketing support.
- Authored package inserts, product guides & training materials.
- Handled external adverse product reports & investigations.

Reynolds Electrical & Engineering Co. Las Vegas, NV. Paramedic (1981-1982).

- Reynolds was the prime contractor for the U.S. DOE/DOD Nuclear Test Site in Mercury & Tonopah, NV. (Military systems development & testing including stealth aircraft).
- Mobile intensive care ground and flight paramedic.
- Physician support in on-site medical clinic.
- Top-secret security clearance required.

Mercy Ambulance, Las Vegas, N.V. Paramedic (1981-1982-concurrent)

- Paramedic in ground ambulances. 1st outside paramedic to receive “pass with distinction” honor on oral board examination in Clark County, Nevada.

EDUCATION:

J.D. John Marshall Law School, Chicago, IL (1994) . Class rank: 23rd. Second Place winner, Herzog Moot Court Competition (1993).

B.A. Drake University, Des Moines, IA. Political Science (1981).

M.I.C.T. Kansas University Medical Center, Kansas City, KS. Accredited university based Mobile Intensive Care Program. Extensive didactic training followed by full time clinical internships in Medical, Surgical, Cardiothoracic, Neurological, Obstetric, OR/PAR, ER and Burn Intensive Care Units. (1980).

PUBLICATIONS:

- 1) Editor & author *Law of Medical Practice in Illinois*, chapter on physician employment contracts. (Initially chapter #10, currently chapter #21) (2012-present).
- 2) Contribution to the IICLE *Medical Malpractice Handbook*. Chapter 10, (1996).
- 3) Contribution to the IICLE *Premises Liability Handbook* Chapter 4 (1999).
- 4) Primary Author, *Petrillo releases, unconstitutional invasion of privacy?* DuPage County Bar Journal, October, 1997.

BAR ADMISSIONS:

Illinois: May, 1994 - present.
Federal: Central and Northern Districts of Illinois.

PREVIOUS MEDICAL LICENSES AND CERTIFICATIONS:

- 1) Licensed Mobile Intensive Care Paramedic: Kansas (1980), licensed Iowa Paramedic (1981) & licensed Nevada Paramedic (1981). 66th Paramedic ever licensed in Iowa.
- 2) Certified Instructor, American Heart Association, Advanced Cardiac Life Support (ACLS) (1983). Taught ACLS to physicians, paramedics & nurses for 16 years.
- 3) Certified Provider, Pediatric Advanced Life Support (PALS) (1983).
- 4) National Incident Emergency Management (NIMS) certifications 100, 200, 300, 400 & 700.

Alicia Fairbourne

From: Sheri Jacobs [REDACTED]
Sent: Monday, September 20, 2021 11:16 AM
To: Alicia Fairbourne
Subject: Town Council vacancy

Hi Alicia,

I am interested in being appointed to fill the town council vacancy. I currently live on Lariat Court next to Bob Nadelberg. We built our home and moved there in March of 2020. We recently sold that home and will be building another at 1420 Lasso Trail soon. In the meantime we will be leasing a townhome in Rustler. So I will continuously be a Hideout resident and registered to vote in Hideout.

Currently I am a real estate advisor with Engel & Voelkers in Park City. Prior to 2018 I lived in South Florida and owned a top catering and event planning company for 22 years.

I am excited about this opportunity because I really love this town and feel it has so much potential. I loved the home building process the first time and I am looking forward to doing it again (maybe I'm a little crazy?!). As a full time resident I feel I can make a difference to help this community to grow and thrive and a voice to protect our community's future. I want to help promote positive press for Hideout with larger community outreach programs and better networking within the town.

Please let me know if you need any additional information.

Thank you,
Sheri Jacobs
[REDACTED]

File Attachments for Item:

1. Continued discussion and possible approval of the Official Zoning Map of the Town of Hideout



Staff Report

To: Hideout Town Council and Mayor Rubin

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

Re: Zoning Map – Updated

Date: 9 November 2021

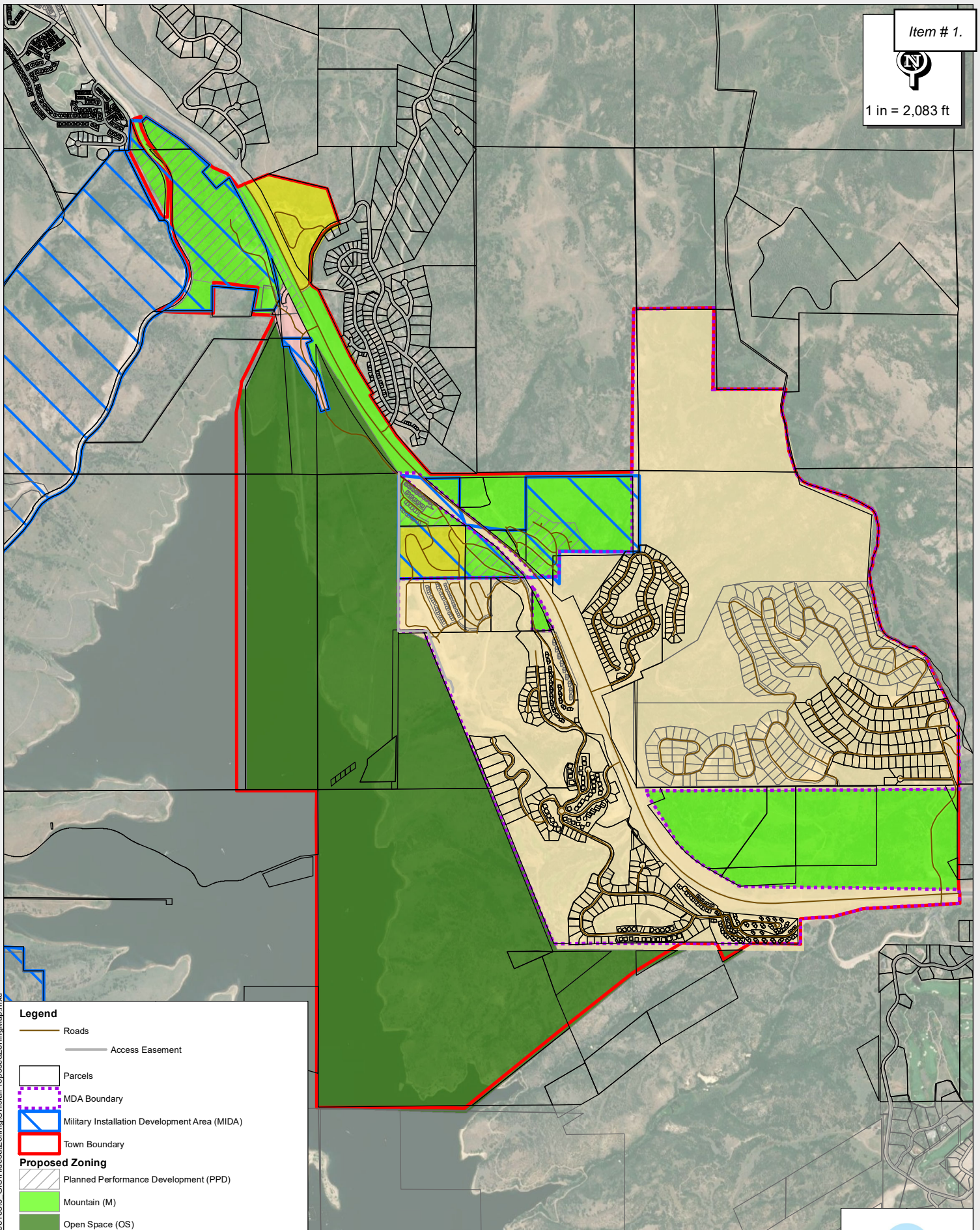
The recommended Zoning Map is attached.

At the October 21, 2021 Planning Commission meeting, staff presented a Zoning Map that, based on our research, most accurately represented current zoning district designations within the Town. The Planning Commission favorably recommended this map to the Town Council. The only changes to the current zoning district designations on the map are the following:

- Deer Mountain Affordable Housing – this area was zoned Mountain (M) or simply designated by its land use, 'residential affordable housing' on prior maps. However, the existing conditions on the ground include multi-unit structures that are generally indicative of medium- or high-density residential developments. Therefore, to better match the existing built environment, this area is recommended to change to Residential Medium Density (RMD).
- Lakeview Estates – the prior maps illustrated this as Mountain (M) but this area was rezoned by the Town Council, with a favorable recommendation from the Planning Commission, on June 27, 2019. This area was rezoned to Residential Medium Density (RMD).
- Designation of the Town-owned land just south of Deer Springs and at the Rossi Creek entrance as Neighborhood Commercial (NC) Zoning.
- Right-of-way designation clarification – what appeared to be a road along the west side of Shoreline, Lakeview, and Deer Waters subdivisions has now been clearly identified as an access (and utility) easement.

No additional changes or clarifications are recommended for the Zoning Map at this time. The ratification of this map, to the best of our understanding, reflects current conditions and will provide the most accurate compilation of prior maps to date. Once adopted, this will serve as the Town's official Zoning Map.

The Density Pod map that reflects the development areas within the MDA is not part of the Zoning Map. Mustang has a different Density Pod map which we are working on with them to reconcile.



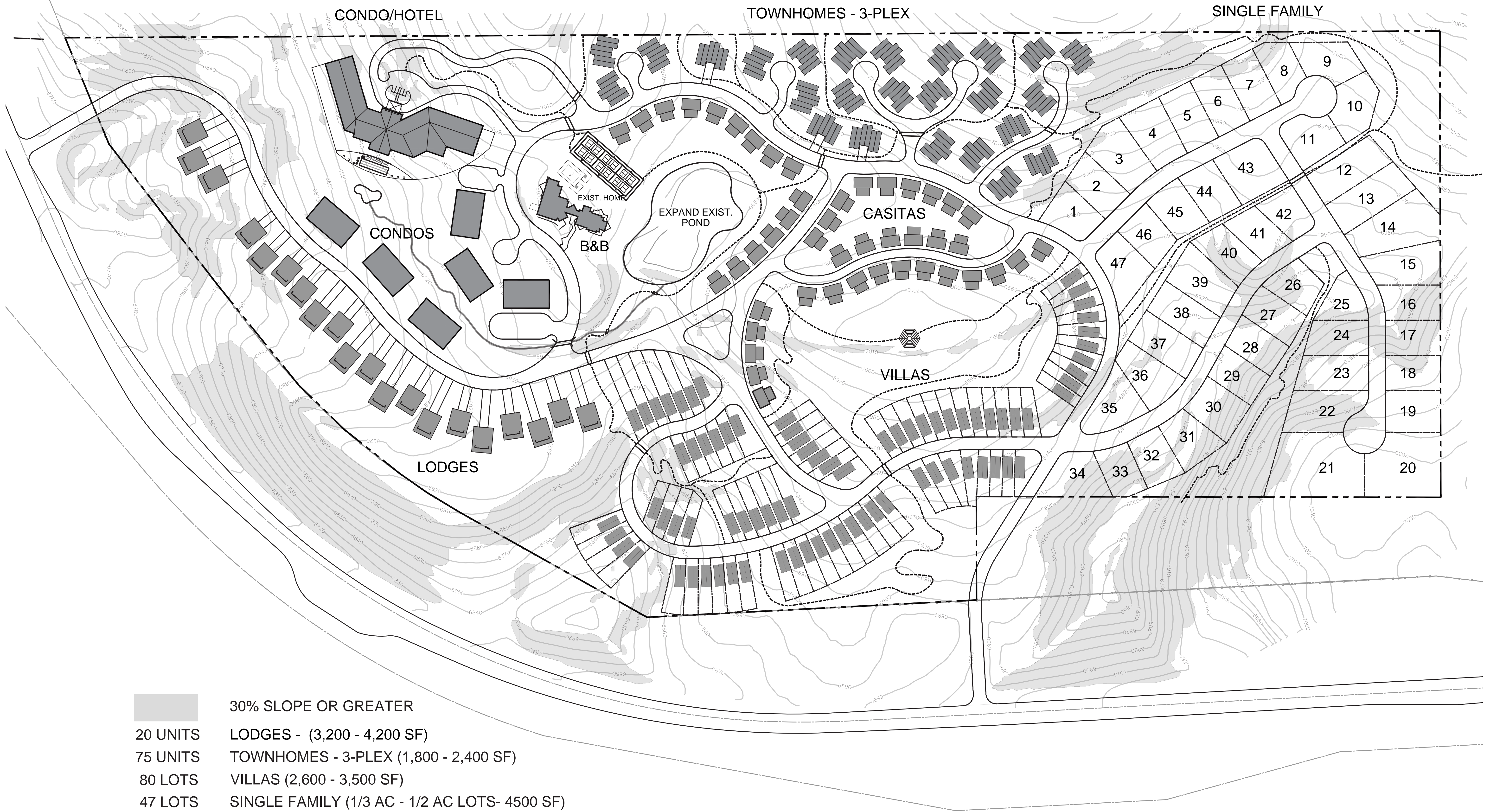
Legend

- Roads
- Access Easement
- Parcels
- MDA Boundary
- Military Installation Development Area (MIDA)
- Town Boundary
- Proposed Zoning**
- Planned Performance Development (PPD)
- Mountain (M)
- Open Space (OS)
- Neighborhood Commercial (NC)
- Residential Medium Density (RMD)
- Resort Specially Planned Area (RSPA)



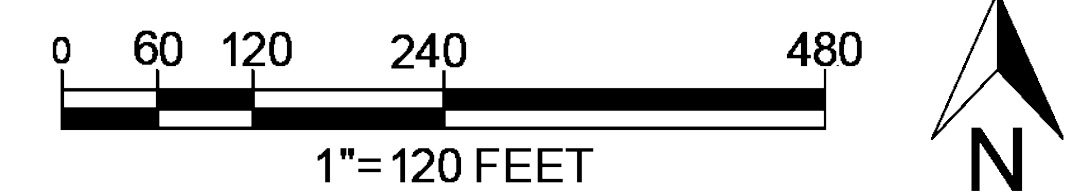
File Attachments for Item:

1. Presentation regarding a planned community development project on the Salzman property



<div></div>	30% SLOPE OR GREATER
20 UNITS	LODGES - (3,200 - 4,200 SF)
75 UNITS	TOWNHOMES - 3-PLEX (1,800 - 2,400 SF)
80 LOTS	VILLAS (2,600 - 3,500 SF)
47 LOTS	SINGLE FAMILY (1/3 AC - 1/2 AC LOTS- 4500 SF)
144 UNITS	CONDO/HOTEL (650 - 1,250 SF)
144 UNITS	CONDOS
80 UNITS	CASITAS (2,200 SF - 2,800 SF)
20 UNITS	EXISTING HOME- B&B (11,400 SF)
610 UNITS	TOTAL

115 ACRES TOTAL
55 ACRES OPEN SPACE
48% OPEN SPACE

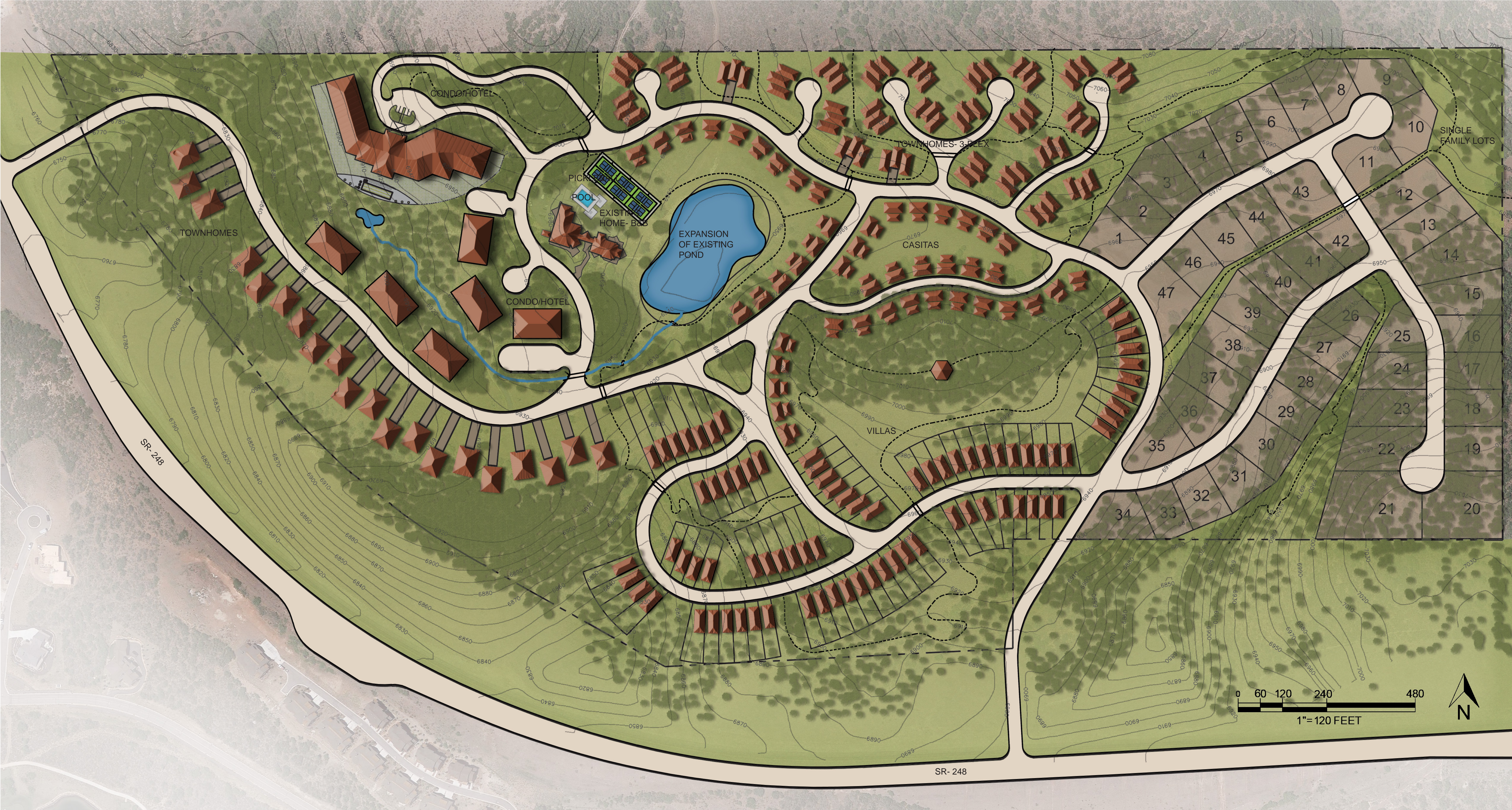


BOULDERS AT HIDEOUT MASTER PLAN

SKYHAWK
DEVELOPMENT

10.04.21





BOULDERS AT HIDEOUT

MASTER PLAN

ENTRANCES



SIGNAGE



SITE AMENITIES



TRAILS



CONDOS & TOWNHOMES



CASITAS



VILLAS & SINGLE-FAMILY HOMES



LODGES



File Attachments for Item:

2. Ratification of KLAİM Phases 1 and 2 Subdivision and plat amendment



Staff Report for Ratification of KLAIM Phase 1 and Phase 2 Subdivision

To: Mayor Phil Rubin
Town of Hideout Council

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

Re: KLAIM – Ratification of Phase 1 and Phase 2

Date: 9 November 2021

Included Materials: Plan Set With Phase 1 and Phase 2 Subdivisions (attached)

The KLAIM subdivision received Final Plat Approval on December 14, 2017 for the full subdivision (all four or five phases; the exact phasing plan was not fully defined at the time). The project was delayed due to negotiations with UDOT regarding right-of-way issues, etc. and the Applicant appeared before the Planning Commission to request an extension for Final Subdivision Approval on November 19, 2020. That extension was granted by the Planning Commission at that time.

At the December 14, 2017 meeting (and at the prior December 7, 2017 Planning Commission meeting) a site plan was provided but there was never a Subdivision Plat which was in a form which could be recorded.

After receiving the extension, Phase 1 was submitted and recorded on March 29, 2021. Phase 2 was recorded on October 13, 2021. Due to an oversight, the Phase 1 and 2 plats were accepted for recordation without going back through Planning Commission and Town Council. In order to ensure a public review of the subdivision plats, Staff is recommending that the Planning Commission review and ratify the Final Subdivisions for Phase 1 and Phase 2. This project is vested under the Town's prior Zoning and Subdivision Ordinances (pre- November 2020). Staff reviewed both Phases to ensure that they meet all requirements of the old code and the December 14, 2017 approval. This ratification is essentially a formality to get the project finalized through the Planning Commission and Town Council. The subdivision plats for future phases will come to the Planning Commission and Town Council.

The Planning Commission forwarded a favorable recommendation to Town Council for the ratification of these subdivisions. Staff recommends the Town Council review the attached plan set and subdivisions and consider ratification of the Phase 1 and Phase 2 subdivision plats.

**708 EAST HIGHWAY 248
HIDEOUT, UTAH**

1-1	BOUNDARY SURVEY
1-1	PHASE 1 PLAT
1-1	PHASE 2 PLAT
C-001	GENERAL NOTES
C-100	OVERALL SITE PLAN
C-101	ENLARGED SITE PLAN
C-200	GRADING AND DRAINAGE PLAN
C-300	UTILITY PLAN
C-400	DETAILS
C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS
PP-1	STREET PLAN AND PROFILE
PP-2	STREET PLAN AND PROFILE
PP-3	STREET PLAN AND PROFILE
PP-4	STREET PLAN AND PROFILE
PP-5	STREET PLAN AND PROFILE
PP-6	STREET PLAN AND PROFILE
PP-7	STREET PLAN AND PROFILE
SSPP-1	SEWER PLAN AND PROFILE
SSPP-2	SEWER PLAN AND PROFILE
SSPP-3	SEWER PLAN AND PROFILE

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

1. ALL WORK SHALL CONFORM TO THE TOWN OF HIDEOUT STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SOLSTICE HOMES
84 MANILLA DRIVE
DRAPER, UTAH 84020

CONTACT:
CHRIS ENSIGN
PHONE: 713-373-1172

THE VIEW AT HIDEOUT

708 EAST HIGHWAY 248
HIDEOUT, UTAH



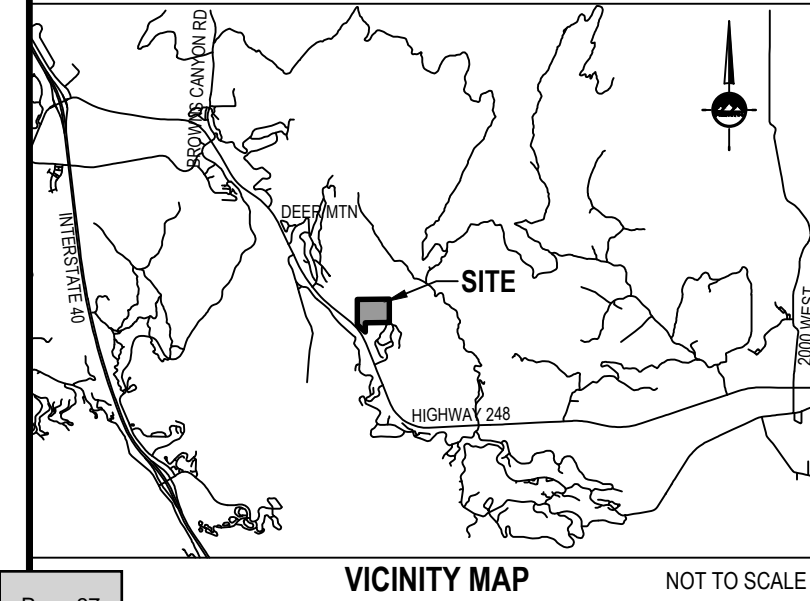
NO.	DATE	REVISION	BY
1	1-7-2021	INTERSECTION REVISION	CCO
2	5-27-2021	ROAD WIDENING	CCO
3			
4			
5			
6			
7			
8			

PROJECT NUMBER	PRINT DATE
7455	5/28/21

DRAWN BY _____ CHECKED BY
B. MORRIS

PROJECT MANAGER
D. ALTER

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HIDEOUT, WASATCH COUNTY, UTAH
FINAL PLAT



COUNTY SURVEYOR

APPROVED AS TO FORM THIS ____ DAY OF _____
A.D., 20____.

ROS # _____ 3496 _____

COUNTY SURVEYOR

ENGINEERING DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D., 20 ____.

DIRECTOR, ENGINEERING DEPARTMENT

ADMINISTRATIVE BODY

THE TOWN OF HIDEOUT, WASATCH COUNTY, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC USE.

RECORDED #
STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE REQUEST OF : _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEES _____ DEPUTY WASATCH COUNTY RECORDER

I, Patrick M. Harris, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 286882 as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots, hereafter to be known as

and that same has been surveyed and staked on the ground as shown on this plat.

Beginning at a point being South 89°34'12" West 2,118.10 feet along the section line and South 877.77 feet from the Northeast Corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 89°31'25" East 340.06 feet;
thence South 30°06'55" East 33.64 feet;
thence South 59°53'05" East 175.00 feet;
thence South 44°40'21" East 220.00 feet;
thence South 44°25'35" West 183.59 feet;
thence North 47°36'16" West 86.21 feet;
thence South 42°23'36" West 83.00 feet;
thence South 47°34'24" East 60.00 feet;
thence South 42°23'36" West 26.00 feet;
thence North 47°34'24" West 31.00 feet;
thence South 42°23'36" West 31.55 feet;
thence North 47°34'42" West 105.46 feet to the Northerly Right of Way Line of State Highway 248 as defined by the Utah Department of Transportation Right of Way Plans for Project No. NF-81;
thence along said Northerly Right of Way Line the following two (2) courses:
(1) thence North 21°46'31" West 220.00 feet;
(2) thence North 34°04'21" West 273.32 feet to the point of beginning.

Contains 160,375 Square Feet or 3.744 Acre:



By execution of this plat, the Owner(s) shown below does hereby grant and convey to the Town of Hideout and other public utility companies, a permanent easement and right of way in and to those areas reflected on the map and defined as "COMMON AREA" for construction and maintenance of approved public utilities and appurtenances together with right of access thereto.

By execution of this plat, the Owner(s) shown below does hereby reserve all areas shown on this plat "COMMON AREA" for the common enjoyment of all owners and such owners guests and invitees to the project.

Know all men by these presents that _____, the _____ undersigned owner() of the hereon described tracts of land, and hereby cause the same to be divided into lots and streets together with easements as set forth on this plat, hereafter to be known as

Also, the owner(s) hereby dedicate to the Town of Hideout, a non-exclusive easement for the access and utility easements and roadway shown hereon for the purpose of providing access and for utility installation, maintenance, use and eventual replacement, and to provide emergency services, with respect to the subdivision and also dedicate to the public the roads and public trails as shown on this plat intended for the use of the public.

In witness whereof _____ have hereunto set _____ this _____ day of _____ A.D., 20_____

STATE OF UTAH)
COUNTY OF _____) S.S.

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that _____ a limited liability _____.

Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

STATE OF UTAH)
COUNTY OF) S.S.

On the _____ day of _____ A.D., 20____, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of _____, who after being duly sworn, acknowledged to me that _____

Company, that _____ signed the Owner's Dedication freely and voluntarily for and in behalf of said Limited Liability Company for the purposes therein mentioned.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
RESIDING IN _____ COUNTY

LOCATED IN THE NORTHEAST CORNER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN
HIDEOUT, WASATCH COUNTY, UTAH

STATE OF UTAH, COUNTY OF WASATCH, RECORDED AND FILED AT THE
REQUEST OF : _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEES DEPUTY WASATCH COUNTY RECORDER

File Attachments for Item:

3. Discussion and possible approval of an extension beyond the six-month timeline noted in Ordinance 2021-O-03 to record Deer Springs Phases 2A and 2B plat maps



Staff Review of Plan Submittal

To: Mayor Phil Rubin
Town of Hideout Council

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

Re: Deer Springs – Revised Phases 2A and 2B - Extension Request

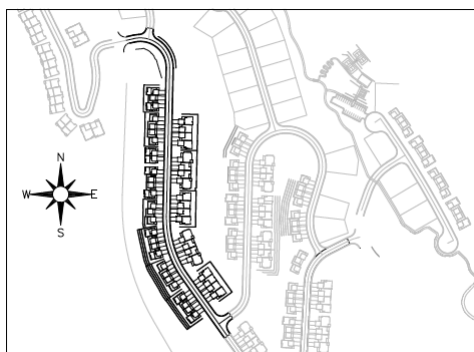
Date: November 9, 2021

Submittals: The Applicant submitted the following plans which were approved by the Town Council on May 13, 2021:

- *Phase 2 - Construction Plans dated April 20, 2021*
- *Phase 2B - Construction Plans dated April 20, 2021*

Phases 2 & 3

Phase 2A



VICINITY MAP

Phase 2B



KEY MAP

The Town Council approved these two (2) plats and signed the Ordinance on May 13, 2021. Pursuant to Town Code, Section 11.06.36, which states, "The Town Council may grant a one-time extension to the recording of the Final Plat not exceeding six (6) months; provided, that the Developer submits the request for extension prior to expiration of the Final Plat and satisfies any new Town requirements pertaining to the public health, safety and welfare."



The Applicant is requesting a six (6) month extension (until May 13, 2022). Staff supports this request and there are no new Town requirements pertaining the public health, safety and welfare.

Ordinance 2021-O-03

AN ORDINANCE APPROVING THE DEER SPRINGS PHASES 2A and 2B SUBDIVISIONS, LOCATED IN HIDEOUT, UTAH

WHEREAS, owners of the property known as Deer Springs Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on April 28, 2021 to receive input on the proposed subdivision plats; and

WHEREAS, the Planning Commission, on April 28th conducted a public hearing and forwarded a positive recommendation to the Town Council; and

WHEREAS, on May 13, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, it is in the best interest of Hideout, Utah to approve the Deer Springs Phase 2A & Deer Springs Phase 2B Subdivision plat in that these subdivision plats are intended to comply with the Hideout Municipal Code, the 2018 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

NOW, THEREFORE BE IT ORDAINED by the Town Council of Hideout, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The subdivision plats as shown in Exhibits A and B are approved subject to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Phase 2A and 2B plats, as currently presented, are a reconfiguration/renaming of Deer Springs Phase 2 and Phase 3 subdivisions (per the overall Phasing Plan dated 29 April 2020).
2. The property is located within the Town of Hideout along Belaview Drive.
3. For Phase 2A, the total plat area is approximately 8.669 acres and includes 50 lots.
4. For Phase 2B, the total plat area is approximately 5.708 acres and includes 24 lots.
5. The total number of units for both phases was reduced from 77 units to 70 units; a reduction of seven (7) units for Phase 2A and 2B.
6. The Applicant worked with Town Staff to reconfigure the layout and eliminate the majority of the retaining walls.
7. Zoning for the property is Mountain Residential (MR).
8. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on July 12, 2018. The MDA has an allowance for up to 248 units.
9. All existing and required easements will be shown on the plat prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.

10. No changes are proposed to the existing road alignment or uses associated with this plat.
11. The final plats are required to be approved and signed by the Jordanelle Special Services District prior to recordation to ensure that requirements of the District are addressed.
12. Each Phase will have a separate final subdivision plat associated with it.

Conclusions of Law

1. The subdivision plats, as conditioned, comply with Hideout Municipal Code, Title 12 and the 2018 Master Development Agreement.
2. The subdivision plats, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat as conditioned.
4. Approval of the subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. If the Applicant requests an extension for the subdivision plats, the Hideout Municipal Code requires that these submittals "satisfy[ies] any new Town requirements pertaining to the public health, safety and welfare"

Conditions of Approval

1. The Master Development Agreement (MDA) must be amended to reflect the new phasing plan prior to recordation of any plats.
2. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
3. The applicant will record the plat at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.
4. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements. All existing and required easements, based on review by the Town Engineer and JSSD will be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
5. A financial guarantee, in a form and amount acceptable to the Town and in conformance with these conditions of approvals, for the value of any required public improvements, such as water, sewer, landscaping, fire hydrants, etc. shall be provided to the Town prior to building permit issuance for new construction. All public improvements shall be completed according to Town standards prior to release of this guarantee. An additional ten (10) percent of the public improvement value shall be held by the Town for the warranty period and until such improvements are accepted by the Town.
6. The Applicant shall provide a complete set of updated construction plans, and address all engineering and planning comments prior to approval
7. The Applicant shall provide an updated plat, and address all comments from planning, engineering, and legal
8. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction.

9. All approved public trails, consistent with the Master Development Agreement and the Parks Open Space & Trails (POST) Plan, shall be shown on the plats.
10. The recorded plat shall include, but is not limited to, the following plat notes:
 - a. These plats are subject to the conditions of approval in Ordinance 2021-xx.
 - b. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots and not within public right of way.
 - c. A fire protection and emergency access plan shall be submitted and approved by the Wasatch County Fire District prior to the issuance of any building permits.
 - d. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
 - e. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
 - f. Existing public trails are agreed, by the recording of this plat, to be within ten (10') foot public trail easements and are subject to reasonable relocation by the Owner subject to Town Planner approval.
11. The Applicant agreed to meet the current Town Code requirements (26'-0" of asphalt plus curb and gutter) for road construction; and a paved bike lane shall be incorporated into all new streets per Town code.
12. The Applicant will work with the Town Planner and Town Engineer to incorporate an appropriate amount of visitor parking throughout each Phase of the proposed subdivision.
13. The construction plan set should be updated to include all retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
 - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
 - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.
 - c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
14. AGEC's concerns and comments must be addressed and adequately resolved regarding the landslide deposits in the area of Phases 2-4. Approval is dependent on the development being considered safe from a geological hazard perspective.
15. AGEC's concerns and comments must review and approve an updated retaining wall design report. Where applicable and pertinent to the updated plans, AGEC's most recent comment letter must also be addressed.
16. Per the Planning Commission's recommendations, the Applicant has eliminated some four-plex units and created a few duplex and triplex units in Phase 2A to create additional variation in neighborhood character. There are only four-plex units proposed for Phase 2B. The Applicant shall work with the Town Planner and Town Engineer in an attempt to further reduce the number of four-plex units and increase the number of duplexes and triplexes. The Applicant shall also work with the Town Engineer and Town Planner to increase horizontal and vertical articulation (FFL grade variation) and a minimum of 4'-0" horizontal step backs should be incorporated for each individual unit whether part of a duplex, triplex or four-plex.
17. Park/Playground: The Applicant agrees to amend the MDA and construct the park simultaneously with subsequent Phase 3 and to be completed before any sales of Phase 3 units.
18. The proposed amenities and detailed site design for the park have not been provided and shall be included in the construction plan set. The final design must be approved by the Planning Commission. At minimum, this park shall be 3.5 acres in size and include:

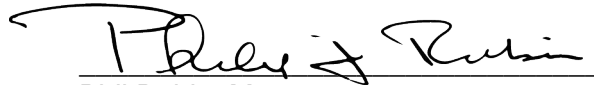
- i. A gazebo, approximately 20 x 20 feet in size, with stone columns and cedar shingle roof;
 - ii. A playground;
 - iii. Two (2) pickleball courts;
 - iv. Sidewalks;
 - v. Six (6) benches;
 - vi. Open lawn for play;
 - vii. Appropriate trees and shrubs; and
 - viii. A small parking lot is also provided for convenience.
 - b. In order to accommodate the needs of dogs and their owners and to avoid infringing on the rights and contentment of others, a 1.3-acre dog park will be provided. There will separate areas for large and small dogs. The park will include:
 - i. Fencing: black vinyl-coated chain link fence, 4 feet in height
 - ii. A total of eight (8) benches;
 - iii. Waste stations; and
 - iv. Lawn and trees.
 - c. Dripline irrigation for the trees and shrubs must be incorporated into the landscape.
 - d. No fencing is proposed or approved. No chain link fencing is permitted around the park.
 - e. The street lights must be dark-sky compliant fixtures.
 - f. A detailed plan of the park and amenities must be provided for review and approval by the Town Planner.
 - g. The above items must be reviewed and approved by the Town Planner prior to implementation.
19. Snow storage areas must be delineated on the plats.
 20. Trails: Proposed trails (and surface type) to be completed as part of Phases 2A and 2B shall be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
 21. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors.
 22. A Landscape Plan shall be provided for all of Phases 2A and 2B (and the park area) prior to commencement of any construction (and prior to issuance of any Building Permits) on any subsequent phases. This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Planner.
 23. The Applicant shall submit a Construction Mitigation Plan (CMP) that will be approved by the Town Planner and Town Engineer.
 24. A subdivision construction permit, improvement agreement, and all fees and bonds will be required prior to any construction.
 25. The final plats (mylar) is subject to review may require additional notes and corrections.
 26. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.
 27. Resolve ACOE and DEQ concerns regarding damage to wetlands and contamination of the waterway in phase 1 prior to approval
 28. Restore the JSSD lift station emergency pond prior to acceptance of any additional phases.

The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 13th day of May, 2021

TOWN OF HIDEOUT


Phil Rubin, Mayor

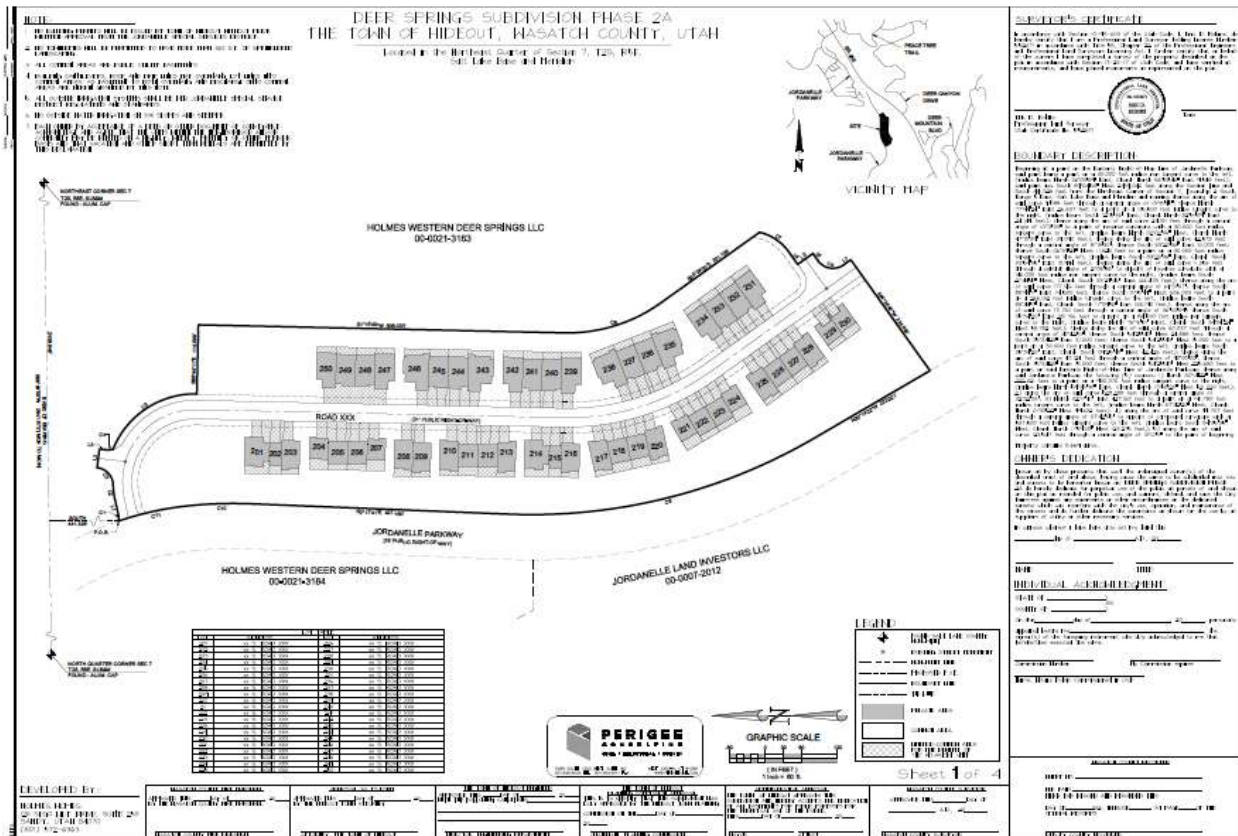
ATTEST:


Alicia Fairbourne, Town Clerk



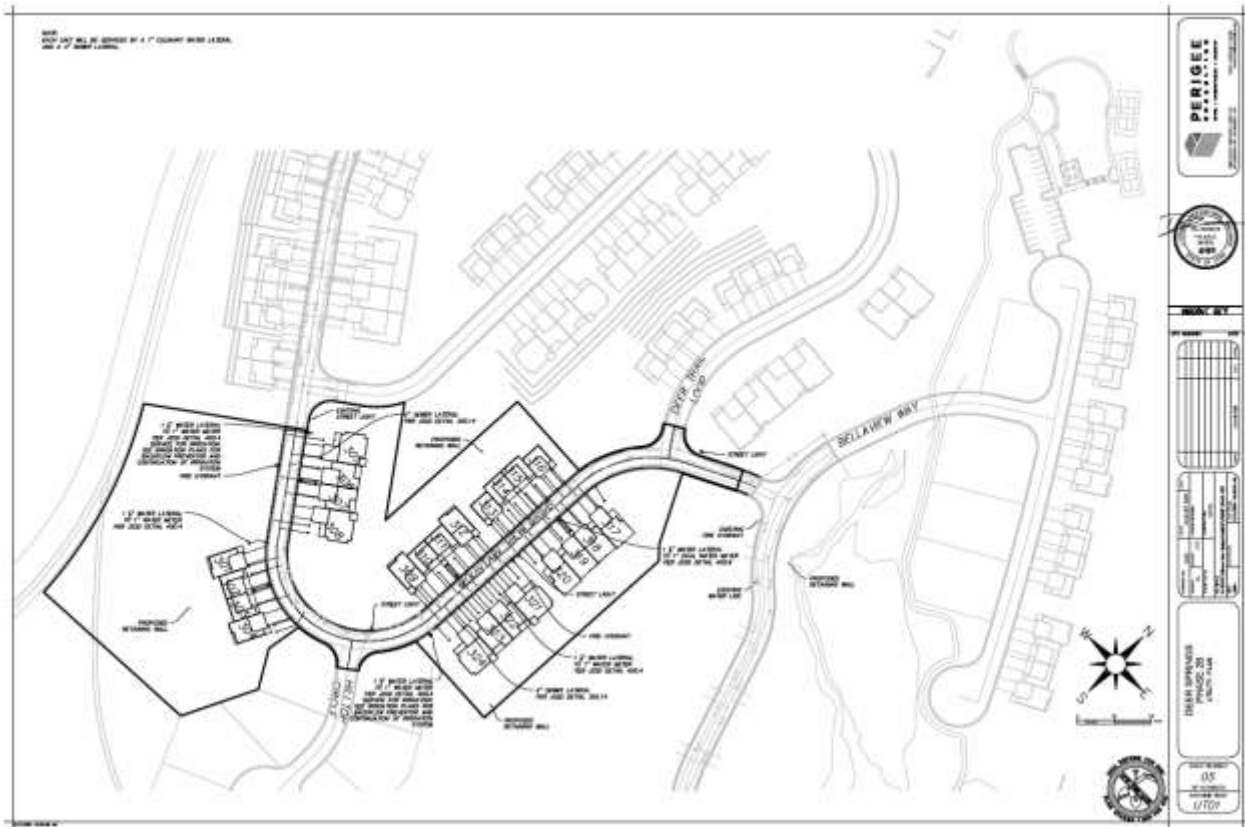
Exhibit

Exhibit A – Proposed subdivision plat for Deer Springs Phase 2A



Exhibit

Exhibit B – Proposed subdivision plat for Deer Springs Phase 2B



File Attachments for Item:

4. Presentation of fiscal first quarter financials

Hideout, Utah
September 30, 2021
Basic Financial Statements

Prepared by
Wesley Bingham, CPA

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Town of Hideout
Budget Comparison Report
10 General Fund - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

	Period Actual	YTD Actual	Annual Budget	Over/(Under)	Percentage
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	66.13	66.13	151,800.00	(151,733.87)	0.04%
3120 Prior year property taxes - delinquent	77.94	706.30	30,000.00	(29,293.70)	2.35%
3124 Fee-in-lieu of property taxes	491.88	1,456.60	10,700.00	(9,243.40)	13.61%
3130 Sales tax	0.00	10,947.70	146,185.00	(135,237.30)	7.49%
3135 Telecomm Tax Revenue	0.00	0.00	2,000.00	(2,000.00)	0.00%
3137 Franchise Fee Revenue	0.00	576.38	0.00	576.38	0.00%
3140 Municipal energy taxes	0.00	8,039.60	57,417.00	(49,377.40)	14.00%
Total Taxes	635.95	21,792.71	398,102.00	(376,309.29)	5.47%
Licenses and permits					
3210 Business licenses	0.00	75.00	1,050.00	(975.00)	7.14%
3221 Building permits	78,641.15	138,170.65	750,750.00	(612,579.35)	18.40%
3222 Roadway Fee	11,000.00	16,000.00	52,500.00	(36,500.00)	30.48%
3229 Subdivision fees	3,500.00	24,000.00	555,000.00	(531,000.00)	4.32%
3230 Inspection Fees	0.00	287,644.21	0.00	287,644.21	0.00%
Total Licenses and permits	93,141.15	465,889.86	1,359,300.00	(893,410.14)	34.27%
Charges for services					
3490 Other services revenue	1,122.78	1,546.08	19,000.00	(17,453.92)	8.14%
Total Charges for services	1,122.78	1,546.08	19,000.00	(17,453.92)	8.14%
Fines and forfeitures					
3510 Fines and forfeitures	(600.00)	3,875.00	2,000.00	1,875.00	193.75%
Total Fines and forfeitures	(600.00)	3,875.00	2,000.00	1,875.00	193.75%
Interest					
3610 Interest earnings	2.81	126.09	3,000.00	(2,873.91)	4.20%
Total Interest	2.81	126.09	3,000.00	(2,873.91)	4.20%
Miscellaneous revenue					
3620 Building rental income	0.00	0.00	100.00	(100.00)	0.00%
3690 Other revenue	0.00	911.41	2,000.00	(1,088.59)	45.57%
Total Miscellaneous revenue	0.00	911.41	2,100.00	(1,188.59)	43.40%
Total Revenue:	94,302.69	494,141.15	1,783,502.00	(1,289,360.85)	27.71%
Expenditures:					
General government					
Administrative					
5001.1 Admin Contract services	321.98	1,068.73	5,000.00	(3,931.27)	21.37%
5001.2 Admin Council pay	0.00	323.26	3,600.00	(3,276.74)	8.98%
5001.4 Admin Insurance	508.69	9,889.74	12,000.00	(2,110.26)	82.41%
5001.6 Admin Mileage reimbursement	309.85	1,005.17	2,600.00	(1,594.83)	38.66%
5001.7 Admin Office supplies	466.23	1,695.48	3,000.00	(1,304.52)	56.52%
5001.8 Admin Personnel	11,588.34	42,032.03	121,527.00	(79,494.97)	34.59%
5001.9 Admin Public notices	0.00	0.00	3,000.00	(3,000.00)	0.00%
5001.A Admin Security Alarm Monitoring	120.00	360.00	1,000.00	(640.00)	36.00%
5003 Admin Benefits	6,446.37	18,186.79	39,510.00	(21,323.21)	46.03%
5004 Admin Other	6,860.41	7,054.33	1,000.00	6,054.33	705.43%
5010 Admin Information Technology	1,255.00	6,140.00	12,000.00	(5,860.00)	51.17%
5016 Admin Telephone	966.59	2,255.14	5,500.00	(3,244.86)	41.00%
5017 Admin Training	0.00	251.86	875.00	(623.14)	28.78%
5018 Admin Website	0.00	723.00	350.00	373.00	206.57%
5019 Admin Membership	0.00	873.00	1,200.00	(327.00)	72.75%
5030 Admin Repairs & maintenance	866.79	1,266.79	4,200.00	(2,933.21)	30.16%
5050 Admin Utilities	919.77	4,206.37	4,000.00	206.37	105.16%
5069 Miscellaneous	0.00	0.00	500.00	(500.00)	0.00%
Total Administrative	30,630.02	97,331.69	220,862.00	(123,530.31)	44.07%
Professional services					
5002.1 Accounting	0.00	0.00	12,000.00	(12,000.00)	0.00%
5002.2 Legal	9,272.00	22,977.00	135,000.00	(112,023.00)	17.02%
5002.3 Engineering	1,513.75	50,264.35	140,000.00	(89,735.65)	35.90%
5002.4 Building inspection	25,950.53	67,995.58	275,000.00	(207,004.42)	24.73%
5002.5 Plan prints	772.66	1,213.66	2,500.00	(1,286.34)	48.55%
5002.50 Engineering DRC Review	0.00	0.00	45,000.00	(45,000.00)	0.00%
5002.6 Auditor	0.00	0.00	12,000.00	(12,000.00)	0.00%
5002.60 Planning	6,950.00	17,675.00	372,500.00	(354,825.00)	4.74%

Town of Hideout
Budget Comparison Report
10 General Fund - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
5002.65 Building Plan Review	0.00	0.00	45,000.00	(45,000.00)	0.00%
Total Professional services	44,458.94	160,125.59	1,039,000.00	(878,874.41)	15.41%
Total General government	75,088.96	257,457.28	1,259,862.00	(1,002,404.72)	20.44%
Public Safety					
5103 Safety Maintenance	0.00	0.00	5,000.00	(5,000.00)	0.00%
5105 Safety Police department	0.00	0.00	75,000.00	(75,000.00)	0.00%
5305 Animal Services	2,153.02	2,153.02	10,500.00	(8,346.98)	20.50%
Total Public Safety	2,153.02	2,153.02	90,500.00	(88,346.98)	2.38%
Streets					
5201 Streets Personnel	2,131.67	7,408.84	74,390.00	(66,981.16)	9.96%
5202 Streets Auto maintenance	4,532.43	9,020.60	2,500.00	6,520.60	360.82%
5203 Streets Benefits	518.87	1,805.40	29,943.00	(28,137.60)	6.03%
5204 Streets Fuel	606.45	1,690.00	5,000.00	(3,310.00)	33.80%
5205 Streets Materials & Supplies	1,845.51	9,208.65	16,000.00	(6,791.35)	57.55%
5208 Streets Repair & maintenance	328.90	328.90	25,000.00	(24,671.10)	1.32%
5210 Streets Insurance	0.00	0.00	1,000.00	(1,000.00)	0.00%
Total Streets	9,963.83	29,462.39	153,833.00	(124,370.61)	19.15%
Parks					
5450 Parks and Recreation	0.00	1,200.00	5,000.00	(3,800.00)	24.00%
5480 CAPITAL PROJECTS	1,485.00	1,485.00	0.00	1,485.00	0.00%
Total Parks	1,485.00	2,685.00	5,000.00	(2,315.00)	53.70%
Miscellaneous					
5650 Community Development	186.87	1,628.83	15,000.00	(13,371.17)	10.86%
Total Miscellaneous	186.87	1,628.83	15,000.00	(13,371.17)	10.86%
Debt service					
5800 Principal	29,796.82	29,796.82	15,000.00	14,796.82	198.65%
5801 Interest	11,961.06	11,961.06	11,500.00	461.06	104.01%
Total Debt service	41,757.88	41,757.88	26,500.00	15,257.88	157.58%
Total Expenditures:	130,635.56	335,144.40	1,550,695.00	(1,215,550.60)	21.61%
Total Change In Net Position	(36,332.87)	158,996.75	232,807.00	(73,810.25)	68.30%

Town of Hideout
Budget Comparison Report
22 Covid 19 Fund - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3310 Grant Revenue	0.00	59,057.00	107,000.00	(47,943.00)	55.19%
Total Intergovernmental revenue	<u>0.00</u>	<u>59,057.00</u>	<u>107,000.00</u>	<u>(47,943.00)</u>	<u>55.19%</u>
Total Revenue:	<u>0.00</u>	<u>59,057.00</u>	<u>107,000.00</u>	<u>(47,943.00)</u>	<u>55.19%</u>
Expenditures:					
Public Safety					
5105 Safety Police department	0.00	0.00	75,000.00	(75,000.00)	0.00%
5231 Fire District Services	0.00	0.00	5,000.00	(5,000.00)	0.00%
Total Public Safety	<u>0.00</u>	<u>0.00</u>	<u>80,000.00</u>	<u>(80,000.00)</u>	<u>0.00%</u>
Streets					
5208 Repair & Maintenance	0.00	0.00	27,000.00	(27,000.00)	0.00%
Total Streets	<u>0.00</u>	<u>0.00</u>	<u>27,000.00</u>	<u>(27,000.00)</u>	<u>0.00%</u>
Total Expenditures:	<u>0.00</u>	<u>0.00</u>	<u>107,000.00</u>	<u>(107,000.00)</u>	<u>0.00%</u>
Total Change In Net Position	<u>0.00</u>	<u>59,057.00</u>	<u>0.00</u>	<u>59,057.00</u>	<u>0.00%</u>

Town of Hideout
Budget Comparison Report
23 Municipal Services - MIDA - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Change In Net Position					
Revenue:					
Taxes					
3130 MIDA - Sales tax	0.00	35.00	0.00	35.00	0.00%
Total Taxes	0.00	35.00	0.00	35.00	0.00%
Total Revenue:	0.00	35.00	0.00	35.00	0.00%
Total Change In Net Position	0.00	35.00	0.00	35.00	0.00%

Town of Hideout
Budget Comparison Report
46 Capital Projects - Street Impact - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Income or Expense					
Income From Operations:					
Operating income					
3000 Street Impact Fee	0.00	0.00	300,000.00	(300,000.00)	0.00%
Total Operating income	0.00	0.00	300,000.00	(300,000.00)	0.00%
Operating expense					
4073 Improvements Other Than Buildings	0.00	0.00	300,000.00	(300,000.00)	0.00%
Total Operating expense	0.00	0.00	300,000.00	(300,000.00)	0.00%
Total Income From Operations:	0.00	0.00	0.00	0.00	0.00%
Total Income or Expense	0.00	0.00	0.00	0.00	0.00%

Town of Hideout
Budget Comparison Report
48 Class C Road Fund - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

Item # 4.

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3356 Class C road allotment	0.00	8,062.11	78,000.00	(69,937.89)	10.34%
Total Intergovernmental revenue	0.00	8,062.11	78,000.00	(69,937.89)	10.34%
Total Revenue:	0.00	8,062.11	78,000.00	(69,937.89)	10.34%
Total Change In Net Position	0.00	8,062.11	78,000.00	(69,937.89)	10.34%
Income or Expense					
Income From Operations:					
Operating expense					
4073 Improvements Other Than Buildings	0.00	0.00	78,000.00	(78,000.00)	0.00%
Total Operating expense	0.00	0.00	78,000.00	(78,000.00)	0.00%
Total Income From Operations:	0.00	0.00	78,000.00	(78,000.00)	0.00%
Total Income or Expense	0.00	0.00	78,000.00	(78,000.00)	0.00%

Town of Hideout
Budget Comparison Report
51 Water Fund - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

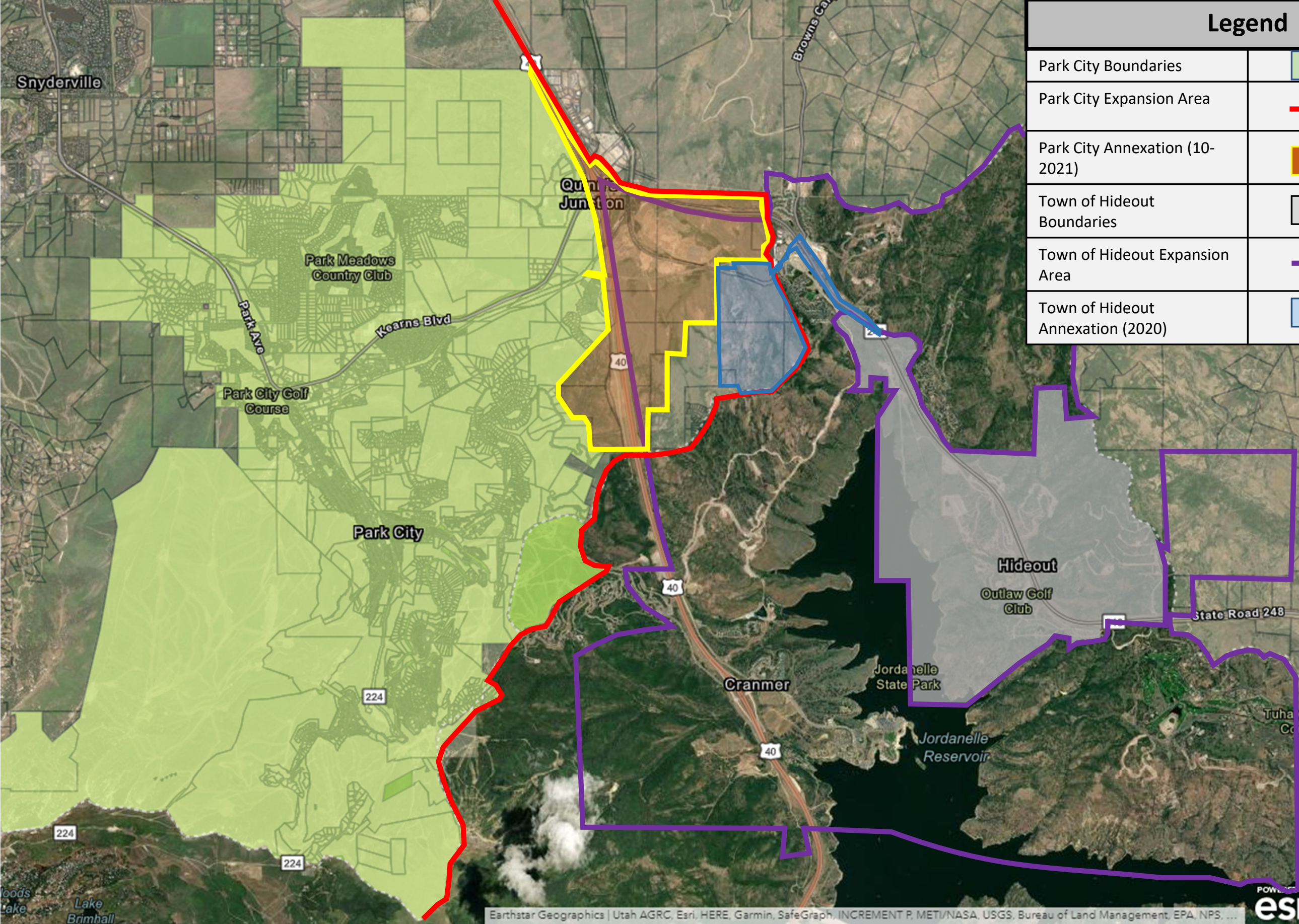
	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Annual Budget</u>	<u>Over/(Under)</u>	<u>Percentage</u>
Income or Expense					
Income From Operations:					
Operating income					
5110 Interest earnings	0.00	0.00	3,527.00	(3,527.00)	0.00%
5140 Water service	63,042.45	199,234.73	561,000.00	(361,765.27)	35.51%
5141 Standby water	0.00	(103.74)	140,383.00	(140,486.74)	-0.07%
5142 Water reservation fee	0.00	0.00	50,000.00	(50,000.00)	0.00%
5143 Meter rental	0.00	1,850.00	1,000.00	850.00	185.00%
5145 Storm water service	2,531.93	7,228.94	26,400.00	(19,171.06)	27.38%
5150 Sewer service	16,077.73	46,864.30	184,800.00	(137,935.70)	25.36%
5310 Connection fees	32,440.00	46,910.00	188,000.00	(141,090.00)	24.95%
5315 Water Transfer fees	300.00	1,020.00	4,254.00	(3,234.00)	23.98%
5410 Late penalties and fees	136.59	420.33	5,103.00	(4,682.67)	8.24%
5490 Other operating income	0.00	0.00	3,023.00	(3,023.00)	0.00%
Total Operating income	114,528.70	303,424.56	1,167,490.00	(864,065.44)	25.99%
Operating expense					
6001.1 Insurance	0.00	0.00	6,500.00	(6,500.00)	0.00%
6005 Accounting and Audit	0.00	0.00	6,500.00	(6,500.00)	0.00%
6010 Information Technology	0.00	0.00	11,500.00	(11,500.00)	0.00%
6016 Telephone	0.00	0.00	5,200.00	(5,200.00)	0.00%
6017 Training	0.00	0.00	1,625.00	(1,625.00)	0.00%
6018 Website	0.00	0.00	650.00	(650.00)	0.00%
6140 Engineering	477.50	1,812.50	92,500.00	(90,687.50)	1.96%
6150 Legal	0.00	1,680.00	25,000.00	(23,320.00)	6.72%
6210 Meters	7,217.69	16,334.73	34,000.00	(17,665.27)	48.04%
6240 Office expenses	0.00	0.00	6,000.00	(6,000.00)	0.00%
6250 Operating expenses	3,465.00	3,465.00	17,000.00	(13,535.00)	20.38%
6305 Repairs and Maint - Sewer	0.00	23,224.25	31,200.00	(7,975.75)	74.44%
6310 Repairs and Maint - Water	1,474.00	5,205.00	88,700.00	(83,495.00)	5.87%
6350 Salaries and wages	20,657.08	58,587.29	259,000.00	(200,412.71)	22.62%
6355 Benefits	4,865.44	13,510.77	84,000.00	(70,489.23)	16.08%
6360 Software and technology	0.00	0.00	1,600.00	(1,600.00)	0.00%
6390 Utilities	0.00	0.00	3,000.00	(3,000.00)	0.00%
6405 JSSD - Sewer	4,336.69	13,986.08	43,000.00	(29,013.92)	32.53%
6410 JSSD - Water	23,062.50	69,187.50	290,000.00	(220,812.50)	23.86%
6412 Water reservation fees	0.00	0.00	55,300.00	(55,300.00)	0.00%
Total Operating expense	65,555.90	206,993.12	1,062,275.00	(855,281.88)	19.49%
Total Income From Operations:	48,972.80	96,431.44	105,215.00	(8,783.56)	91.65%
Total Income or Expense	48,972.80	96,431.44	105,215.00	(8,783.56)	91.65%

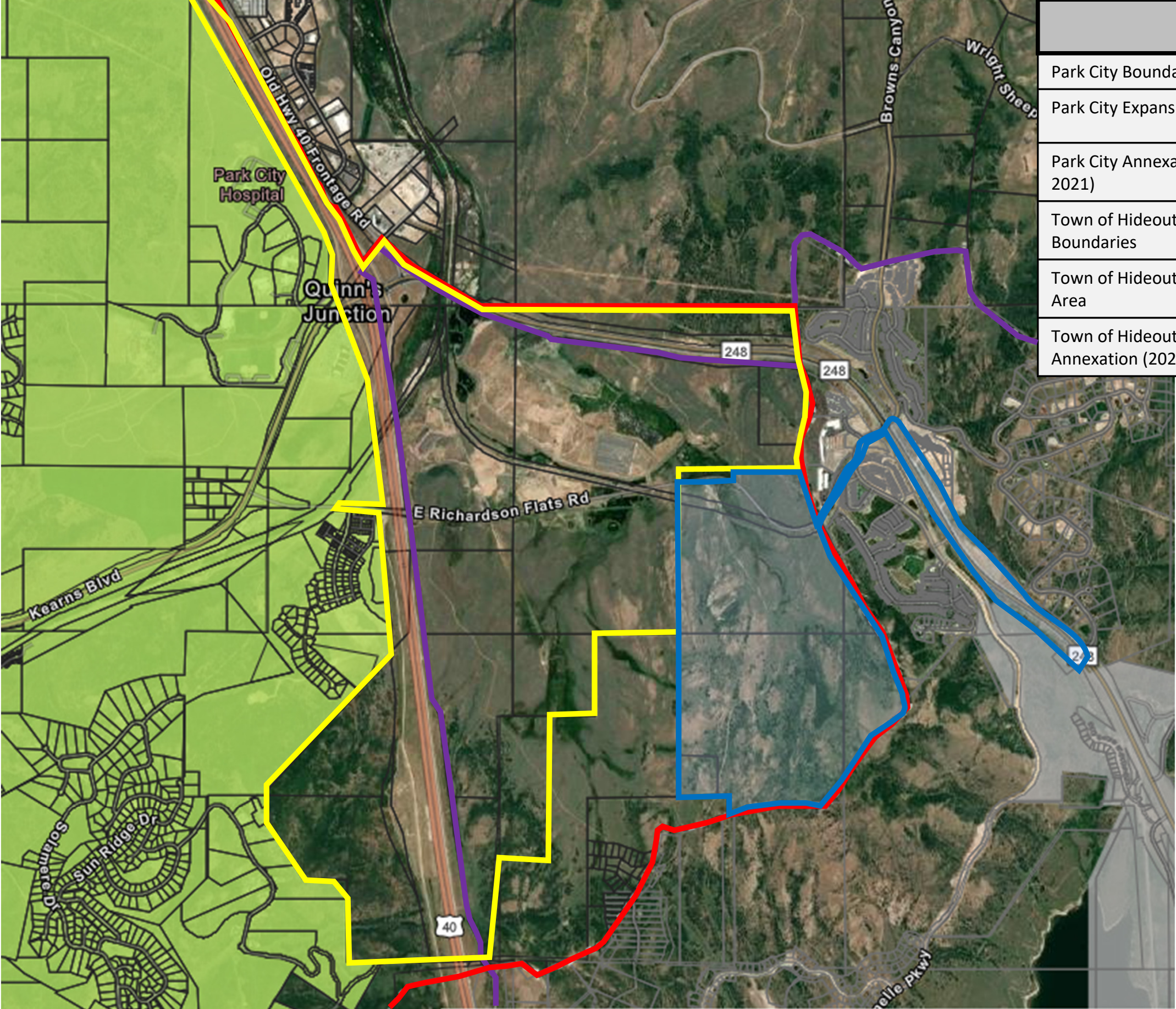
Town of Hideout
Budget Comparison Report
56 Culinary Water Impact - 07/01/2021 to 09/30/2021
25.00% of the fiscal year has expired

	<u>Period Actual</u>	<u>YTD Actual</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	0.00	0.00	375,000.00	(375,000.00)	0.00%
Total Operating income	<u>0.00</u>	<u>0.00</u>	<u>375,000.00</u>	<u>(375,000.00)</u>	<u>0.00%</u>
Total Income From Operations:	<u>0.00</u>	<u>0.00</u>	<u>375,000.00</u>	<u>(375,000.00)</u>	<u>0.00%</u>
Total Income or Expense	<u>0.00</u>	<u>0.00</u>	<u>375,000.00</u>	<u>(375,000.00)</u>	<u>0.00%</u>

File Attachments for Item:

6. Discussion and direction regarding the Park City annexation attempt of area within Hideout's Annexation Declaration Area





Legend	
Park City Boundaries	<div></div>
Park City Expansion Area	<div></div>
Park City Annexation (10-2021)	<div></div>
Town of Hideout Boundaries	<div></div>
Town of Hideout Expansion Area	<div></div>
Town of Hideout Annexation (2020)	<div></div>

File Attachments for Item:

7. Discussion and possible adoption of an Emergency Operations Plan

RESOLUTION #2021-R-09

RESOLUTION ADOPTING EMERGENCY OPERATIONS PLAN AND
EMERGENCY INTERIM SUCCESSORS FOR TOWN OFFICERS.

WHEREAS, the Town of Hideout ("Town") recognizes it is at risk to a wide range of natural, technological, and man-made hazards and such events require ongoing emergency operations planning by all jurisdictions of government within the Town, county and state;

WHEREAS, the Town Council ("Council") finds that it is in the public interest to have an emergency operations plan;

WHEREAS, Town officers, employees, or designees will execute the emergency operations plan;

WHEREAS, Utah Code § 53-2a-807 requires the Town to adopt an emergency operations plan, designate an emergency manager and three emergency interim successors and the specific order of succession for each officer, and designate an emergency alert plan and system;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: The emergency operations plan of Wasatch County is hereby adopted as the emergency operations plan for the Town of Hideout, including its designation of an alert plan, and alert system.

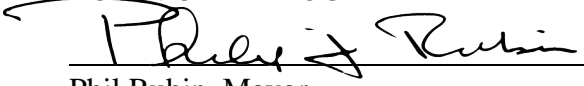
SECTION II: The three emergency interim successors and order of succession is as follows:

1. Emergency Manager – Director of Engineering and Public Works
2. Mayor
3. Town Administrator
4. Members of the Town Council in descending order of seniority on the Council

Section III: Effective Date. This resolution shall take effect upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 10th day of November in the year 2021.

TOWN OF HIDEOUT


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

8. Discussion and possible adopting of a winter parking ordinance

ORDINANCE #2021-O-15

AN ORDINANCE REGARDING WINTER PARKING FOR VEHICLES
AND SNOW REMOVAL FROM STREETS

WHEREAS, Town of Hideout ("Town") has authority to regulate parking on public streets and public easements; and

WHEREAS, due to its geography the Town receives significant snowfall and drifting snow during the winter season; and

WHEREAS, the Town Council finds that managing winter parking for traffic flow, garbage collection, snow removal, and delivery services are necessary for the health safety and welfare of the Town residents and visitors and that preventing parked vehicles on public streets, as provided herein, will further that objective.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Amendment of Chapter 7.16 of the Hideout Town Code is hereby adopted as follows:

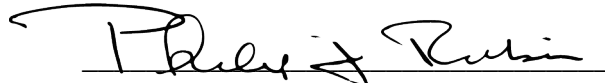
- 7.16.030 Overnight Winter Parking is renumbered as 7.18.030 and amended as described in Section II.
- 7.16.035 Winter Season Limitations is renumbered as 7.18.050 Winter Parking Limitations and amended as described in Section II.

SECTION II: Enact Chapter 7.18 Winter Parking Restrictions as shown in Exhibit A.


SECTION III: Effective Date. This ordinance shall become effective upon publication.

PASSED AND ADOPTED by the Town Council of Hideout, Utah, this 10th day of November in the year 2021.

TOWN OF HIDEOUT


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



7.18 WINTER PARKING RESTRICTIONS**7.18.010 OVERNIGHT WINTER PARKING****7.18.020 SNOW REMOVAL EMERGENCY ROUTES****7.18.030 WINTER SEASON LIMITATIONS****7.18.040 SNOW REMOVAL EMERGENCY ROUTES****7.18.050 WINTER PARKING LIMITATIONS****7.18.060 SNOW REMOVAL PRIORITIES****7.18.070 PRIVATE STREETS: DUTY TO REMOVE SNOW****7.18.080 SNOW REMOVAL STANDARDS****7.18.090 SNOW STORAGE ON SITE****7.18.100 UNLAWFUL TO DEPOSIT SNOW IN PUBLIC WAY****7.18.110 TRAVELED PORTION OF ROAD DEFINED****7.18.120 FAILURE TO REMOVE SNOW FROM PUBLIC STREETS****7.18.130 NO PARKING OR CONSTRUCTION DEBRIS ON PUBLIC STREETS****7.18.140 FIRE HYDRANTS TO BE UNCOVERED****7.18.150 HYDRANT LOCATIONS TO BE MARKED****7.18.160 UNLAWFUL TO REMOVE MARKERS****7.18.170 INSTALLED AT OWNER'S RISK****7.18.180 DAMAGE TO IMPROVEMENTS****7.18.190 FLAGGING IMPROVEMENTS****7.18.200 PENALTIES****7.18.010 OVERNIGHT WINTER PARKING**

To the extent practical, the Town's year round parking, codified in 7.16 Parking Restrictions, shall remain in effect and enforceable during the dates identified for winter parking.

7.18.020 WINTER PARKING DATES

The winter parking dates shall be from November 15 to April 15 of each year unless modified and published by the Town.

7.18.030 OVERNIGHT WINTER PARKING

To facilitate the clearing of snow from town streets, no person shall park any vehicle on any town street where the pavement runs from curb to curb, and also within five feet (5') of any paved public street surface, where the full improvements are not completed, to ensure there is no obstruction to the plows that would cause health, safety and welfare concerns. This regulation shall be enforced between the hours of twelve o'clock (12:00) midnight and eight o'clock (8:00) A.M. from the period of November 15th through April 15th or any time while snow is actively falling, and for twenty four (24) hours after snowfall ceases. Vehicles parked on town streets, as defined above, are subject to

immediate towing at the discretion of the Town or designee. Striped parking spaces with public right of way, used for commercial, office, civic or similar type uses, shall be exempt from this restriction.

7.18.040 SNOW REMOVAL EMERGENCY ROUTES

In order to maintain a free flow of traffic during periods of four inches (4") or more of snow accumulation in any four (4) hour time frame and eight (8) hours immediately following said storms, the Town or designee may declare a snow removal emergency, during which time it shall be unlawful to park any vehicle on the following streets:

1. North Hideout Trail
2. Longview Drive
3. Shoreline Drive

Such other streets as may be necessary to add/remove from time to time in order to meet the needs of the snow removal emergency. During a snow removal emergency declared by the Town Manager or designee, any vehicle parked on one of the streets listed above shall be deemed illegally parked, and subject to impound.

7.18.050 WINTER PARKING LIMITATIONS

Notwithstanding the Town's general parking regulations, there shall be additional regulations which apply during the winter season to facilitate snow removal, ice control, and to facilitate emergency access during the winter months. The winter seasonal regulations shall apply from November 5th to April 15th.

The special winter regulations are as follows:

- A. It shall be unlawful to park or leave unattended any vehicle in a roundabout, cul-de-sac or dead end. Construction and delivery vehicles are included under this provision.
- B. It shall be unlawful to park construction vehicles within thirty (30) feet of an intersection or blind curve.
- C. It shall be unlawful to park any vehicle in a manner that obstructs snow removal or ice control by failing to leave adequate room for passage of plows and/or other removal equipment. Construction and delivery vehicles are included under this provision.
- D. Employees of Hideout are hereby authorized to remove or have removed at their discretion any vehicle or obstruction found on a street in violation of this section. Any person who parks, leaves or deposits any such vehicle or other obstruction, shall be liable for all removal and impoundment costs (including Town administrative costs). The Town shall not be responsible for injury and/or damage claims related to snow removal services

7.18.060 SNOW REMOVAL PRIORITIES

Snow removal is provided for public streets within the town limits of Hideout on a priority basis. Main arterial streets receive first priority; residential streets second priority; and cul-de-sacs third

priority.

7.18.070 PRIVATE STREETS: DUTY TO REMOVE SNOW

It shall be the duty of every condominium owners association, property owners association, corporation, partnership, or other entity having control over a private street system within the town limits of Hideout, and the owners of properties abutting on such private streets which are provided access from those streets, to provide regular and adequate snow removal service on those private streets in accordance with the standards established in Section 7.18.080 SNOW REMOVAL STANDARDS.

7.18.080 SNOW REMOVAL STANDARDS

"Regular and adequate snow removal service" shall mean that snow shall be cleared from the roadway to a width of fifteen feet (15') within a period of eight hours from the end of each snowstorm which deposits an accumulation of four inches (4") of snow or more. It shall be unlawful to permit an accumulation of more than four inches (4") of snow to remain on a private street for more than eight (8) hours from the end of each storm.

7.18.090 SNOW STORAGE ON SITE

It is the property owner's responsibility to store snow which has accumulated on his property on either his own premises, or on the premises of another with the permission of the other.

7.18.100 UNLAWFUL TO DEPOSIT SNOW IN PUBLIC WAY

It shall be unlawful for any person to deposit, haul, push, blow, or otherwise deposit snow accumulated on private property within the traveled portion of any public street.

7.18.110 TRAVELED PORTION OF ROAD DEFINED

As used in this Chapter, the term "traveled portion of any public street" shall mean and refer to that portion of the public right-of-way that is paved and maintained for vehicular or pedestrian traffic. It shall not include the portions of the right-of-way outside of the paved area, and it shall not be a violation of this Chapter for any property owner, or his employees, agents, or contractors, to place accumulated snow within the non-traveled portion of the public right-of-way.

7.18.120 FAILURE TO REMOVE SNOW FROM PUBLIC STREETS

In the event the private party or parties responsible for private snow removal on public streets and/or fail to remove snow to the required standards of Section 7.18.080 SNOW REMOVAL STANDARDS, the Town may, at its discretion, perform the snow removal necessary to achieve the required standards, and obtain reimbursement of its snow removal costs from the responsible party or parties.

7.18.130 NO PARKING OR CONSTRUCTION DEBRIS ON PUBLIC STREETS

- A. No person shall park a vehicle or have allowed placed construction debris, such as dumpsters, building or construction materials on any street or town owned parking lot between the hours of twelve o'clock (12:00) midnight and six o'clock (6:00) A.M. of any day, beginning November 15 and ending April 15th of each year. (This is to allow for snow removal.) The Town may, at its discretion obtain reimbursement of its removal costs from the responsible party or parties.
- B. No person shall leave any vehicle parked as to be an obstruction to vehicles which would be hazardous to other traffic at any time, day or night.
- C. No person who owns or has possession, custody, or control of any vehicle shall park such vehicle upon any street or alley or town owned parking lot for more than a consecutive period of twenty one (21) hours, unless authorized by the mayor or a designee and a permit showing such authorization is visibly displayed as designated on the permit.
- D. The mayor, or a designee may, when conditions justify such action, declare an emergency and designate specific streets as emergency routes. Such designation shall, unless otherwise specified, prohibit parking on those streets, day or night, until the emergency designation is removed. Notification shall be by newsletter, town website or e-mail.
- E. No person shall park a vehicle on any public street or alley where the width of the roadway is less than twenty feet (20'); unless otherwise directed by traffic control devices

7.18.140 FIRE HYDRANTS TO BE UNCOVERED

It shall be the duty of every property owner to mark, uncover and remove accumulated snow and windrows of snow from over and around fire hydrants located at the perimeter of the owner's property. The hydrants shall be uncovered for a distance of not less than three feet (3') on all sides so the hydrants are accessible for emergency use. Hydrants shall be uncovered within seventy-two (72) hours of the time they are buried by a plowed windrow of snow or from the time they become buried from drifts.

7.18.150 HYDRANT LOCATIONS TO BE MARKED

All fire hydrants on public and private street systems shall be marked with a minimum six foot (6') pole or other sign.

7.18.160 UNLAWFUL TO REMOVE MARKERS

It shall be unlawful to remove or destroy the hydrant markers on either public or private road systems, except that they may be removed in the spring for storage until the following fall when they are again necessary. Hydrant markers shall be continuously in place from November 15 to April 15 of the following year.

7.18.170 INSTALLED AT OWNER'S RISK

The Town shall have no liability for damage to sprinklers, mailboxes, lights, plants, trees, shrubs, or other improvements installed in the Town's right-of-way, including those streets on which the Town's right-of-way is wider than the paved street.

7.18.180 DAMAGE TO IMPROVEMENTS

The Town will not assume any liability for damage to improvements or landscaping in the right-of-way, which results from normal snow removal activity.

7.18.190 FLAGGING IMPROVEMENTS

Owners of improvements within the right-of-way are requested to flag the location of improvements, and to the extent it is reasonable to do so, town snow removal efforts will avoid flagged areas. This shall not be construed as a waiver or abandonment of the right-of-way or an acceptance of liability for damage to encroachments that are hidden with snow.

7.18.200 PENALTIES

A violation of this chapter may be enforced the same as set forth in 7.16.210 ENFORCEMENT PROCEDURES.

File Attachments for Item:

9. Discussion and possible amendment of Hideout Municipal Code 1.16 PURCHASING

**TOWN OF HIDEOUT
ORDINANCE 2021-O-16**

AN ORDINANCE AMENDING PURCHASE APPROVAL REQUIREMENTS

WHEREAS, the Town of Hideout (“Town”) is authorized to provide for payment of debts and expenses of the Town pursuant to Utah Code Ann. § 10-8-2(1), and

WHEREAS, the Town previously enacted ordinances to regulate purchases and the payment of expenses in the Town of Hideout Code Title 1 Chapter 16, and

WHEREAS, the Town’s increased size and budget requires that Town officials have additional flexibility to approve purchases and more efficiently react to the needs of the Town.

NOW THEREFORE, be it ordained by the Council of the Town of Hideout, in the State of Utah, as follows:

SECTION 1: AMENDMENT “1.16.040 PURCHASE APPROVAL REQUIREMENTS” of the Town of Hideout Town Code is hereby *amended* as follows:

1.16.040 PURCHASE APPROVAL REQUIREMENTS

- A. Purchase up to one thousand five hundred dollars (\$1,500.00) may be authorized and must have the approval of the town clerk.
- B. Purchase of up to ~~two~~five thousand ~~five hundred~~ dollars (~~\$2,500~~5,000.00) may be authorized and must have the approval of the ~~mayor~~town engineer or town administrator.
- C. Purchase ~~over~~up to ~~two thousand five hundred dollars (\$2,500.00)~~fifteen thousand dollars (\$15,000.00) may be authorized and must have the approval of the ~~town council~~mayor.
- D. Purchase over fifteen thousand dollars (\$15,000.00) may be authorized and must have the approval of the town council.

SECTION 2: AMENDMENT “1.16.050 QUOTATION REQUIREMENTS” of the Town of Hideout Town Code is hereby *amended* as follows:

AMENDMENT

1.16.050 QUOTATION REQUIREMENTS

- A. Specified

Purchase of up to \$1000.00	No competitive price quotations are required.
Purchase from \$1000.00 to \$ 5 10,000.00	Informal price quotations shall be obtained prior to purchase. It shall be the responsibility of each department to obtain said quotations. Quotations shall be recorded on an "Informal competitive price quotation record". One copy of the quotation record shall remain with the department purchasing the item and one copy shall be attached to the purchase order. At least 3 quotations should be solicited if possible.
Purchases over \$5000.00	Formal price quotations shall be obtained prior to purchase. Requests for quotations shall be submitted to the town clerk on a "request for quotation" form 10 working days prior to the order date. It shall be the responsibility of the town clerk to obtain formal price quotations from vendors. The town clerk shall deliver all quotations and other pertinent information received from vendors to the mayor. The mayor will review the quotations received and select a vendor, if the quotations received are within his authorized limits, or he will review the quotations and instruct that the item be taken to the town council for approval.
Purchases over \$10000.00	Formal sealed bids must be obtained prior to purchase. Requests for formal bids shall be submitted to the town clerk. The request must receive town council approval prior to the town clerk sending out notice for "formal invitation to bid". Sealed bids shall be submitted as designed in the notice with the statement "bid for (item)" on the envelope. Bids shall be opened in public at the time and place stated in the public notice. A tabulation of all bids received shall be open for public inspection during the regular business hours for a period of not less than 30 days after the bid opening.

- B. Rejection of Bids: In its discretion, the town council may reject, without cause, any/all bids presented, and re-advertise for bids pursuant to the procedure hereinafter prescribed.
- C. Award of Contracts: Except as otherwise provided herein, contracts shall be awarded by the town council to the lowest responsible bidder. In determining "lowest responsible bidder", in addition to price, the town council shall consider:
1. The ability, capacity and skill of the bidder to perform the contract or provide the service required;
 2. Whether the bidder can perform the contract or provide the service promptly, or within the time specified, without delay or interference;
 3. The character, integrity, reputation, judgment, experience and efficiency of the bidder;

4. The quality of performance of previous contracts or services;
 5. The previous and existing compliance by the bidder with laws and ordinances relating to the contract or service;
 6. The sufficiency of the financial resources and the ability of the contract to provide the service;
 7. The quality, availability and adaptability of the supplies or contractual services to the particular use required;
 8. The ability of the bidder to provide future maintenance and service for the use of the subject of the contract.
- D. Award To Other Than Lowest Bidder: When the award is not given to the lowest bidder, a full and complete statement of the reasons for placing the order elsewhere shall be prepared by the town clerk as directed by the mayor and filed with the other papers relating to the transaction.
- E. Tie Bids: If two (2) or more bids received are for the same total amount or unit price, quality and service being equal, the town council shall re-advertise for bids unless the matter is otherwise resolved without controversy.
- F. Performance Bonds: Before entering a contract, the town council shall have the authority to require a performance bond in such amount as it shall find necessary to protect the best interests of the town. The form and amount of said bond shall be described in the notice inviting bids.

SECTION 3: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof, which are in conflict herewith, are hereby repealed.

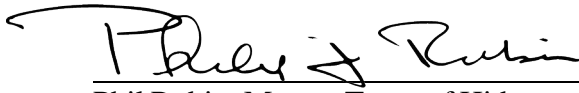
SECTION 4: **EFFECTIVE DATE** These amendments shall take effect upon publication.

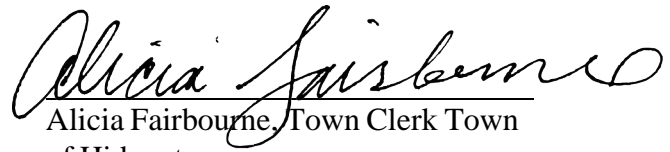
PASSED AND ADOPTED BY THE TOWN OF HIDEOUT COUNCIL
November 10, 2021 (date).

	AYE	NAY	ABSENT	ABSTAIN
Council Member Chris Baier	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Council Member Carol Haselton	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Council Member Bob Nadelberg	<u>X</u>	<u> </u>	<u> </u>	<u> </u>
Council Member Ralph Severini	<u>X</u>	<u> </u>	<u> </u>	<u> </u>

Presiding Officer

Attest


 Phil Rubin, Mayor, Town of Hideout


 Alicia Fairbourne, Town Clerk Town
 of Hideout

