

HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING -ELECTRONIC ONLY April 09, 2020 AMENDED Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, April 09, 2020

NO IN-PERSON ATTENDANCE WILL BE ACCOMMODATED

All public meetings are available via ZOOM conference call and net meeting. 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:
 435 659 4739

Regular Meeting – Electronic Only – No in-person attendance will be accommodated 6:00 PM

- I. Call to Order and Pledge of Allegiance
- II. Roll Call
- III. Approval of Council Minutes
 - 1. March 12, 2020 Regular Meeting
 - 2. March 17, 2020 Special Meeting
 - 3. March 19, 2020 Special Meeting
 - 4. March 26, 2020 Special Meeting
 - 5. March 27, 2020 Special Meeting
- IV. Agenda Items
 - 1. Discussion regarding filling vacancy on Town Council Carol Haselton
 - <u>2.</u> Approval of bills to be paid
 - <u>3.</u> Continued Public Hearing Continued discussion and possible adoption of an Ordinance regarding an Impact Fee Facilities Plan
 - 4. Public Hearing: review and possible approval of the Final Plat of the Plumb Hideout 4-Lot (Hideout Phase 6) Subdivision, consisting of approximately 3.66 acres
 - 5. Public Hearing: Review and consider for possible approval of the preliminary plan of the Lakeview Estates Subdivision (#20-8159), consisting of approximately 22.4 acres
 - 6. Public Hearing: Consider adopting Ordinance 2020-05 repealing and replacing Titles 3, 10, 11 and 12 of the Town Code
 - <u>7.</u> Discussion regarding fixed planning, engineering, subdivision and annexation fees
 - 8. Discussion and possible approval to allow the Mayor to sign a franchise agreement with All West to provide television and/or video content to the Town of Hideout
 - 9. Discussion regarding safety concerns: Town roundabout and speed control

- <u>10.</u> Discussion regarding COVID-19: assessment of the impact on Town staff and operations, with possible adoption of modifications to the Town's temporary ordinance
- V. Public Input Floor open for any attendee to speak on items not listed on the agenda
- VI. Closed Executive Session Discussion of pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed
- VII. Meeting Adjournment

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

HIDEOUT TOWN COUNCIL 10860 N. Hideout Trail Hideout, UT 84036 Phone: 435-659-4739 Posted 4/8/2020

1. March 12, 2020 Regular Meeting

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2	HIDEOUT, UTAH
3	10860 N. Hideout Trail
4 5	Hideout, UT 84036 TOWN COUNCIL MEETING
5 6	March 12, 2020
0 7	6:00 p.m.
8	
9 10	TOWN COUNCIL REGULAR MEETING
11	I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE
12 13	Mayor Rubin called the meeting to order at 6:00 p.m. on March 12, 2020 at 10860 N. Hideout Trail, Hideout, Utah.
14	II. ROLL CALL
15	Town Council Members Present:
16	Mayor Philip Rubin
17	Council Member Chris Baier (via telephone)
18	Council Member Kurt Shadle (via telephone)
19 20	Council Member Jerry Dwinell Council Member Vytas Rupinskas (via telephone)
21 22	Staff Present:Town Treasurer Wesley BinghamTown Administrator Jan McCosh (via telephone)
23	Town Attorney Dan Dansie
24	Public Works Kent Cuillard
25	Town Clerk Allison Lutes
26	
27	Others Present: Karleen Callahan and Don Blumenthal (via telephone)
28	III. CLOSED EXECUTIVE SESSION - DISCUSSION OF PENDING OR
29 30	REASONABLY IMMINENT LITIGATION, PERSONNEL MATTERS, AND/OR SALE OR ACQUISITION OF REAL PROPERTY
31	Council Member moved to enter a closed executive session. Council Member
32	made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and
33	Rupinskas. Voting Nay: None. The motion carried.
34	At 6:00 p.m., the executive session convened.
35	At 6:30 p.m., the executive session adjourned.
36	Mayor Rubin called the public meeting to order at 6:37 p.m.
37	IV. APPROVAL OF COUNCIL MINUTES
38	1. <u>February 12, 2020 Minutes</u>
39	Council Member Dwinell moved to approve the <u>February 12, 2020</u> minutes. Council

40 *Member Rupinskas made the second. Voting Aye: Council Members Baier, Shadle, Dwinell*

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and Rupinskas. Voting Nay: None. The motion carried.

2. February 13, 2020 Minutes

Council Member Shadle moved to approve the February 13, 2020 minutes. Council Member Dwinell made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None. The motion carried.

7 V. AGENDA ITEMS

8 **1.** Presentation of audit results for fiscal year ending June 30, 2019

9 Amy Davies of Childs Richards provided the Council with copies of the audit and
10 summarized the audit findings, highlights of which are set out below:

General Fund Balance Sheet (page 10): The total assets of \$1.6 million: comprised of 11 \$643,000 in cash (\$257,000 of which is allocated to the Deer Waters bond); and \$843,000 12 due from other governmental units, representing both current and delinquent property taxes 13 (totaling \$694,000). The Town's liabilities totaling \$588,000 were up over the prior year 14 due to customer deposits; total fund balance of \$462,000. Of that, \$28,000 was reserved due 15 to bond requirements. Ms. Davies explained the delinquent property taxes were backed out 16 because they weren't expected to be collected within one year. Council Member Shadle 17 inquired whether such a large amount of property tax delinquencies was unusual, given the 18 size of the Town. Ms. Davies conceded it was unusual in her experience to see such a large 19 amount of unpaid property taxes. 20

- <u>General Fund Budget</u> (page 33): total revenues of \$568,000 exceeded the total budget by
 \$77,000. The largest increase was found in licenses and permits.
- <u>Total Expenditures</u> (page 34): \$695,000 which exceeded the final budget by \$96,000.
 Deficiency of revenue totaled \$126,000. Other Professional Services, largely engineering
 services made up the largest expenditure. Mayor Rubin noted that many engineering
 expenses consisted of one-time large expenses, e.g. GIS mapping, IT infrastructure upgrade.

Proprietary Fund (Page 14): Total current assets \$741,000 of which \$443,000 was cash;
total non-current assets totaled \$4 million. These assets increased significantly over the prior
year, because of the work performed to formalize an Impact Fee Facilities Plan. In the prior
year, there was \$724,000 of booked assets; and in the audit year, they added nearly 5 million
in assets. Total assets and deferred outflow equaled \$4.9 million. Liabilities in deferred
inflows totaled \$302,000, with the biggest portion in accounts payable with \$274,000 in
impact fees due to JSSD.

- Water Fund (Page 15): \$515,000 in revenue, approximately \$75,000 over the prior year.
 Total operating expenses were \$461,000; a key piece of that was attributed to depreciation
 with \$178,000, as well as a \$116,000 increase in water expense. Total net position \$53,763,
 While in the positive, it was down from the prior year by approximately \$44,000. Total net
 position in Water Fund: \$4.5 million.
- 40 <u>Water Fund Cash Flow</u> (Page 16) Operating activities net cash: \$265,000 Interfund loan
- 41 transfer and capital assets purchases only \$10,000. Cash increased \$200,000 in the audit
- 42 year. Page 28-29 presents both capital assets for governmental and water funds.

- 1 Council Member Rupinskas inquired regarding the funds due to JSSD; Mayor Rubin noted
- 2 that the funds would be paid in the immediate future, now that the audit had been completed
- 3 and the Town was confident in its financial position. The overdue payments were
- 4 discovered during the audit process that required the staff to undertake a detailed review to
- determine whether the money was owed, due to the accounting practices of the prior Townadministration.
- Findings (Page 39): Ms. Davies walked through each of the audit's findings and
 recommendations regarding same.

She then highlighted two additional recommendations set out in the separate letter 9 concerning the audit: 1) miscalculated building permit fees, due to outdated valuation data; 10 and 2) inadequate separation of duties regarding cash receipts and disbursements. The 11 auditor recommended 1) updating the building valuation data used to calculate building 12 permit fees and ensuring accurate calculations; and 2) using a receipt book for hand 13 delivered checks, as well as having the Mayor confirm sequential check numbering when 14 signing checks. It was noted that Jan McCosh reviews bank transfers and Wes Bingham 15 reviews customer receipts. 16

- Continued Public Hearing Continued discussion and possible adoption of an
 Ordinance regarding an Impact Fee Facilities Plan
- Mayor Rubin announced that due to some outstanding independent financial analysis the
 Council had yet to receive, it was recommended this agenda item be continued to the next
 regular meeting on April 9.
- Council Member Rupinskas moved to continue the public hearing on this agenda item to
 April 9. Council Member Dwinell made the second. Voting Aye: Council Members Baier,
 Shadle, Dwinell and Rupinskas. Voting Nay: None. The motion carried.

25 **3.** Public Hearing - Utah Outdoor Recreation Grant (UORG)

- Mayor Rubin reviewed that Jan McCosh had been working on behalf of the Town Council to build relationships and rapport with other jurisdictions and agencies in the area and to identify a project on which they could collaborate. Ms. McCosh reported that this year, the Utah Outdoor Recreation office was offering a regional project grant for at least \$2 million, and up to \$500,000 match.
- Ms. McCosh explained this grant presented a way for the Town to piggyback on the trail funds being utilized around the Jordanelle as development progresses. She added she didn't know whether this project would meet the \$2 million threshold, however she would be meeting with Thomas Eddington and Nate Brockbank to work out the details; at a minimum, they expected to match Mr. Brockbank's funds pledged toward trail development in the Deer Springs area. The grant submission is due on March 20, and resident Joe Homan offered to assist in writing the grant application.
- 38 Ms. McCosh noted they received letters of endorsement from several stakeholders,
- 39 including the National Ability Center and MIDA. She stated they were not quite certain
- what the submission would be at this time, however the purpose of this public hearing wasto allow anyone to comment.

- Discussion followed, with Ms. McCosh fielding questions posed by the Council concerning
 some of the project specifics, e.g. trail location and future maintenance. Ms. McCosh noted
 the grant was not intended to replace the funds pledged by Nate Brockbank in connection
- 4 with the Deer Springs development, but to add to those funds and increase the trail system.
- 5 Due to her past experience with trails and grants, it was suggested Council Member Baier be
- 6 involved in the discussions regarding the grant. Ms. Baier felt it wouldn't be possible to
- prepare a grant application by March 20. Ms. McCosh agreed that it was possible they
- wouldn't get to the \$2 million project level, but felt they had a chance with Mr. Brockbank's
 cooperation.
- 10 Council Member Rupinskas raised the issue concerning maintenance of the trails, and that it 11 should be included in budget planning. Dan Dansie commented the groups could partner up 12 front in terms of maintenance obligations.
- Following Council discussion, Mayor Rubin stated he recommended supporting this effort
 to partner with the other entities.
- 15 At 7:44 p.m., Mayor Rubin opened the meeting for public comment.
- 16 <u>Karleen Callahan and Don Blumenthal</u>: Ms. Callahan stated that both she and Mr.
- 17 Blumenthal had extensive scientific grant writing experience and inquired regarding what
- the upside would be whether the grant was submitted now or waiting until more fully
 developed and submitting it in the next round. Ms. McCosh responded they were both
 possible alternatives, however the risk was in the grant not being available if the Town were
 to wait.
- 22 With no further comments, the public hearing was closed at 7:48 p.m.
- 23 4. Discussion and possible approval for the Mayor to sign the Statewide Utility License
- Dan Dansie explained this agreement was a statewide standard for UDOT and other jurisdictions in the state. The purpose was to provide the Town with a license to encroach on certain UDOT-owned properties to install certain facilities, e.g. utility lines. The Town had a prior agreement with UDOT, which UDOT was now terminating to replace with this new agreement. Mr. Dansie stated from a legal standpoint, nothing in his review of the agreement raised any concerns. Ryan Taylor was reviewing the agreement to confirm it complies with engineering standards and industry common practices.
- 31 A short discussion followed.
- Council Member Rupinskas moved to allow the Mayor to move forward assuming there are no red flags from the engineer.
- Council Member Dwinell amended the motion to state "there are no red flags from the engineer, or Dan Dansie, or anything raised during the negotiation.
- Council Member Rupinskas amended the motion accordingly. Council Member Dwinellmade the second.
- 38 Council Member Baier inquired regarding a future paved trail running parallel to SR-248 as
- 39 part of the yet to be adopted POST plan and wondered whether it would encroach on
- 40 UDOT's right-of-way and what potential impact it may have on the current agreement. Dan
- 41 Dansie felt the scope of this agreement was more narrowed, in that the term "facilities" was

- defined as utility lines and related facilities: water, sewer, storm lines, fiber and related tie in areas. He didn't believe this agreement contemplated everything the Town may plan to do
 on UDOT property concerning recreational facilities. It was indicated Mayor Rubin would
 ask for a clarification and confirmation in this regard.
- Council Member Rupinskas amended his motion to include a clarification from UDOT
 regarding whether it would include any future trails.
- 7 Motion made by Council Member Rupinskas, Seconded by Council Member Dwinell.
- 8 Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None.
 9 The motion carried.
- 10

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5. Overview of Planning Commission revisions to Town Code Titles 3, 9, 10 and 11

Council Member Dwinell presented a PowerPoint and led a discussion to present the 12 Planning Commission's key changes to Titles 3, 9, 10 and 11 of the Town Code, in 13 preparation for the Council's proposed discussion and potential adoption of the Code 14 15 changes at its April meeting. The Planning Commission undertook this project approximately seven months prior when the Commission began reviewing the code in more 16 detail and finding issues with gaps, omissions and inconsistencies. It was an effort to ensure 17 the Town would be on solid footing moving forward and furthering the goals of the General 18 Plan. 19

Following discussion, Mr. Dwinell added that none of the existing Town today would likely
be impacted by any of these zone changes; rather they are forward-looking as new
developments and annexations come into the town.

23 6. <u>Approval of Bills</u>

Mayor Rubin led a brief discussion concerning the bills for approval, highlighting certain
line items. He requested this agenda item be heard earlier in future meetings. Council
Member Rupinskas requested future bill summaries include for routine expenses an average
of the last 6-12 months and the budgeted amount for reference.

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²⁹ 'Council Member Rupinskas moved to approve the bills as presented. Council Member
 ³⁰ Dwinell made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and
 ³¹ Rupinskas. Voting Nay: None. The motion carried.

33 VI. PUBLIC INPUT - FLOOR OPEN FOR ANY ATTENDEE TO SPEAK ON 34 ITEMS NOT LISTED ON THE AGENDA

- 35 At 9:03 p.m., Mayor Rubin opened the meeting for public input.
- Council Member Dwinell requested the council vacancy be added to the April agenda for discussion. Mayor Rubin noted he would also add this to the upcoming Town newsletter.
- 38 With no further comments, Mayor Rubin closed the public input period at 9:05 p.m.
- 39

1VII.CLOSED EXECUTIVE SESSION - DISCUSSION OF PENDING OR2REASONABLY IMMINENT LITIGATION, PERSONNEL MATTERS,3AND/OR SALE OR ACQUISITION OF REAL PROPERTY AS NEEDED

4 Council Member Dwinell moved to enter a closed executive session to discuss pending or
5 reasonably imminent litigation, personnel matters, and/or sale or acquisition of real
6 property as needed. Council Member Shadle made the second. Voting Aye: Council

7 *Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None. The motion carried.*

- 8 At 9:05 p.m. the regular meeting adjourned and the executive session convened.
- 9 VIII. MEETING ADJOURNMENT
- 10 The meeting adjourned at _____ p.m.

11 12 13

14 15 Allison Lutes, Town Clerk

2. March 17, 2020 Special Meeting

1		
2		HIDEOUT, UTAH
3		10860 N. Hideout Trail
4		Hideout, UT 84036
5		TOWN COUNCIL SPECIAL MEETING
6 7		March 17, 2020 6:00 p.m.
8		0.00 p.m.
9	Т	OWN COUNCIL SPECIAL ELECTRONIC MEETING
10 11	I. CALL TO C	ORDER AND PLEDGE OF ALLEGIANCE
12	Mayor Rubin cal	led the electronic meeting to order at 6:00 p.m. on March 17, 2020.
13	II. ROLL CAI	L
14	Town Council N	Aembers Present Electronically:
15		·
16		Mayor Philip Rubin
17		Council Member Chris Baier
18		Council Member Kurt Shadle
19		Council Member Jerry Dwinell Council Member Vytas Rupinskas (via telephone)
20		
21	Staff Present:	Town Administrator Jan McCosh
22		Town Attorney Dan Dansie Public Works Kent Cuillard
23 24		Town Clerk Allison Lutes
24 25		Town Clerk Allison Lucis
26	III. AGENDA	ITEMS
27	1. <u>COVID-19 H</u>	lealth Emergency Discussion
28	Dan Dansie provi	ded a briefing on the statutory requirements concerning public meetings.
29		will be able to hold open meetings, it would still be required to provide an
30		members of the public wishing to participate could attend. However, the
31		lish a limit of attendees based on current CDC guidelines. Mr. Dansie noted
32	-	her guidance from the Governor or the county whereby compliance with
33		e statute may be eased. Discussion followed regarding the logistics and ation of materials in conducting meetings electronically.
34	1	
35		ed the best approach would be to pass an ordinance enacting temporary
36		e next 90 days. The Council then discussed including a provision to allow
37 38		and the provisions, as well as the Council, should the Mayor be unable to do ber Dwinell also suggested including a provision that County or State
30 39		supersede the provisions.
40	e	he Council would schedule a special meeting for March 19 at 5:30 pm. to
41		v ordinance concerning meeting restrictions, prior to the Planning
42		ting scheduled on that date.

- 1 Discussion turned to Town staff. Council Member Baier suggested the Town pay staff for
- their full schedule even if they are affected by the virus, either by having to isolate
 themselves or care for another family member. Further, she proposed allowing staff to work
- 4 from home. As to Public Works, Ms. Baier stated the Council needed to ensure as safe an
- 5 environment for them as possible.

The Council was in favor of limiting access to Town Hall and ensuring all administrative 6 7 staff would have remote computer access to still conduct business. Discussion arose regarding Town hall building access during the restriction period and whether to keep the 8 building locked. Concern regarding employee safety as to building emergency egress was 9 raised. It was indicated there are several exits in the building should the need arise. Mayor 10 Rubin suggested installing a crash bar on the front door to allow quick emergency exit. He 11 indicated he would speak with Public Works staff and see how they felt about the access 12 doors. Council Member Shadle suggested following guidance from Summit County and Park 13 City on restrictions, given Hideout is situated within the Summit/Park City area. Dan Dansie 14 agreed that it would be a good idea to do so. 15

- 16 Revisiting the issue regarding the number of people allowed in the meeting anchor location,
- 17 Council Member Dwinell suggested rearranging the chairs to determine a reasonable number,
- including staff. Mayor Rubin stated he would have Kent Cuillard take care of that thefollowing day. Mr. Dansie indicated he would draft an ordinance and include a placeholder
- 20 for the final attendee number.
- Council Member Baier inquired regarding cleaning and disinfecting Town hall. Mayor Rubin
 noted he would have a cleaning service come and disinfect. Further, staff will be asked to
 wipe down surfaces.
- Next, the Council discussed staff pay during this restricted period. Council Member Baier 24 reiterated she would like to ensure staff will be paid for their full eight hour shift even if 25 circumstances relating to the virus prevent them from doing so, for example if a staff member 26 needed to take a few hours away to care for a family member. Mayor Rubin had no issue 27 with that proposal, given that staff had already been budgeted for a certain number of hours. 28 Council Member Rupinskas added staff should also be paid if the virus rendered them 29 incapable of performing their duties during their scheduled shifts. Council Member Dwinell 30 agreed, however regarding working from home, he felt that should be amended to state that 31 the staff will be given flexible hours, but the expectation would be to attempt to work the full 32 shift. Council Member Baier was agreeable to the suggestion. Discussion ensued regarding 33 budgetary considerations if staff illness extended for a longer period. Dan Dansie advised 34 that any substantive budgetary discussions or the impact to budget and any action taken 35 should be separately noticed for a meeting; however this evening's discussion to continue 36 current staff pay as currently budgeted is allowable. 37
- The Council was agreeable to a 30-day period to establish flexible hours, and if an employee is unable to perform a full schedule due to COVID-19 related issues (either self or familyrelated), then he or she would still be paid. Council Member Rupinskas suggested Jan McCosh or Wes Bingham review what long-term disability insurance options through the
- 42 State may be available.

- The Council then discussed and finalized the notice concerning restrictions to be publicly
 posted. Mayor Rubin stated the notice would be emailed to residents and posted to the Town
 website, the Utah Public Notice website and NextDoor.
- 4 A short discussion arose concerning potential resident financial hardships and whether there
- would be water shut offs. It was indicated this would be handled on a case-by-case basis.
 Council Member Baier volunteered to help coordinate looking into resources to direct
- 7 residents for help for this and other emergencies.
- 8 Council Member Shadle felt this reality could be a potential big budget issue for the Town 9 and the Town needed to plan. He asked Mayor Rubin to participate in the budget committee 10 that was scheduled to meet on Friday, March 20. It was agreed the committee would work 11 within Mr. Rubin's schedule. Council Member Rupinskas also offered to participate in the 12 committee.
- 13

IV. PUBLIC INPUT - FLOOR OPEN FOR ANY ATTENDEE TO SPEAK ON ITEMS NOT LISTED ON THE AGENDA

- 16 This agenda item was not addressed.
- 17 V. MEETING ADJOURNMENT
- 18 Council Member Baier moved to adjourn. Council Member Rupinskas made the second.
 19 Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None.
 20 The motion carried.
- 21 The meeting adjourned at 7:51 p.m.
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Allison Lutes, Town Clerk

3. March 19, 2020 Special Meeting

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2		HIDEOUT, UTAH
3		10860 N. Hideout Trail
4 5		Hideout, UT 84036 TOWN COUNCIL MEETING
6		March 19, 2020
7		5:30 p.m.
8		1
9		TOWN COUNCIL SPECIAL MEETING
10 11	I. CALL T	O ORDER
12	Mayor Rubin cal	lled the meeting to order at 5:35 p.m. on March 19, 2020.
13	II. ROLL C	ALL
14	Town Council N	Aembers Present Electronically:
15 16 17 18 19 20		Mayor Philip Rubin Council Member Chris Baier Council Member Kurt Shadle Council Member Jerry Dwinell Council Member Vytas Rupinskas (via telephone)
21 22 23	Staff Present:	Town Attorney Dan Dansie Town Clerk Allison Lutes
24	III. AGEND	A ITEMS
25 26		ordinance addressing the best way to implement appropriate safety connection with public meetings in light of COVID-19
27 28 29 30 31	restrictions on m Executive Order Executive Order	ussed the current version of a temporary ordinance enacting certain eetings in response to the COVID-19 virus, and the Governor's recent . This version incorporates some of the components of the Governor's . The Council proceeded to review and edit the ordinance. Discussion arose nduct of Zoom meetings and the electronic presentation of materials.
32 33 34 35 36	more than one st with the material within the ordina	turned to staffing Town Hall. The Council was in favor or not allowing aff member in the office at any time. Further, staff needed to be provided s to wipe down surfaces. The foregoing would not have to be included ince but would need to be communicated to the staff. Mayor Rubin stated he unicating to the staff.
37 38 39 40 41	this evening (not and 2D). Counci	Rupinskas moved to adopt Ordinance 2020-03, with the changes discussed allowing the public into Town Hall and correction of typos in Sections 2A Member Dwinell made the second. Voting Aye: Council Members Baier, and Rupinskas. Voting Nay: None. The motion carried.
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1 IV. MEETING ADJOURNMENT

Council Member Dwinell moved to adjourn. Council Member Rupinskas made the
second.Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay:
None. The motion carried.

- 5 The meeting adjourned at 5:55 p.m.
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Allison Lutes, Town Clerk

4. March 26, 2020 Special Meeting

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2		HIDEOUT, UTAH
3		10860 N. Hideout Trail
4	Hideout, UT 84036	
5		TOWN COUNCIL MEETING
6		March 26, 2020
7 8		6:00 p.m.
9 10		TOWN COUNCIL SPECIAL MEETING
10	I. CALL TO O	PRDER
12	Mayor Rubin cal	led the electronic meeting to order at 6:00 p.m. on March 26, 2020
13	II. ROLL CAI	L
14 15	Town Council N	Aembers Present:
15		Mayor Philip Rubin
17		Council Member Chris Baier
18		Council Member Kurt Shadle
19		Council Member Jerry Dwinell
20		Council Member Vytas Rupinskas (arrived at 6:09 p.m.)
21	Staff Present:	Town Attorney Dan Dansie
22		Town Administrator Jan McCosh
23		Town Clerk Allison Lutes
24	Others Present:	Nate Brockbank
25	III. AGEN	NDA ITEMS
26		rding COVID-19 Policies
27		a discussion to discuss the status of operations at the Town Hall in light of
28		irus and current restrictions. Staff remote computer access is still not
29		should be completed soon. A spouse of one of the employees was feeling
30		ngly, that employee was asked to stay out until confirming the spouse's
31	COVID-19 clear	ance testing.
32 33	Discussion then	focused on Summit County's recent tightening of their restrictions and the
34		ting formal guidelines for its construction sites. Concern was expressed
35	-	and crews not being fully aware, thus the Council decided to create
36		at at the Town Hall and on job sites. The Council felt it vitally important to
37	0 1	ke everyone aware. Certain specific guidelines were then discussed, such as
38		itizer clearly visible and available, along with signage to keep people
39	distanced.	
40		Dwinell asked Nate Brockbank for his thoughts on the discussion. Mr.
41	Brockbank felt th	here were some great ideas shared and he definitely felt the guidelines

March 26, 2020

- needed to be implemented. He stated he would ensure all his workers were aware and he
 would implement the guidelines on Monday (March 23.) Further, he felt the guidelines
 needed to be posted at each house under construction in both Spanish and English and he
 would instruct his foremen to communicate the guidelines to the workers.
- 5 The Council decided to adopt the construction site measures currently issued and as stated
- 6 by Summit County, effective Monday, March 23, and not adding or deleting anything.
- Mayor Rubin stated he would share feedback from the other contractors on what they were
 currently doing. Council Member Rupinskas felt the Town should share the guidelines with
- currently doing. Council Member Rupinskas leit the Town should share the guidelines with
 the Wasatch County Health Department. Council Member Shadle also felt Summit County
- should be notified that Hideout is conforming to their standards and trying to partner on this
 issue.
- 12 The Council made the decision to adopt an ordinance enacting these temporary construction 13 guidelines during a special meeting to be scheduled on March 27 at 6:45 p.m.

14 2. Discussion regarding safety concerns: Town roundabout and speed control

15 Due to time constraints, this agenda item was not discussed.

16 IV. MEETING ADJOURNMENT

17 Council Member Dwinell moved to adjourn. Council Member Shadle made the second.
18 Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None.

19 *The motion carried.*

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21 The meeting adjourned at 6:45 p.m.

Allison Lutes, Town Clerk

5. March 27, 2020 Special Meeting

1		
2	HIDEOUT, UTAH	
3	10860 N. Hideout Trail Hideout UT 84036	
4 5	Hideout, UT 84036 TOWN COUNCIL MEETING	
6	March 27, 2020	
7	6:45 p.m.	
8		
9	TOWN COUNCIL SPECIAL MEETING	
10 11	I. CALL TO ORDER	
12	Mayor Rubin called the meeting to order at 6:46 p.m. on March 27, 2020.	
13	II. ROLL CALL	
14	Town Council Members Present:	
15 16 17 18 19	Mayor Philip Rubin Council Member Chris Baier Council Member Jerry Dwinell Council Member Vytas Rupinskas	
20	Town Council Members Absent:	
21 22	Council Member Kurt Shadle	
23 24 25	Staff Present: Town Attorney Dan Dansie Town Clerk Allison Lutes	
26	III. AGENDA ITEMS	
27	1. Adopt ordinance to approve additional COVID-19 health guidelines for	
28	<u>construction sites</u>	
29 30 31 32 33	The Council reviewed and edited a proposed ordinance enacting construction site COVID- 19 guidelines. Mayor Rubin stated the guidelines will be posted in plastic sleeves at the jobsites. Discussion arose concerning violations of this ordinance. The Council agreed the penalty needed to be serious. Mayor Rubin stated Public Works will write a Notice of Violation, and if the builder does not comply, the permit will be pulled.	
34 35 36 37 38	Council Member Baier moved to adopt Ordinance 2020-04 Enacting Temporary Restrictions on Building and Construction Sites. Council Member Rupinskas made the second. Voting Aye: Council Members Baier, Dwinell and Rupinskas. Voting Nay: None. Council Member Shadle was absent. The motion carried.	
39		

1 IV. MEETING ADJOURNMENT

Council Member Rupinskas moved to adjourn. Council Member Dwinell made the second.
Voting Aye: Council Members Baier, Dwinell and Rupinskas. Voting Nay: None. Council
Member Shadle was absent. The motion carried.

- 5 The meeting adjourned at 7:05 p.m.
- 6
- 7 8
- 9
- 10
- 11 12

Allison Lutes, Town Clerk

2. Approval of bills to be paid

	4/9/202	0			
		General Town Expenses			Budgeted
1	All West	Monthly service	198.91		
2	Ally	Equipment - Truck	1,048.85		
3	Alpine Business Products	Supplies	108.91		
4	Associated Business Tech	Office printer supplies	58.00		
5	Associated Business Tech	Office printer lease	136.87		
6	Blue Stakes of Utah 811	Membership	150.00		
7	Dominion	Utilities	165.77		
8	Fuelman	Fuel roads	409.80		
9	Home Depot	Road maintenance materials			
10	Integrated Planning & Design	Planning services	2,200.00		
11	Onofre, Heidy	Website Design	48.00		
12	OnSolve	CodeRed Emergency Notification - Annual	1,200.00		
13	Park Record	Public noticing	265.50		
14	Professional Alarm, Inc.	Alarm monitoring	80.00		
-	PEHP	Health Insurance	1,857.40		
16	Rocky Mountain Power	Utilities	405.00		
17	Solano, Laura	Cleaning services	150.00		
18	T-O Engineers	Engineering town expenses	12,602.50		
	Tech Logic	Fix Computer Issues	200.00		
	Tech Logic	Monthly service	585.00		
	Thyssenkrupp Elevator	Maintenance			
	Town of Hideout	Utilities	107.60		
23	Utah Local Govts Trust	Workers Comp Insurance (Annual)	2,193.58		
	Verizon Wireless	Equipment and monthly service	339.60		
25	York Howell & Guymon	Legal representation - town charges, February	5,671.20		
26		Total General Town Expenses		30,182.49	57,990.00
27					
28		Expenses Passed Through			
	Integrated Planning & Design	Plan review	2,125.00		
	Park Record	Public noticing	132.30		
	Rick Gines	Inspections			
	T-O Engineers	Inspections	8,188.25		
	T-O Engineers	Pass through expenses billed	9,456.25		
	York Howell & Guymon	Legal representation - pass through charges billed	331.00		
	Wind River Construction & Dev.	HDPE Sewer Repair	2,135.00		
36		Total Expenses Passed Through		20,232.80	
37			50 550 00	50.445.00	
38		TOTAL GENERAL FUND EXPENSES FOR APPROVAL	52,550.29	50,415.29	
39		Fundamente forma Fundamente Funda			
40	Chuda Crasur	Expenses from Enterprise Funds	2 242 50		
	Clyde Snow	Water matters	2,342.50		
	Dakody Gines	Sewer/water maintenance & repair	1,250.00		
	Rick Gines	Water maintenance & repair	1,000.00		
	Jordanelle SSD	Sewer	3,403.39		
	Jordanelle SSD	Water Vater testing	20,812.50		
	Summit Co Health Dept	Water testing	60.00		
	T-O Engineers	Engineering TOTAL ENTERPRISE EXPENSES FOR APPROVAL	1,052.50	20 020 00	
48		IVIAL ENTERPRISE EAPENSES FUR APPROVAL		29,920.89	59,900.00

3. Continued Public Hearing - Continued discussion and possible adoption of an Ordinance regarding an Impact Fee Facilities Plan

TOWN OF HIDEOUT, UTAH

Ordinance No. 2020-____

AN ORDINANCE ADOPTING AN IMPACT FEE FACILITIES PLAN FOR THE TOWN OF HIDEOUT, ESTABLISHING SERVICE AREAS WITHIN THE TOWN OF HIDEOUT, AND ENACTING IMPACT FEES

WHEREAS, in April of 2018, the Town of Hideout provided notice of its intent to prepare an Impact Fee Facilities Plan as required under Utah Code § 11-36a-501; and

WHEREAS, Utah Code § 11-36a-102(8)(a) defines an "Impact Fee" as the payment of money imposed upon new Development Activity as a condition of development approval to mitigate the impact of the new development on public infrastructure; and

WHEREAS, Utah Code § 11-36a-102(3) defined "Development Activity" as any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land that creates additional demand and need for public facilities; and

WHEREAS, Utah Code § 11-36a-402 authorizes municipalities to adopt and Impact Fee Enactment which allows the municipality to thereafter impose and collect Impact Fees; and

WHEREAS, the Town of Hideout has caused to be prepared a *Capital Improvements Plan Including Impact Fee Facilities Plan and Impact Fee Analysis* ("**Plan**") prepared by an engineer licensed in the State of Utah (a copy of the Plan is attached hereto as **Exhibit A** and incorporated herein by reference); and

WHEREAS the Plan contains the analysis required under Utah Code § 11-36a-301 to § 11-36a-306; and

WHEREAS, the Plan, including the executive summary, defines the methodology by which proposed Impact Fees have been calculated and also identifies the impact of development activities on system improvements; and

WHEREAS, the Plan establishes the need for the Town of Hideout to impose Impact Fees to adequately mitigate the impact of new development; and WHEREAS, the Town of Hideout has provided the applicable notices prior to adopting this Ordinance as required under Utah Code § 11-36a-401, *et seq.*; and

WHEREAS, on December 18, 2019, and January 9, 2020, the Town Council held public hearings to discuss the Impact Fee Facilities Plan and the Impact Fee Enactment and received public comment regarding both; and

WHEREAS, the Town Council finds good cause for adopting the provisions set forth herein;

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

1. <u>Recitals Incorporated</u>. The foregoing recitals are hereby incorporated into this Ordinance as findings of fact.

2. <u>Applicability of Act</u>. It is the intent of the Town of Hideout that the assessment and collection of Impact Fees pursuant to this Ordnance be consistent with the terms and provisions of Utah Impact Fees Act, Utah Code § 11-36-101 *et seq.* ("Act"). The collection, use, and expenditure of Impact Fees will be according to the terms of the Act. To the extent the Act contains requirements associated with Impact Fees which are not expressly provided for herein, such terms and provisions of the Act will govern and are hereby incorporated by reference.

3. <u>Impact Fees Facilities Plan Adopted</u>. The Plan, as identified above, together with the Impact Fees analysis set forth therein, is adopted and approved by the Town of Hideout. The Plan provides the analysis, methodology, and formula used for the calculation of the Impact Fees established and imposed pursuant to this Ordinance.

4. <u>Establishment of Service Areas</u>. Pursuant to Utah Code § 11-36a-402(1)(a), service areas are established within the Town of Hideout as set forth in the Plan attached as <u>Exhibit A</u>.

5. <u>Impact Fees Imposed</u>. Pursuant to Utah Code § 11-36a-402(1)(b), Impact Fees are hereby established for the service areas established within the Town of Hideout. The amount of the Impact Fees assessed for each service area is set forth in the executive summary of the Plan attached as <u>Exhibit A</u>.

6. <u>Collection of Impact Fees</u>. The Town Clerk shall collect the applicable Impact Fees at, or prior to, the time any building permit for any buildable parcel within the town is issued.

7. <u>Adjustment of Impact Fees by the Town</u>. Pursuant to Utah Code § 11-36a-402(1)(c), the Town may adjust the standard Impact Fee at the time the fee is charged to respond to: (A) unusual circumstances in specific cases; or (B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected. The Town will ensure that Impact Fees are imposed fairly.

8. <u>Calculation of Impact Fees on Particular Developments</u>. Pursuant to Utah Code § 11-36a-402(1)(d), the calculation of the Impact Fee for a particular development may be adjusted by the Town based on studies and data submitted by the developer of such development.

9. Impact Fee Credits. Pursuant to Utah Code 11-36a-402(2) and 402(3):

9.1 A developer, including a school district or a charter school, may receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement; or dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.

9.2 A developer shall receive a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities are system improvements or are dedicated to the public; and offset the need for an identified system improvement.

10. <u>**Reimbursements Authorized.**</u> Impact Fees collected by the Town may be used to reimburse developers who have previously constructed portions of the reimbursable public infrastructure identified in the Plan pursuant to written agreements between the Town and such developers.

11. <u>**Repeal of Conflicting Provisions.**</u> Any provision of the Town Code addressing Impact Fees, including, without limitation, Title 1A, Chapter 10, is hereby repealed.

12. <u>Clerk to Update Code and Fee Schedule</u>. Immediately after the effective date, the Town Clerk is hereby directed to update the official version of the Town Code and the Town's official Fee Schedule to incorporate the provisions of the Ordinance.

3

13. <u>Effective Date</u>. Subject to Utah Code § 11-36a-401(2), this Ordinance will be effective immediately upon passage.

WHEREFORE, Ordinance 2020-____ has been **Passed** and **Adopted** by the Town of Hideout.

TOWN OF HIDEOUT

Philip Rubin, Mayor

Attest:

Allison Lutes, Town Clerk

<u>EXHIBIT A</u>

IMPACT FEE FACILITIES PLAN

4. Public Hearing: review and possible approval of the Final Plat of the Plumb Hideout 4-Lot (Hideout Phase 6) Subdivision, consisting of approximately 3.66 acres

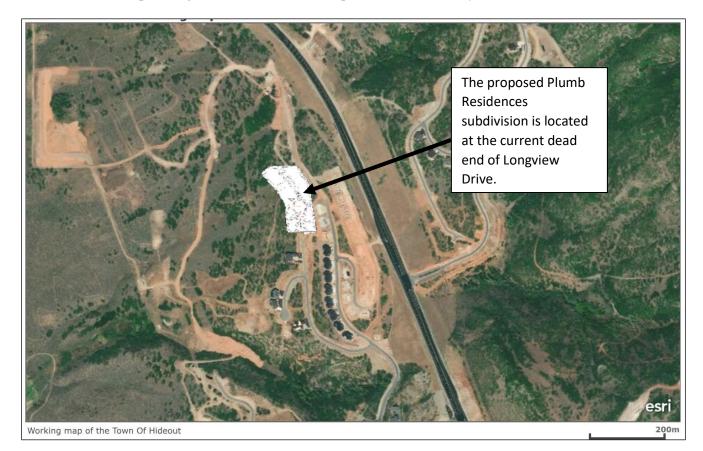


Staff Report Town of Hideout Planning Commission

Date:	February 24, 2020
Applicant:	Plumb Holdings
Subject:	Plumb Hideout 4 Lot (Hideout Phase 6)
Recommendation:	Approval with conditions

BACKGROUND:

The proposed Plumb Residences subdivision is located at the northern dead-end of Longview Drive in Hideout. The Applicant has proposed developing 4 lots on approximately 3.66 acres. The subdivision is within the boundaries of the master development agreement and thus will be part of the Community Preservation Association (CPA).



2211 W. 3000 S., Suite B, Heber City, UT 84032 Phone (435) 315-3168 Fax (435) 315-3033 to-engineers.com



Lot Sizes and Setbacks

Building setbacks in this proposed plat do not match existing Town code, however the setbacks presented are consistent with the setbacks implemented and evident by existing homes immediately adjacent to this plot, and previously Planning Commission and Town Council approved the reduced setback from 60' from centerline to 30' from centerline; the final plat reflects this condition. Lot sizes are given in the table below:

Lot	Lot Size	
Number	(acres)	
1	0.45	
2	1.24	
3	0.84	
4	0.51	

Public Street Access

Each lot has adequate access to public streets.

Snow Storage

The final plat map shows an adequate snow storage easement.

Shared Emergency Access Driveway

An emergency access driveway has been approved to be gravel (and is indicated as such on the updated plat map) and when access to other development is completed, this access road may be paved. Developers of Lot 2 and/or Lot 3 will pave portions of this graveled ROW to their private driveways if/when they develop in the future.

Detention Basin, access, and drain swale

Final plans detail the detention basin. It has been determined that Lot 2 will be responsible for and will maintain the basin/pond, graded non-paved access to the pond (10' pathway for skidsteer type equipment), and the drainage swale downstream of the pond leading to the natural channel/flowline shown on the plans.

Wetlands

The applicant has provided a letter from Mr. Dennis Wenger, Senior Wetlands Ecologist, Frontier Corporation USA regarding the intermittent drainage crossing for the proposed shared driveway and trail. This letter details recommendations to clear span the drainage channel and bordering wetlands, thereby avoiding any physical disturbance to the drainage channel and bordering wetlands.

Overhead Power

The applicant has provided documentation of a Requested Work Agreement between the developer and GCD for overhead power relocation on the site.

Outstanding Developer Balance

Based on a Billing History, the applicant holds no outstanding balance with the Town of Hideout. Town to confirm and reconcile prior to Town Council approval.

Utility (Water and Sewer) Will-Serve Letters

Utility Will-Serve letters from the Town of Hideout were issued at previous Town Council's approval of this application.

Final Design



T.O ENGINEERS

The Applicant has provided final design documents including further and more comprehensive detail for review by the Town of Hideout. Previous conditions are satisfied, and the design detail was increased and confirmed to be in accordance with intentions and purposes previously described and requested pertaining to drainage, street geometry, setbacks, basin maintenance, and landscaping.

<u>RECOMMENDATION:</u>

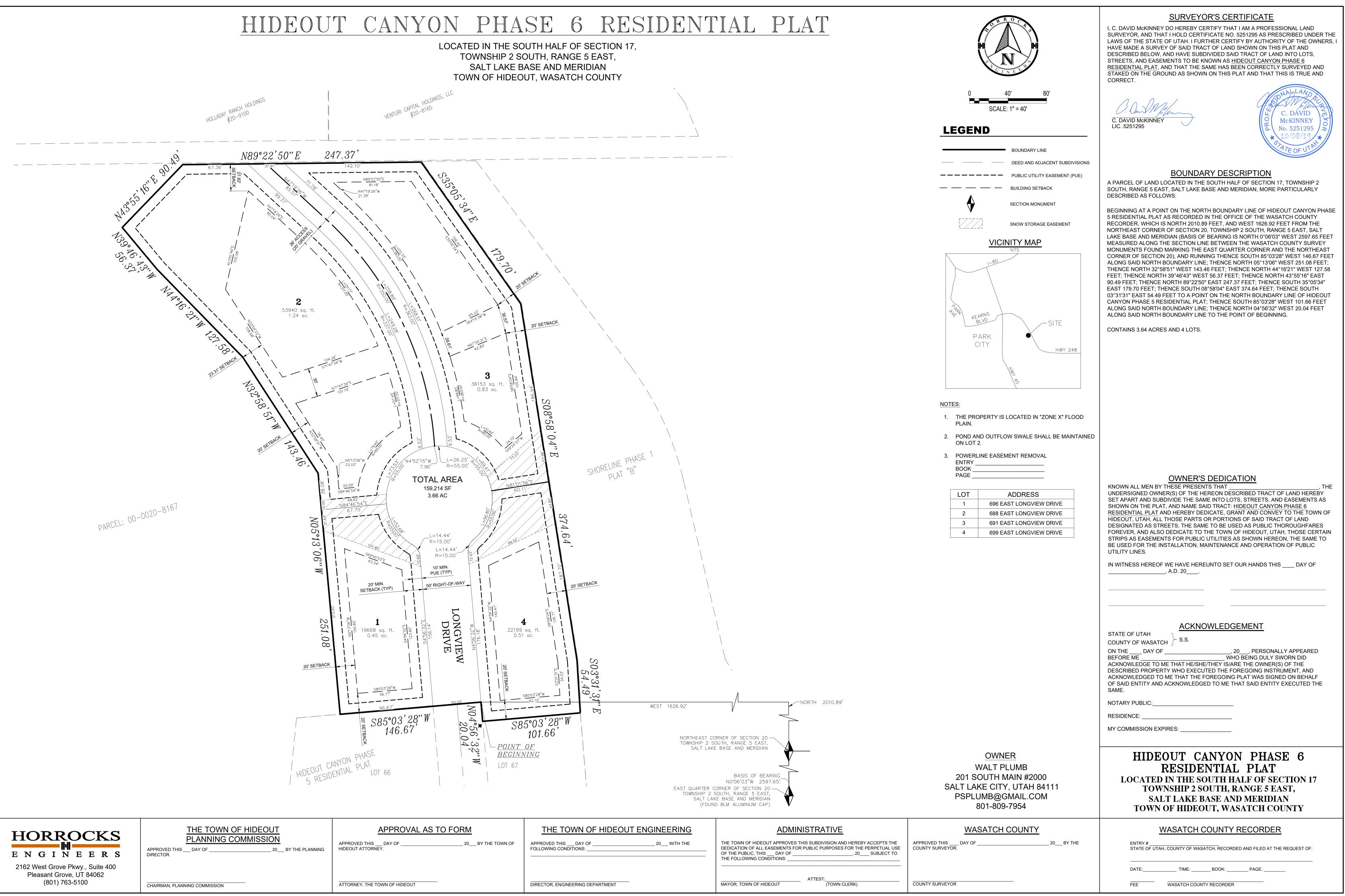
Staff recommends that the commission review the proposed plat and whether prior conditions have been satisfied. If agreed, we recommend final approval of the Plumb Hideout 4-Lot (Hideout Phase 6) Subdivision.

The following recommended motion is provided for the benefit of the Planning Commission and may be read or referenced when making a motion:

I move that the Planning Commission recommends approval of the Plumb Holdings Hideout 4 Lot subdivision to the Town Council.

ATTACHMENTS:

Hideout Phase 6 Plat by Gateway Consultants dated 1-24-2020



CTOR, ENGINEERING DEPARTMENT

5. Public Hearing: Review and consider for possible approval of the preliminary plan of the Lakeview Estates Subdivision (#20-8159), consisting of approximately 22.4 acres



Staff Report

To:	Planning Commission
From:	Thomas Eddington Jr., AICP, ASLA Town Planner
Re:	Preliminary Plat for Lake View Estates
Date:	March 16, 2020

Submittals:	The Applicant submitted an Application Form dated 4 December
	2019 and a subdivision plan set dated 29 February 2020

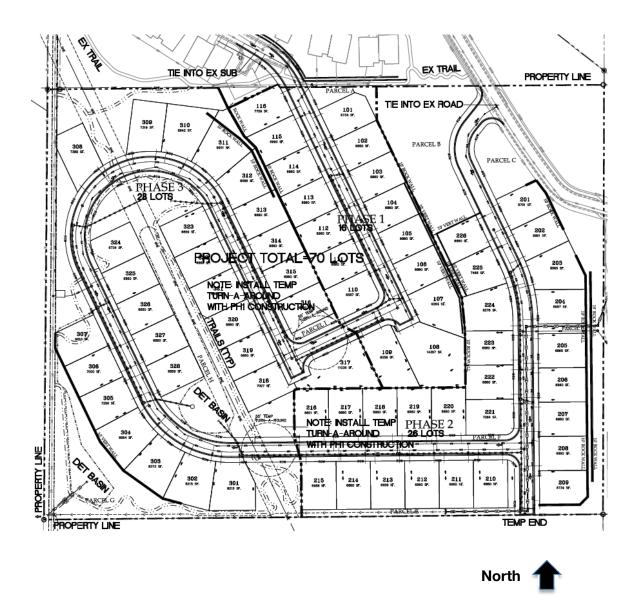
Overview of Current Site Conditions

Land Area:	22.40 acres
Zoning:	Residential Medium Density (RMD)
MIDA:	This property is located within the MIDA boundary – Project Area 4
Proposed Uses:	Single-family dwellings, townhomes and duplexes, rights-of-way, utility infrastructure, trails and park space – all permitted per the Zoning Ordinance
Proposed Lots	70 Lots
Density/Lot Size:	+/- 3 units per acre proposed
Required Setbacks:	Front: 20' Rear: 20' Side (distance between buildings): varies
Max Height:	42' maximum (3 ½ stories)
Open Space Requirement:	20% of area



Map of Proposed Subdivision and Surrounding Area

Proposed Subdivision Layout





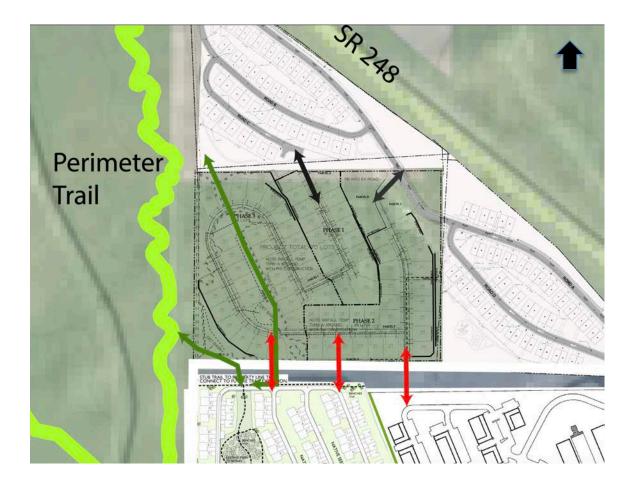
Site of Proposed Development



• The proposed development is located south of Deer Waters and north of Shoreline (Phase 2).



Context Surrounding the Proposed Development



- The black arrows illustrate the proposed vehicular connections to existing/proposed rights-of-way in Hideout.
- The red arrows illustrate possible road connection locations that should be incorporated into the proposed subdivision plan neighborhoods within the Town should be connected.
- The dark green lines illustrate trail connections.



Outstanding Items Necessary for Preliminary Subdivision:

Road Connections & Retaining Walls (11.06.105):	The proposed subdivision has only two (2) road connections to existing or previously approved rights-of-way in Hideout. Additional road connections are needed to link this proposed neighborhood to the one to the south – Shoreline (Phase 2).
	The two interior dead-end roads proposed should be reconfigured as through-streets to enable additional connectivity within the neighborhood. There are safety concerns regarding traffic movements, driveway accesses at these locations, snow storage, etc.
	Each of the retaining walls, as proposed, are 10' high and in some cases (e.g. between proposed lots 106 and 226) are stacked three (3) in a row equating to a 30' elevation change (or wall height). There are safety and aesthetic concerns with walls constructed heights greater than 10'-0". Section or elevation drawings should be provided (with proposed materials) for review by the Planning Commission.
Open Space and Trails (11.06.107):	The amount of open space must be a minimum of 20% of the total site (or 4.48 acres) and should be contiguous where possible. The proposed plan pushes the open space to the rear of all private lots rendering it challenging for the public to use. The proposed subdivision plan should be reconfigured to allow for more usable open spaces. Trails and/or other recreational amenities should be detailed and incorporated into the plan set.
	The proposed 'manmade slopes' should be illustrated with proposed materials. Are these proposed to be shotcrete or riprap or gabion in



design? If so, this should be redesigned (reduced slope) to ensure the use of native vegetation.

The design of the proposed storm water detention basins (including landscape plant materials) should be provided. Is the proposed concrete dam structure a feature proposed in each of the three basins? These three storm water basins should be removed from the 20% open space calculations given their use as infrastructure, not open space, to address drainage for the proposed neighborhood.

Sensitive Lands (11.06.117(O)):

All sensitive lands should be identified on the proposed subdivision plan – steep slopes, wetland areas, natural drainage ravines, poor soils, etc.



Staff Report Town of Hideout Planning Commission

Date:	March 12, 2020
Applicant:	Holmes Homes Lakevew Estates LLC
Subject:	Preliminary Review – Lakeview Estates (Van den Akker Property)
Recommendation:	Preliminary Approval with conditions

BACKGROUND:

The proposed Lakeview Estates subdivision is located along Longview Drive between the Deer Waters Phases II and III subdivisions. The Applicant has proposed developing 70 lots in 3 phases on approximately 23 acres. The subdivision is within the boundaries of the master development agreement and thus will be part of the Community Preservation Association (CPA).



Approximate location of Lakeview Estates

Roadway Cross Section

The development involves the needed upgraded roadway width necessary for future Town of Hideout roads. The cross section consists of 26 feet of asphalt width, 2.5' Hideout standard modified curb and gutters, and a 10' ROW on each side of the road.

2211 W. 3000 S., Suite B, Heber City, UT 84032 Phone (435) 315-3168 Fax (435) 315-3033 to-engineers.com



Lot Sizes and Setbacks

An improvement to lot setbacks is also included in this preliminary design. Lots will have alternated setbacks of 25 or 30 feet back from the back of the curb on each side of the road. This, combined with the roadway cross section improvements, will improve access and egress in the town to Public Works and first responders. Lot sizes range from 6,587 SF to 14,357 SF with an average of approximately 6,850 SF.

Public Street Access

Each lot has adequate access to public streets. The Phasing has been improved to meet County Fire code for accessibility. Phase I connects to Star Gazer Circle in Deer Waters Phase I and will have a 55 foot temporary fire turn-around at the end. Phase II connects to Longview Drive between Deer Waters Phases II and III. Phase II will likewise have a 55 foot temporary fire turn-around at the end. Phases I and II and completes the necessary two accesses to the development.

We also recommend that the planning commission consider recommending/requiring a connection to Shoreline Phase II.

Sewer Lift Station Improvements

An existing lift station on Deer Waters Phase I that does not meet the Town's requirement will be removed as part of the Lakeview Estates development. The proposed lift station in Lakeview Estates will service Lakeview Estates, and all of the Deer Waters development. The lift station shown in existing, unapproved plans for Deer Waters Phase III will not be constructed. A full plan set for the Lakeview Estates lift station will need to be presented for review prior to final approval.

Snow Storage

Snow storage will need to be shown on the Plat upon application for Final approval.

Detention Basin, access, and drain swale

Preliminary plans detail two detention basins, both near the SW corner of the property. At final approval review, this will be verified to be capable to handle any runoff coming from this and any that comes from the developments above it.

Wetlands

An R4SBC (Riverine, Intermittent, Streambed, Seasonally Flooded) channel runs through the property. The applicant has stated that this drainage channel has been re-routed through Deer Waters. At Final, a letter will be required from a Wetlands Ecologist addressing whether or not the plans adequately manage this drainage channel.

Overhead Power

The site does not require relocation of the overhead power easement located on the West side of the property. However, this should be shown on the Plat for final approval.

Outstanding Developer Balance

Based on our understanding, the applicant holds no outstanding balance with the Town of Hideout. Town to confirm and reconcile prior to Planning Commission approval.

Utility (Water and Sewer) Will-Serve Letters

Utility Will-Serve letters from the Town of Hideout, JSSD, RMP and Dominion Energy will be necessary prior to Final approval.



Preliminary Design Review Comments

All comments pertinent to preliminary design have been corrected in the most recent plan set submitted for the second review cycle. Final approval requires that the applicant has met our conditions for approval.

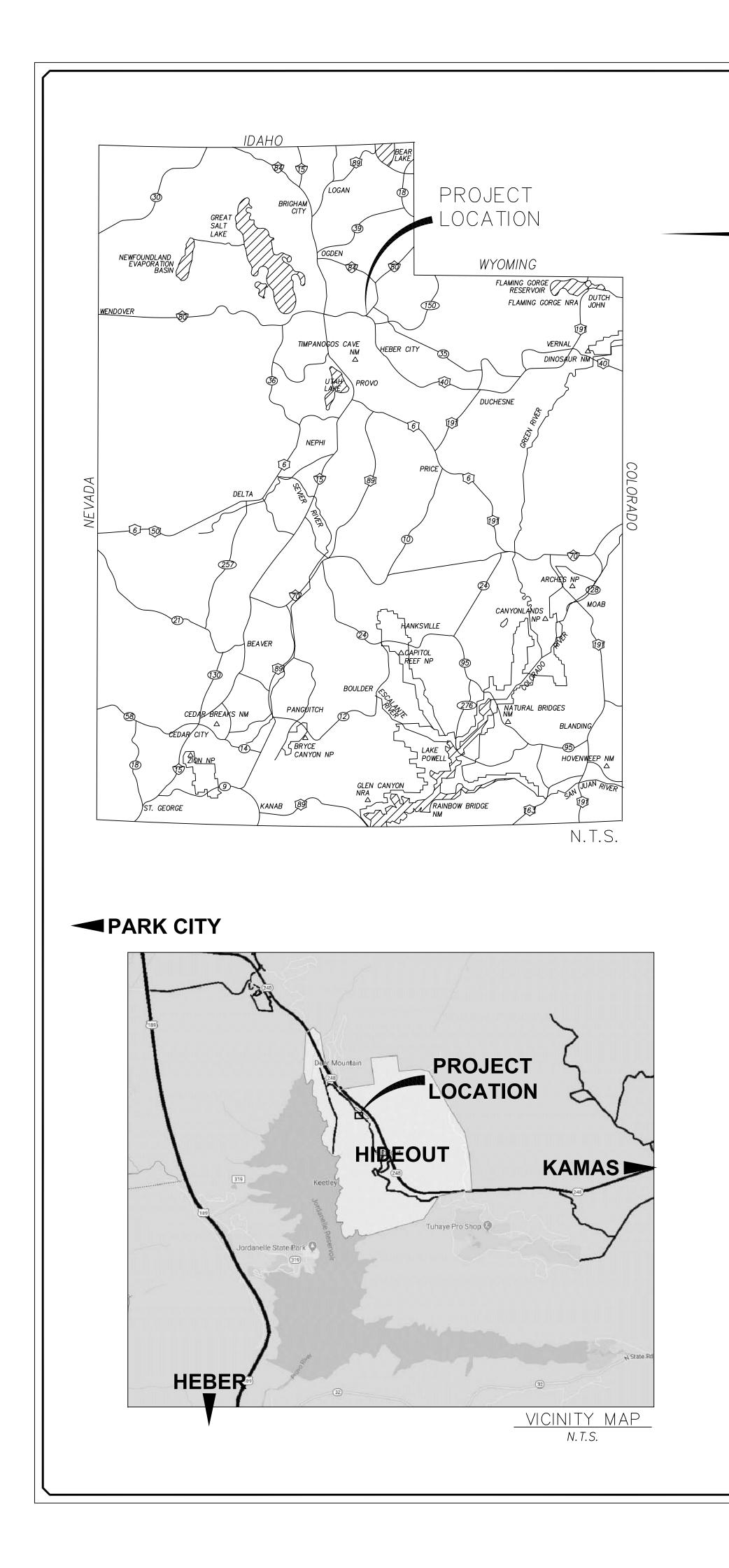
<u>RECOMMENDATION:</u>

Staff recommends that the commission review the proposed development and whether any prior concept or development agreement conditions have been satisfied. If agreed, we recommend preliminary approval of the Lakeview Estates (Van den Akker property) Subdivision with the following conditions:

- 1. The Final Plan set be submitted for a more thorough and detailed review of all infrastructure plans.
- 2. A letter be submitted at Final from a Wetlands Ecologist addressing whether or not the plans adequately manage the drainage channel mapped through this property.
- 3. Will-serve letters from all utility providers be presented at Final.
- 4. A full set of plans be presented and approved for the sewer lift station that is to service Lakeview Estates and all of Deer Waters.
- 5. A plat be presented and approved for each of the 3 phases of development showing all necessary requirements including snow storage and proper setbacks, PUEs and any other pertinent notes or deed restrictions.
- 6. Further review or modifications may be necessary on the geotechnical report at final.
- 7. Plans and details from a structural engineer be presented for final approval should the site have any proposed concrete retaining walls.
- 8. A landscaping plan be presented for final approval.
- 9. A SWPPP permit be obtained and NOI filed with Hideout prior to construction.

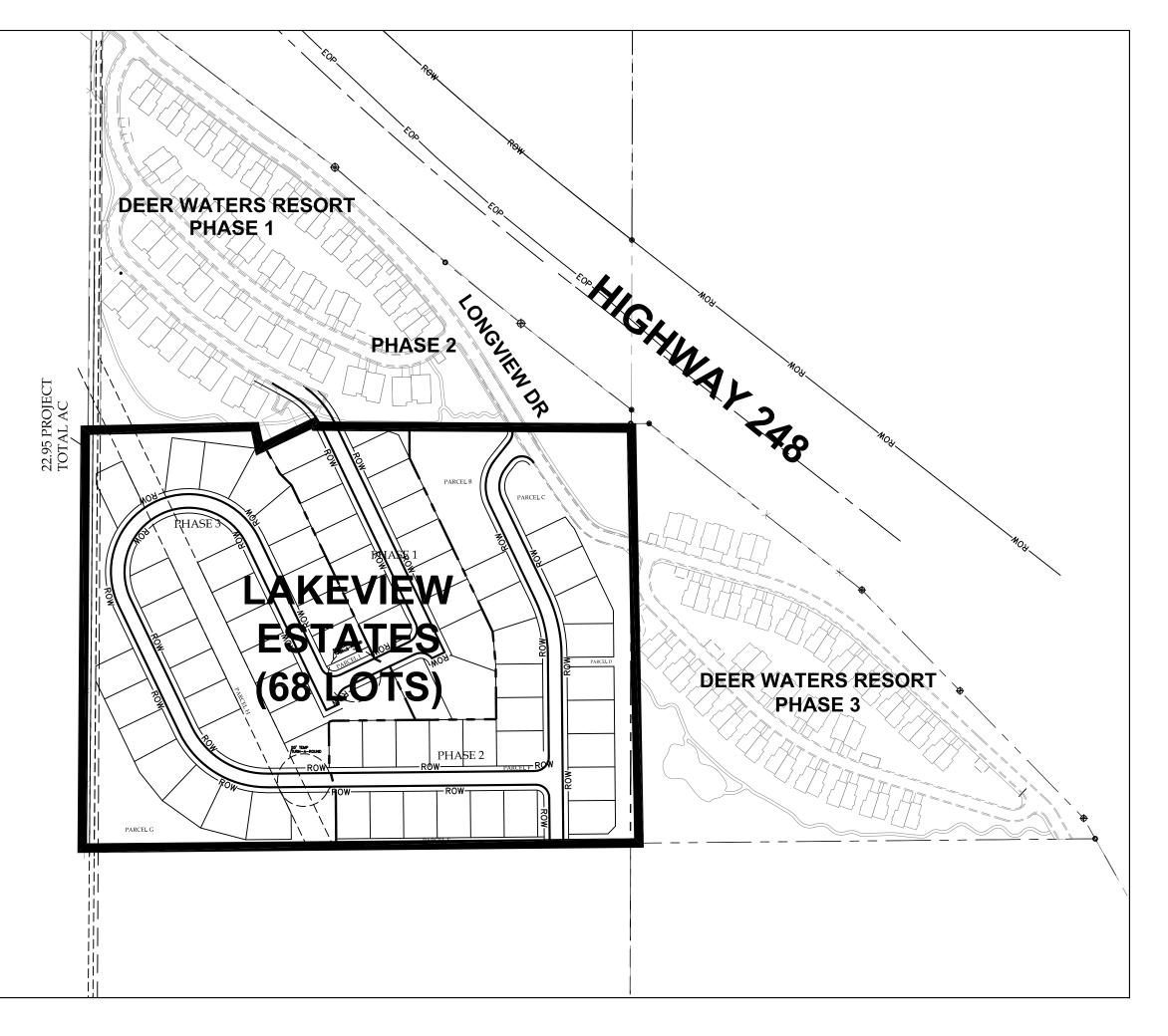
ATTACHMENTS:

SITE DEVELOPMENT CONSTRUCTION PLANS, LAKEVIEW ESTATES, PRELIMINARY



FEBRUARY 29, 2020

VICINITY MAP N.T.S.



PRELIMINARY

DEVELOPMENT IS IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

LOCATION

site development construction plans LAKEVIEW ESTATES

	INDEX OF SHEETS	
1 1 A	TITLE SHEET PROJECT NOTES	
N/A	PLATS	
2	EXISTING SITE AND DEMO PLAN	
3	OVERALL PROJECT SITE PLAN	
4	CONSTRAINTS and SETBACKS MAP DRAINAGE MAP	
6	TRAIL PLAN	
7	RETAINING WALL PLAN	
G1-G4	GRADING SHEETS (1"=30')	
U1	CULINARY WATER UTILITY PLAN	
U2	SANITARY SEWER UTILITY PLAN	
U3 U4	STORM WATER UTILITY PLAN PROPOSED DRY UTILITIES	
04	PROPOSED DRI UTILITIES	
PP1	ROAD 4A STA: 0+00 to 7+00	
PP2	ROAD 4A STA: 8+00 to END	
	ROAD 4C STA: 0+00 to END	
PP3	ROAD 4D STA: 0+00 to END	
PP4	ROAD 4B STA: 0+00 to 6+00	
PP5 PP6	ROAD 4B STA: 6+00 to 14+00 ROAD 4B STA: 14+00 to END	
	TOTA TO STA. ITIOU LU LIVO	
SWPPP ER1–ER2	STORM WATER POLLUTION PROTECTION PLAN EROSION CONTROL DETAILS	
SSL	SIGN, STRIPE, & LIGHTING	
DET	AIL SHEETS	
D1	ROADWAY DETAILS	
D2 D3	WATER LINE DETAILS SANITARY SEWER DETAILS	
D3 D4	STORM DRAINAGE DETAILS	
D5-D6	DETENTION POND DETAILS	
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t		
`	REVISIONS	
	DESCRIPTION DATE SHEETS AFFECTED	
	GATEWAY CONSULTING, Inc.	
	P.O. BOX 951005 SOUTH JORDAN, UT 84095 PH: (801) 694-5848 FAX: (801) 432-7050	
paul@gatewayconsultingllc.com CIVIL ENGINEERING • CONSULTING • LAND PLANNING		
	Blue Stakes of UTAH 811 2-29-20 DATE: $PROJECT:$ $1-TITLEFILE:$ SHEET NO	

JSSD CONSTRUCTION NOTES

1. All work to be done in conformity to HIDEOUT TOWN standards and specification and as directed by the Jordanelle Special Service District engineer or his representatives.

2. All sewer and water system construction shall be in accordance with Jordanelle Special Service District standards and specifications. Contractor to obtain current standards from the Jordanelle Special Service District.

3. Contractor shall contact blue stakes prior to beginning construction, to facilitate the location and identification of existing underground utilities.

4. Contractor responsible for protection of all utilities shown or not shown.

5. Contractor shall be responsible to obtain and pay for necessary permits.

6. Contractors shall attend all pre-construction conferences.

7. Contractor shall be responsible for all public safety and OSHA standards.

8. Contractor shall field verify locations and invert elevations of all existing sewer facilities and other utilities prior to building or staking any new sewer lines. Discrepancies need to be reported to Owner and Civil Engineer

9. Communications, gas, electrical and cable utilities to be installed outside of pavement. See road cross section on page D-1

10. The following is only a portion of the JSSD Code. All sewer pipe will conform to Jordanelle Special Services District Design Standards Section 300, the Utah public Rules R317-3, Uniform plumbing Code, latest edition.

11. PVC sewer pipe shall be installed as per ASTM D 2321 and/or ASTM D 2855 as applicable. All PVC pipe is to be laid straight in line.

12. HDPE pipe to be installed as per manufacturers recommendation. HDPE is to be used on some curves at a minimum of 5% slope and as per manufacturers recommendation and these plans.

13. All sewer lines shall be installed with tracer wire of 12 gauge, 600 volt copper wire, PVC jacketed for underground services. The wire will be secured continuously along the alignment of the pipe and at all service connections at 20ft intervals. Contractor shall bring loops of the tracer wire to the top of all cleanouts and manholes. Tracer wire is subject to District inspection.

14. Sanitary sewer laterals shall extend past the ROW into each lot 5 feet. Laterals deeper than 15 feet shall extend past the ROW into each lot 10 feet. Minimum slope for sewer laterals is 2%. All sewer laterals require 2 cleanouts minimum as per JSSD Section 307.4. All sewer laterals will be inspected by District before backfill.

15. A warning tape will be buried 1 to 3 feet above each lateral.

16. Immediately following installation of the lateral, sewer lateral markers (rebar) are to be installed by the contractor at the end of each lateral. The marker is to be placed at the end of the plugged lateral and extended upward 2 feet above the grade, painted green, and is to be visible at Final Construction Approval.

17. The end of the lateral shall be referenced with horizontal distance ties to property corners.

In the event that markers are lost during construction activities the markers and off-set hubs shall be reset using acceptable survey practices.

18. An "S" will be stamped on the curb for location of sewer laterals.

DESIGN TEAM CLIENT/DEVELOPER/ LAND OWNER HOMES LAKEVIEW ESTATES LLC 2265 E MURRAY HOLLADAY ROAD HOLLADAY UT 84117

CIVIL ENGINEERING GATEWAY CONSULTING PO BOX 951005 SOUTH JORDAN, UTAH 84095 801-433-0774 F: 801-432-7050

CONTRACTOR:

PO BOX 951005

LAND PLANNING:

SOUTH JORDAN, UTAH 84095 801-433-0774 : 801-432-7050

CIVIL ENGINEERING, SURVEYING: BOUNDAYR CONSULTANTSS 5554 W 2425 N HOOPER, UT 84315 801-792-1569 dave@coundaryconsultants.biz

CIVIL ENGINEERING, ENVIRONMENTAL, SOILS/GEOLOGY: Nathan D. Pack, P.E. Geotechnical Engineer

CMT Engineering Laboratories 435-757-2844, nate.pack@cmtlaboratories.com

CERTIFICATIONS HE DEVELOPER OF THE LAKEVIEW ESTATES PROJECT HEREBY CERTIFIES THE FOLLOWING:

ADJUSTMENT.

THE MAJORITY OF THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT ON THE SLOPES OVER 25% GRADE. CERTAIN ISOLATED AREAS OF THE PROPERTY INCLUDING SINGLE FAMILY OTS WILL WILL INVOLVE CONSTRUCTION ON THE SLOPES OVER 25% BUT LESS THEN 30% HIDEOUT TOWN. ONLY 30% AND GREATER ARE SHOWN ON THE PLAT. GEOTECHNICAL STUDIES WILL BE PROVIDED FOR ALL PROPOSED GRADING AND BUILDING CONSTRUCTION. NO DEVELOPMENT OVER 30% SLOPE WILL BE PERMITTED UNLESS APPROVED BY THE BOARD OF

. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY FAULT LINE SETBACK AREAS.

THAT THE PROJECT WILL NOT CONSIST OF DISTURBANCE OF ANY WETLAND AREA WITH OUT APPROVAL OF THE US ARMY CORPS OF ENGINEERS. SOME MINOR AREAS OF WETLANDS AND IMPACTED MAINLY BY ROADWAYS AND WILL REQUIRE PERMITS AND WETLAND MITIGATION THROUGH THE US ARMY CORPS OF ENGINEERS.

. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY LANDSLIDE HAZARD AREA.

THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY FLOOD HAZARD

THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY AREAS WHICH CONTAIN ALLUVIAL FAN. FLOOD DEBRIS FLOW OR COLLAPSIBLE SOIL HAZARD AREAS UNLESS SPECIFICALLY ADDRESSED AND RECOMMENDED BY PROJECT SOIL ENGINEER GEOLOGY CONSULTANTS.

. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY SHALLOW-GROUND WATER HAZARD AREAS, STREAM OR DRAINAGE CORRIDOR SETBACKS, AREAS OF SPRINGS OF SEEPS, OR SURFACE WATER AREAS EXCEPT AS SPECIFICALLY SHOWN ON PROJECT PLANS INCLUDING PROPER ENGINEERING DESIGN FOR THE CONVEYANCE OF ANY STORM WATER FLOWS.

. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WITHIN ANY AREAS WHICH ARE RECOMMENDED LOCATIONS FOR DETENTION BASINS OF ESTABLISHED ROAD AND UTILITY CORRIDORS

. THAT THE PROJECT WILL NOT CONSIST OF ANY DEVELOPMENT WHICH WILL PROTRUDE ABOVE ANY RIDGE LINES PER TITLE 16.

> The Curb Stop and Curb Box will be a curb valve and cast iron extension-type curb box with arch pattern base with cast iron foot piece as manufactured by Mueller. Normally the meters are provided by the District.

> Hot taps are preferred for service lines. Mechanical joint ductile iron tapping sleeves may be used for ductile iron type mains.

Irrigation water meters shall be placed at 10' back of curb with lateral extending an additional 5' toward the

All irrigation laterals shall be marked with an "I" on the curb.

19. The following is only a portion of the JSSD Code. See all Jordanelle Special Services District Design Standards Section 400 for culinary water materials and installation.

20. All culinary water lines shall be ductile iron (as per JSSD 403.2.2) rated ANSI/AWWA C150/A21.50 for a minimum of 150 p.s.i. rated working pressure plus 100 p.s.i. surge allowance at a 2to1 factor of safety. Ductile iron pipe shall be a thickness class of 50. The pipe shall have standard asphaltic coating on the outside and shall be lined on the inside cement mortar lining conforming to ANSI/AWWA C104/A21.4.

21. All ductile iron pipe shall be manufactured in the U.S.A. in accordance with the lates revision of ANSI/AWWA for appropriate class.

22. A minimum depth for culinary waterlines from the final grade to the top of the pipe is 7 feet, unless otherwise noted on the plan and profile sheets.

23. Minimum spacing between waterlines and sewer lines is 10 feet horizontally or 18 inches vertically (in times of crossing the waterline shall be above the sewer line). All other utilities shall be spaced a minimum distance of 18 inches from the waterline.

24. All ductile iron valves, hydrants, and buried fittings shall be wrapped with polyethylene wrap. All fittings and valves requiring wrapping shall be wrapped prior to placing concrete thrust blocking. All valves are to be flanged to the adjacent fittings.

25. Corporation stops will be of brass with compression fittings in accordance with AWWA Standard C800. Hot taps are preferred for service laterals with a minimum of 48" between 1-1/2" taps Use double strap bronze service straps.

All service laterals will be polyethylene conforming to AWWA Standard C800, and ASTM B88. Meter yokes for 1-¹/₂" lateral will be Ford VF-66 series. Meter fittings will be standard thread.

All meter boxes will be 48" diameter with a frost free cast iron lid. A 1-inch long, ¹/₄ inch wide notch will be cut in each lid for telemetry wire. All top meters' lids shall have one, 1 inch tap and plug for each yoke, to facilitate the remote reading meters used in the District.

The Curb Stop and Curb Box will be a curb valve and cast iron extension-type curb box with arch pattern base with cast iron foot piece as manufactured by Mueller. Normally the meters are provided by the District.

Culinary water meters shall be placed at 10' back of curb with lateral extending an additional 5 feet toward the lot.

All culinary water service laterals shall be marked with a "W" on the curb.

11. The following is only a portion of the JSSD Code. See all Jordanelle Special Services District Design Standards Section 500 for irrigation water crossover, materials and installation.

10. Corporation stops will be of brass with compression fittings in accordance with AWWA Standard C800. Hot taps are preferred for service laterals with a minimum 48" between 2-inch taps. Use double strap bronze service straps.

All service laterals will be purple polyethylene CTS 200 p.s.i. minimum, conforming to AWWA Standard C800, and ASTM B88.

All irrigation meter boxes will be 24-inch x 36-inch for a single 2" meter installation; (refer to Standard Drawing 500.4) The lid will not be required to be frost free. A 1-inch long, ¹/₄ inch wide notch will be cut in each lid for telemetry wire. All top meters' lids shall have one, 1 inch tap and plug for each yoke, to facilitate the remote reading meters used in the District.

MISC CONSTRUCTION NOTES

HIDEOUT TOWN FOR A PRE-CONSTRUCTION CONFERENCE.

THE CONTRACTOR SHALL CAREFULLY READ ALL OF THE NOTES AND SPECIFICATIONS, THE CONTRACTOR SHALL BE SATISFIED AS TO THEIR TRUE MEANING AND INTENT AND SHALL BE RESPONSIBLE FOR COMPLYING WITH EACH.

GENERAL NOTES:

HIDEOUT TOWN CONSTRUCTION AND DESIGN STANDARDS. AND ALL AMENDMENTS TO DATE. THE MANUAL OF UNIFIED TRAFFIC CONTROL DEVICES. (M.U.T.C.D.). UTAH DEPARTMENT OF TRANSPORTATION (U.D.O.T.) STANDARDS AND SPECIFICATIONS. (LATEST EDITION) AMERICAN ASSOCIATION TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (A.A.S.H.T.O). CONSTRUCTION STORMWATER FIELD RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR. GUIDE, AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM (U.P.D.E.S). WHERE APPLICABLE. 2) PRIOR TO PERFORMING ANY WORK, THE CONTRACTOR SHALL CONTACT

3) IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH MAY EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE.

4) WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

5) THE CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR, IT SHALL BE EXPECTED THAT PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS ON THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES, WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR PECULIAR UNSAFE CONDITIONS HAZARDOUS TO PERSONS. PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LICENSES REQUIRED FOR THE CONSTRUCTION AND COMPLETION OF THE PROJECT. AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS AND CONDITIONS OF ALL PERMITS AND APPROVALS APPLICABLE TO THIS PROJECT. THE CONTRACTOR SHALL ENSURE THAT THE NECESSARY RIGHTS-OF-WAY, EASEMENTS, AND/OR PERMITS ARE SECURED PRIOR TO CONSTRUCTION.

7) CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT WHERE APPLICABLE FOR ANY WORK DONE WITHIN RIGHTS-OF-WAY OR EASEMENTS FROM HIDEOUT TOWN AND UDOT. CONTRACTOR SHALL NOTIFY CITY. COUNTY, AND/OR STATE, 24 HOURS IN ADVANCE OF COMMENCING THE WORK, OR AS REQUIRED BY SAID PERMITS.

8) THE CONTRACTOR SHALL, AT THE TIME OF BIDDING, AND THROUGHOUT THE PERIOD OF THE CONTRACT. BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

9) CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY THEMSELVES BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS THEY MAY PREFER. OF THE LOCATION OF THE PROPOSED WORK, AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF THEIR EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO THEM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, THEY SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING THEIR BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, THEY HAVE RELIED AND ARE RELYING ON THEIR OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON THEIR OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE OWNER OR THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OF

DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT THEY HAVE NOT RELIED SOLELY UPON OWNER OR ENGINEER FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING THEIR BID

10) THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAGMEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

11) THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTORS USE DURING CONSTRUCTION.

12) THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ENGINEER.

13) THE CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

14) THE CONTRACTOR AGREES THAT: A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

- B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH. SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.
- THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES. D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT
- OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM THE FINAL PAYMENT. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL,
- PERMITS, RETESTING AND REINSPECTIONS AT THEIR OWN EXPENSE. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

15) THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THE CONTRACTOR SHALL DEFEND. INDEMNIFY AND HOLD THE OWNER AND 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 THE ENGINEER.

16) DUST IS TO BE CONTROLLED 24 HOURS PER DAY, 7 DAYS PER WEEK, AS CONDITIONS DICTATE. WITH A WATER TRUCK.

17) CONSTRUCTION STAKING FOR LIMITS OF DISTURBANCE INCLUDING CONSTRUCTION AND SILT FENCES, GRADING, CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAIN, WATER, AND ELECTROLIERS MAY BE DONE BY AWARDED SURVEYOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF THE NEED FOR STAKING. ANY STAKING REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS THAT IS ABOVE AND BEYOND STANDARD STAKING NEEDS, WILL BE SUBJECT TO AN EXTRA WORK BACK CHARGE TO THE CONTRACTOR.

18) FOR ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, THE CONTRACTOR SHALL PRESERVE THE INTEGRITY AND LOCATION OF ANY AND ALL PUBLIC UTILITIES AND PROVIDE THE NECESSARY CONSTRUCTION TRAFFIC CONTROL. CONTRACTOR SHALL, THROUGH THE ENCROACHMENT PERMIT PROCESS. VERIFY WITH THE NECESSARY REGULATORY AGENCIES, THE NEED FOR ANY TRAFFIC ROUTING PLAN. IF A PLAN IS REQUIRED, CONTRACTOR SHALL PROVIDE A PLAN AND RECEIVE PROPER APPROVALS PRIOR TO BEGINNING CONSTRUCTION. 1) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE FOLLOWING: 19) THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL

PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THERE WILL BE NO EXTRA COST DUE THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, AFTER PROPER BACKFILLING AND/OR CONSTRUCTION, WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

22) THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL FLECTRICAL AND INSTRUMENTATION EQUIPMENT: PIPING AND CONDUITS: STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS. ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER. ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

23) WORK IN EASEMENTS AND/OR RIGHTS-OF-WAY IS SUBJECT TO THE APPROVAL AND ACCEPTANCE OF THE REGULATORY AGENCY RESPONSIBLE FOR OPERATION AND/OR MAINTENANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY. 24) BENCHMARK.

ELEVATION: 6939.49 DESCRIPTION: W 1/4 OF SECT. 17, T2S, R5E FOUND MONUMENT BRASS MON.

CLEARING AND GRADING NOTES:

CONTRACTOR SHALL PERFORM EARTHWORK IN ACCORDANCE WITH HIDEOUT TOWN STANDARD SPECIFICATIONS, AND THE RECOMMENDED EARTHWORK SPECIFICATIONS FOUND IN THE LATEST REPORT OF GEOTECHNICAL INVESTIGATION

THE EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS BASED ON A TOPO SURVEY SUPPLIED BY THE OWNER.

3) THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ALL TEMPORARY EROSION CONTROL AND MAINTENANCE, AND SHALL PROVIDE EROSION AND SEDIMENT CONTROL FORMS TO THE CITY. FOR ADDITIONAL EROSION CONTROL INFORMATION. SFF "FROSION CONTROL/REVEGETATION PLAN" SHEETS AND REPORTS. "SWPPP AND NOI REQUIRED TO BE FILED AND APPROVED WITH TOWN OF HIDEOUT PRIOR TO COMMENCEMENT OF CONSTRUCTION"

SUBSOIL INVESTIGATIONS HAVE BEEN CONDUCTED AT THE SITE OF THE WORK. COPIES OF THE SOILS REPORT MAY BE OBTAINED AT THE OFFICE OF XXXX ENGR. SOIL INVESTIGATIONS WERE CONDUCTED FOR DESIGN PURPOSES ONLY, AND THE DATA SHOWN IN THE REPORTS ARE FOR SUBSURFACE CONDITIONS FOUND AT THE TIME OF THE INVESTIGATION. THE OWNER AND ENGINEER DISCLAIM RESPONSIBILITY FOR THE INTERPRETATION BY THE CONTRACTOR OF DATA, SUCH AS PROJECTION OR EXTRAPOLATION, FROM THE TEST HOLES TO OTHER LOCATIONS ON THE SITE OF THE WORK, SOIL BEARING VALUES AND PROFILES SOIL STABILITY AND THE PRESENCE LEVEL AND EXTENT OF UNDERGROUND WATER FOR SUBSURFACE CONDITIONS DURING CONSTRUCTION OPERATIONS.

DEWATERING NOTES:

THE CONTRACTOR SHALL FURNISH, INSTALL, OPERATE AND MAINTAIN ALL MACHINERY, APPLIANCES, AND EQUIPMENT TO MAINTAIN ALL EXCAVATIONS FREE FROM WATER DURING CONSTRUCTION THE CONTRACTOR SHALL DISPOSE OF THE WATER SO AS NOT TO CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY, OR TO CAUSE A NUISANCE OR MENACE TO THE PUBLIC OR VIOLATE THE LAW. THE DEWATERING SYSTEM SHALL BE INSTALLED AND OPERATED SO THAT THE GROUND WATER LEVEL OUTSIDE THE EXCAVATION IS NOT REDUCED TO THE EXTENT WHICH WOULD CAUSE DAMAGE OR ENDANGER ADJACENT STRUCTURES OR PROPERTY. ALL COST FOR DEWATERING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ALL PIPE CONSTRUCTION. THE STATIC WATER LEVEL SHALL BE DRAWN DOWN A MINIMUM OF 1 FOOT BELOW THE BOTTOM OF EXCAVATIONS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL SOILS AND ALLOW THE PLACEMENT OF ANY FILL TO THE SPECIFIED DENSITY. THE CONTRACTOR SHALL HAVE ON HAND, PUMPING EQUIPMENT AND MACHINERY IN GOOD WORKING CONDITION FOR EMERGENCIES AND SHALL HAVE WORKMEN AVAILABLE FOR ITS OPERATION. DEWATERING SYSTEMS SHALL OPERATE CONTINUOUSLY UNTIL BACKFILL HAS BEEN COMPLETED TO 1 FOOT ABOVE THE NORMAL STATIC GROUNDWATER LEVEL.

THE CONTRACTOR SHALL CONTROL SURFACE WATER TO PREVENT ENTRY INTO EXCAVATIONS. AT EACH EXCAVATION, A SUFFICIENT NUMBER OF TEMPORARY OBSERVATION WELLS TO CONTINUOUSLY CHECK THE GROUNDWATER LEVEL SHALL BE PROVIDED.

SUMPS SHALL BE AT THE LOW POINT OF EXCAVATION. EXCAVATION SHALL BE GRADED TO DRAIN TO THE SUMPS.

4) THE CONTROL OF GROUNDWATER SHALL BE SUCH THAT SOFTENING OF THE BOTTOM OF EXCAVATIONS, OR FORMATION OF "QUICK" CONDITIONS OR "BOILS", DOES NOT OCCUR. DEWATERING SYSTEMS SHALL BE DESIGNED AND OPERATED SO AS TO PREVENT REMOVAL OF THE NATURAL SOILS. THE RELEASE OF GROUNDWATER AT ITS STATIC LEVEL SHALL BE PERFORMED IN SUCH A MANNER AS TO MAINTAIN THE UNDISTURBED STATE OF NATURAL FOUNDATIONS SOILS, PREVENT DISTURBANCE OF COMPACTED BACKFILL, AND PREVENT FLOTATION OR MOVEMENT OF STRUCTURES, PIPELINES AND SEWERS. IF A UPDES (UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR DISPOSAL OF WATER FROM CONSTRUCTION DEWATERING ACTIVITIES, IT SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY DEWATERING ACTIVITIES.

<u>UNDERGROUND UTILITIES:</u>

THE INFORMATION SHOWN ON THE PLANS WITH REGARD TO THE EXISTING UTILITIES AND/OR IMPROVEMENTS WAS DERIVED FROM FIELD INVESTIGATIONS AND/OR RECORD INFORMATION. THE ENGINEER DOES NOT GUARANTEE THESE LOCATIONS TO BE EITHER TRUE OR EXACT. PRIOR TO CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY ALL EXISTING IMPROVEMENTS AND TO EXPOSE ALL EXISTING UNDERGROUND UTILITIES RELATED TO THE PROJECT. INCLUDING BUT NOT LIMITED TO. SEWER, STORM DRAIN, WATER, IRRIGATION, GAS, ELECTRICAL, COMMUNICATIONS, ETC. AND SHALL NOTIFY THE ENGINEER FORTY-EIGHT (48) HOURS IN ADVANCE OF EXPOSING THE UTILITIES. SO THAT THE EXACT LOCATION AND ELEVATION CAN BE VERIFIED AND DOCUMENTED. THE COST ASSOCIATED TO PERFORM THIS WORK SHALL BE INCLUDED IN EITHER THE LUMP SUM CLEARING COST OR IN THE VARIOUS ITEMS OF WORK. IF LOCATION AND/OR ELEVATION DIFFERS FROM THAT SHOWN ON THE DESIGN PLANS, PROVISIONS TO ACCOMMODATE NEW LOCATION/ELEVATION MUST BE MADE PRIOR TO CONSTRUCTION.

2) PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-662-4111 (or 811) 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL THE CONTRACTOR SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.

20) IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE

THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES. ANY EXCAVATION GREATER THAN 10 FEET IN DEPTH REQUIRES A TRENCH BOX.

4) PRIOR TO OPENING AN EXCAVATION, CONTRACTOR SHALL ENDEAVOR TO DETERMINE WHETHER UNDERGROUND INSTALLATIONS; I.E. SEWER, WATER, FUEL, ELECTRIC LINES, COMMUNICATIONS LINES FTC WILL BE ENCOUNTERED AND IF SO WHERE SUCH UNDERGROUND INSTALLATIONS ARE LOCATED. WHEN THE EXCAVATION APPROACHES THE APPROXIMATE LOCATION OF SUCH AN INSTALLATION, THE EXACT LOCATION SHALL BE DETERMINED BY CAREFUL PROBING OR HAND DIGGING; AND, WHEN IT IS UNCOVERED, ADEQUATE PROTECTION SHALL BE PROVIDED FOR THE EXISTING INSTALLATION. ALL KNOWN OWNERS OF UNDERGROUND FACILITIES IN THE AREA CONCERNED SHALL BE ADVISED OF PROPOSED WORK AT LEAST 48 HOURS PRIOR TO THE START OF ACTUAL EXCAVATION.

5) IN CASES OF HIGH GROUNDWATER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE RUBBER GASKET JOINTS ON ALL PRE CAST PIPES. THE COST FOR RUBBER GASKET JOINTS SHALL BE INCLUDED IN THE UNIT PRICES OF PIPE.

6) THE CONTRACTOR SHALL PROVIDE CLAY DAMS IN UTILITY TRENCHES TO PREVENT CHANNELING OF SUBSURFACE WATER, DURING AND AFTER CONSTRUCTION. CONSTRUCT CLAY DAMS AT THE TOP OF GRADE BREAKS AND AT THE FOLLOWING INTERVALS:

* TRENCHES WITH SLOPES < 10% = DAMS AT 500' INTERVALS * TRENCHES WITH SLOPES > 10% = DAMS AT 100' INTERVALS

7) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS OF HIDEOUT TOWN FOR H-20 LOAD REQUIREMENTS. 8) ALL CONSTRUCTION AND MATERIALS FOR THE SEWER MAIN AND LATERALS MUST COMPLY WITH THE JSSD DISTRICT. THE UNIT COST OF THE SEWER LATERAL INCLUDES CONNECTION TO

THE SEWER MAIN. 9) ALL EXISTING WATER VALVES TO BE OPERATED UNDER THE DIRECTION OF JSSD PUBLIC WORKS DEPARTMENT PERSONNEL ONLY.

10) WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. CONTRACTOR RESPONSIBLE FOR ALL NECESSARY FITTINGS AND THRUST BLOCKS.

11) THE CONTRACTOR SHALL NOTIFY ENGINEER AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

12) ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER AND STREET PAVING.

SURFACE IMPROVEMENTS: 1) SUB GRADE PREPARATION: EARTHWORK FOR ROADWAY SECTIONS SHOULD BE CONDUCTED PER THE LATEST GEOTEC REPORT. ONCE ROADWAY EXCAVATION STARTS, THE SUB GRADE SHOULD BE SCARIFIED AND RECOMPACTED AT THE PROPER MOISTURE CONTENT TO 96 PERCENT RELATIVE DENSITY (STANDARD PROCTOR ASTM D-1557). THE NATIVE SUB GRADE SHOULD BE FIRM AND NON-YIELDING PRIOR TO SUB BASE PLACEMENT. EVERY EVERY EFFORT SHOULD BE MADE TO AVOID EXPOSING NATIVE SUB-GRADES TO EXCESS MOISTURE.

2) ALL MANHOLE RIMS, VALVES AND MONUMENT BOXES, ETC. SHALL BE ADJUSTED TO FINISH GRADE AFTER STREET PAVING, UNLESS OTHERWISE NOTED. IN PAVED AREAS. PROVIDE A 1 FOOT BY 1/2 FOOT CONCRETE COLLAR . SET CONCRETE COLLAR 3/8 INCH LOWER THAN FINISH GRADE AT OUTER EDGE. PROVIDE CONCRETE COLLAR FOR ALL VALVES AND MONUMENTS PER HIDEOUT TOWN STANDARD SPECIFICATIONS. COST FOR THIS WORK SHALL BE INCLUDED IN THE UNIT PRICES FOR SAID FACILITIES.

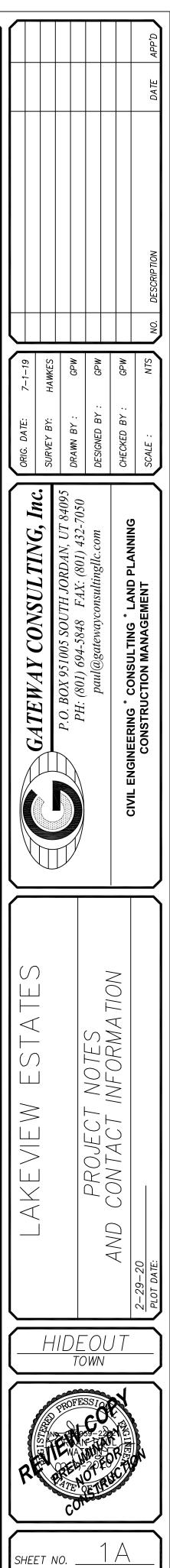
3) PAYMENT FOR PAVEMENT WILL BE MADE ONLY FOR AREAS SHOWN ON THE PLANS. REPLACEMENT OF PAVEMENT WHICH IS BROKEN OR CUT DURING THE INSTALLATION OF THE WORK COVERED BY THESE SPECIFICATIONS, AND WHICH LIES OUTSIDE OF SAID AREAS, SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR PAVEMENT, AND NO ADDITIONAL PAYMENT SHALL BE MADE FOR SUCH WORK.

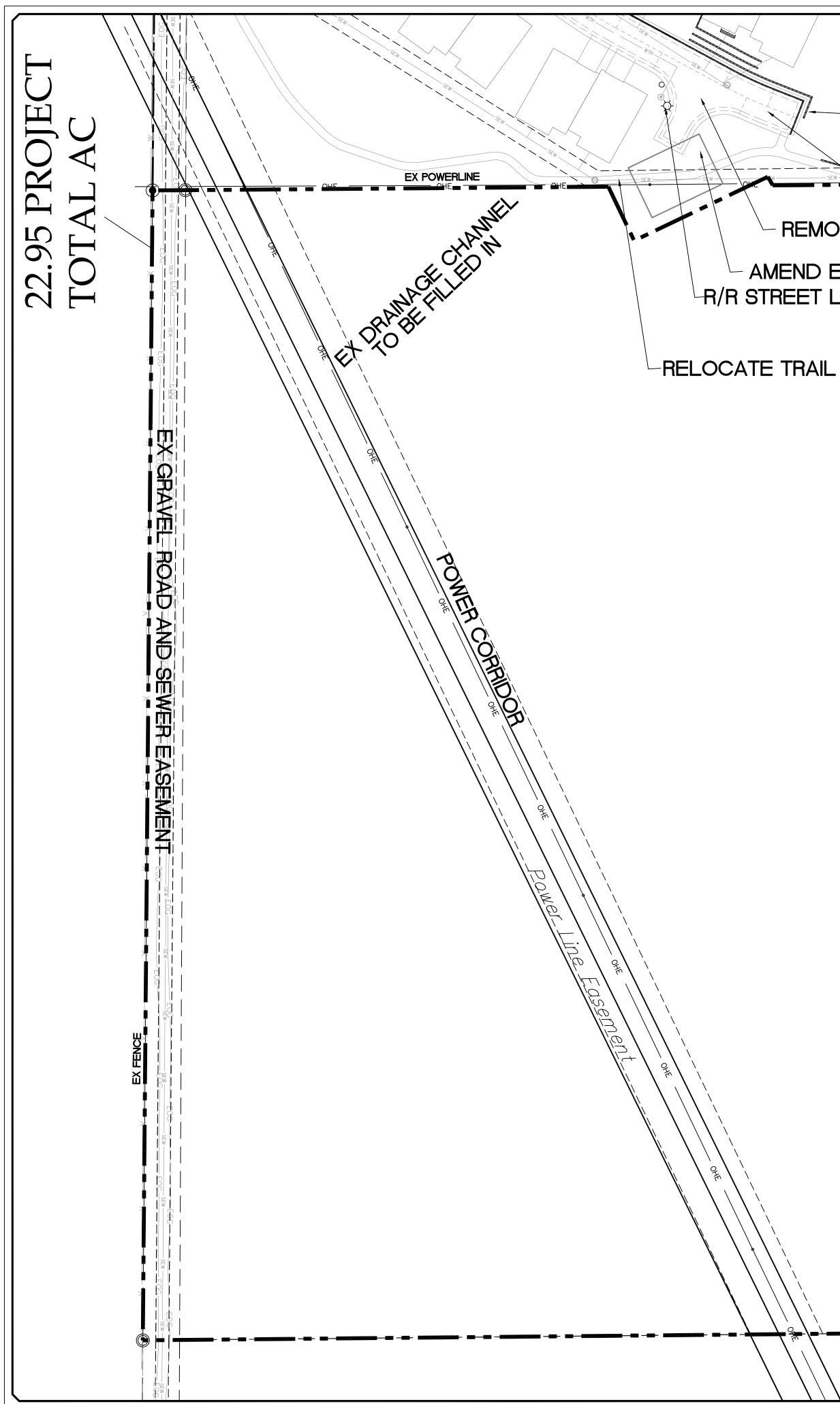
4) INSTALLATION OF STREET LIGHTS SHALL BE IN ACCORDANCE WITH HIDEOUT TOWN DEVELOPMENT GUIDELINES.

PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS BUILT TO THESE PLANS AND SPECIFICATIONS THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, CITY OF HIDEOUT TOWN, AND UTAH POWER TO HAVE THE ELECTRICAL SYSTEM UTAH POWER AND ALL STREET LIGHTS ENERGIZED.

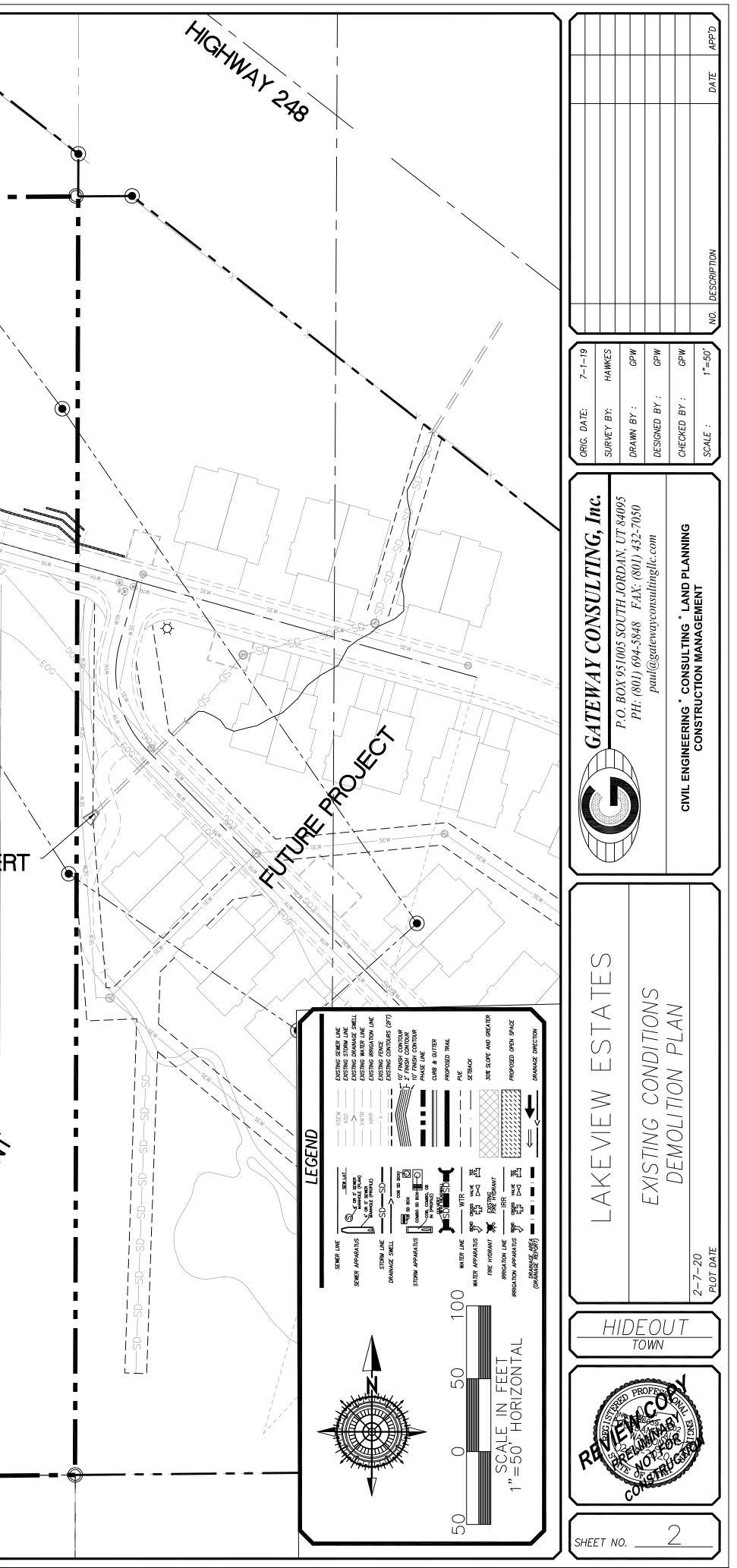
6) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING. OR SANDBLASTING. 7) STRIPING AND PAVEMENT MARKINGS SHALL BE IN CONFORMANCE WITH UPW SECTIONS 01570 AND 02580.

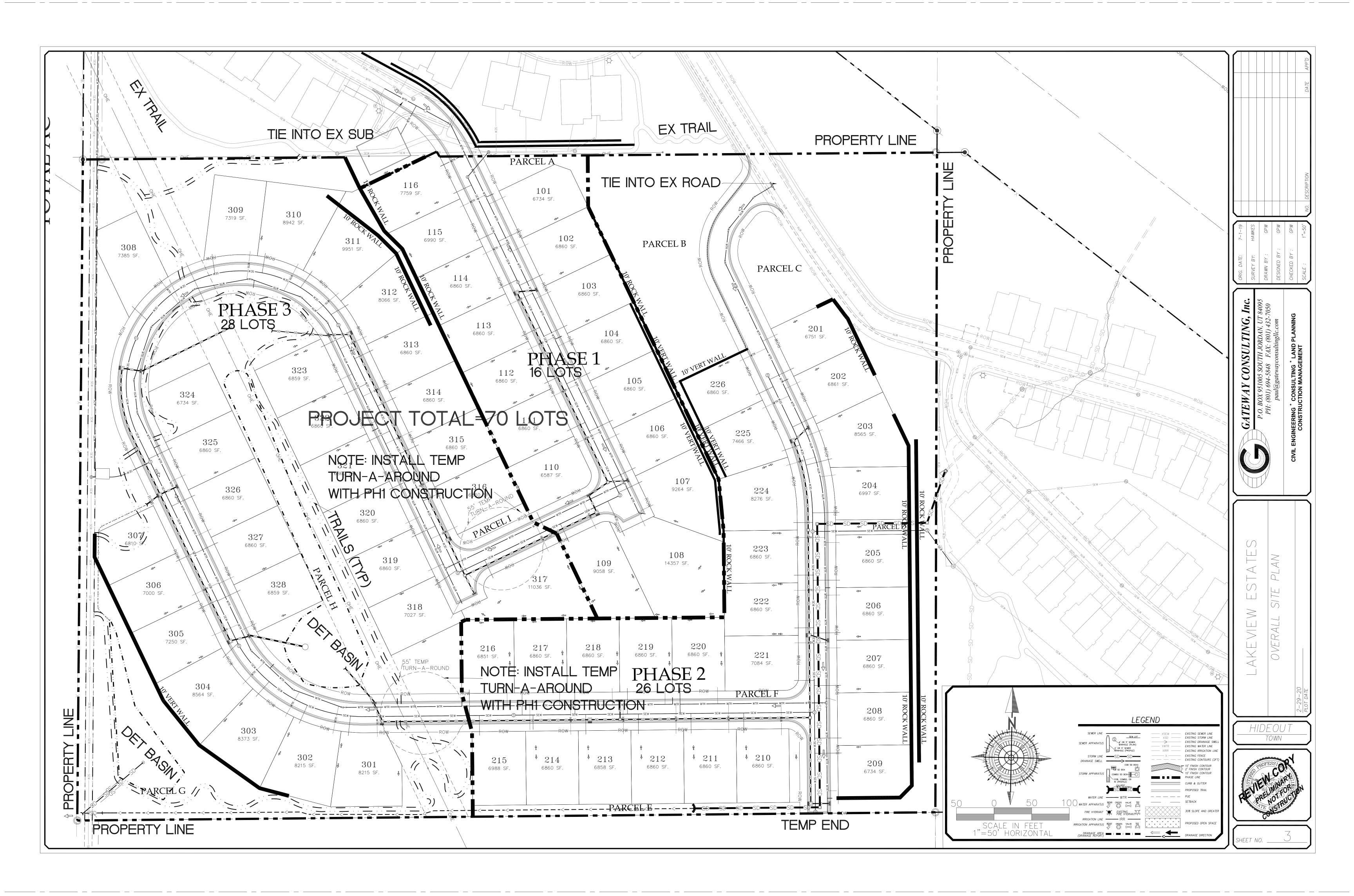


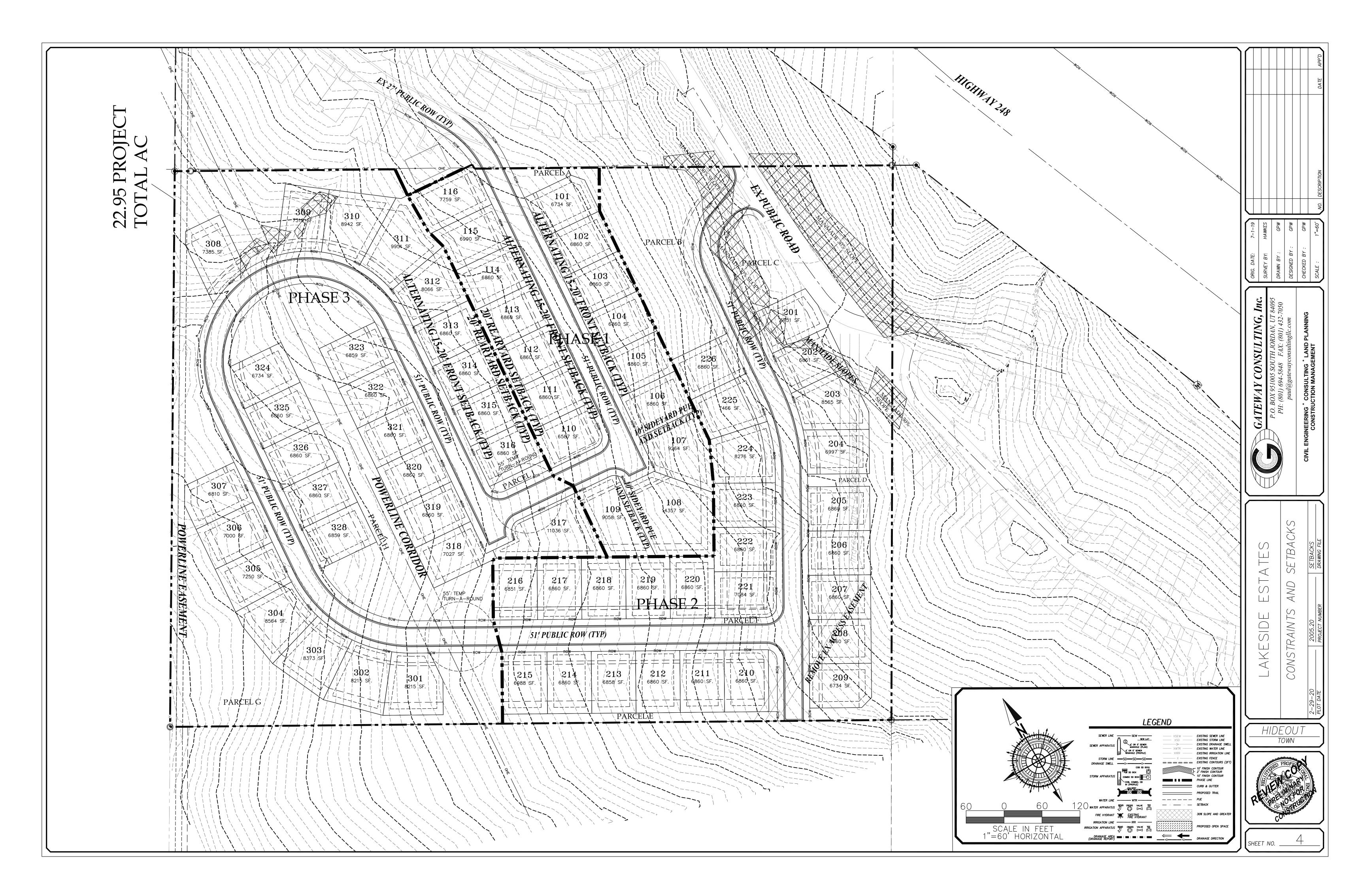


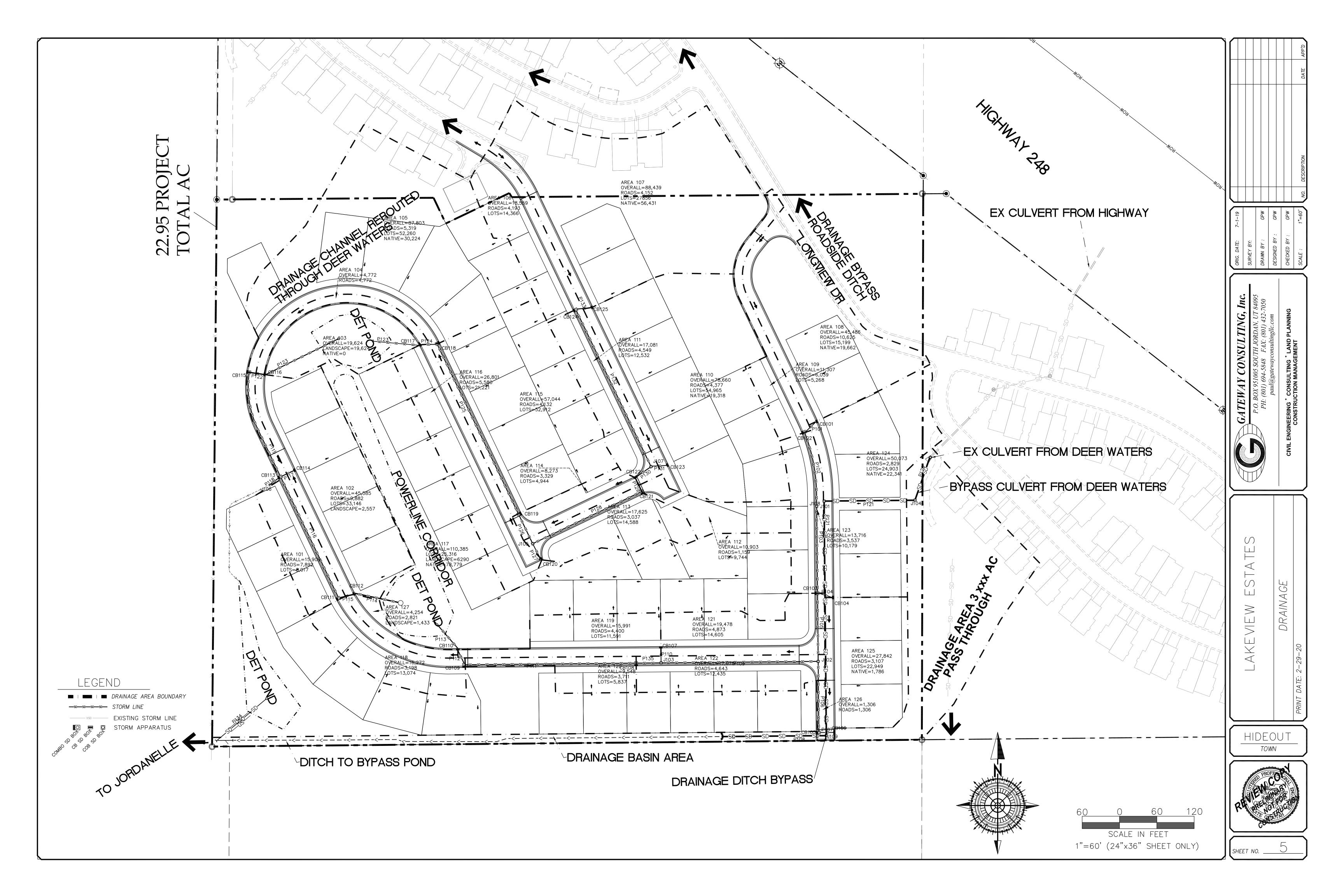


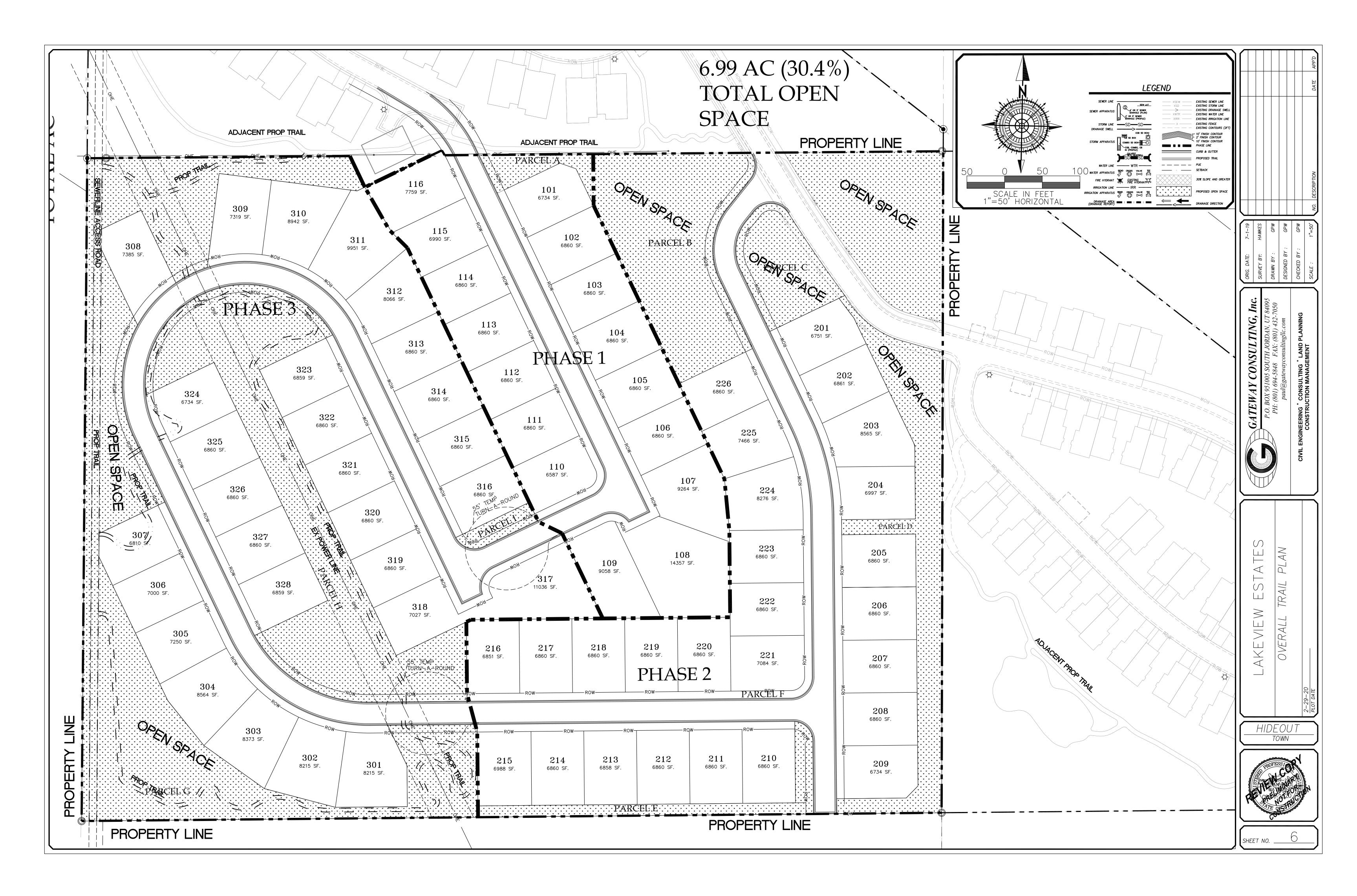
DEER WATERS UNDER CONSTRUCTION REMOVE EX WALLS REMOVE EX POWERLINES AND EASEMENT -TIE TO EX SUBDIVISION - REMOVE EX HAMMERHEAD R/R STREET LIGHT TIE INTO EX WATERLINE AND ROAD EX WATERLINE REMOVE GRAVEL ROAD EX CULVERT All the second s

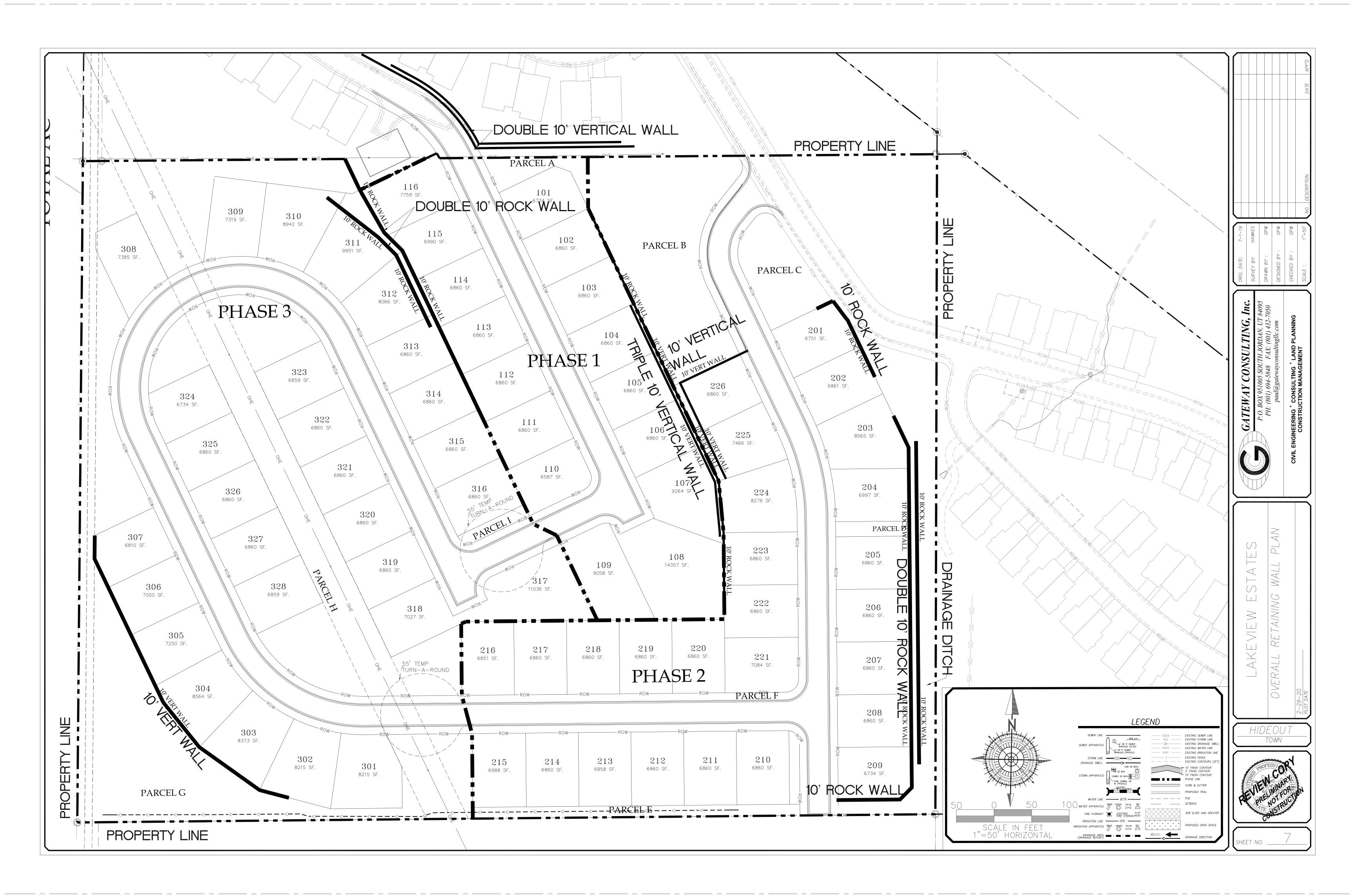


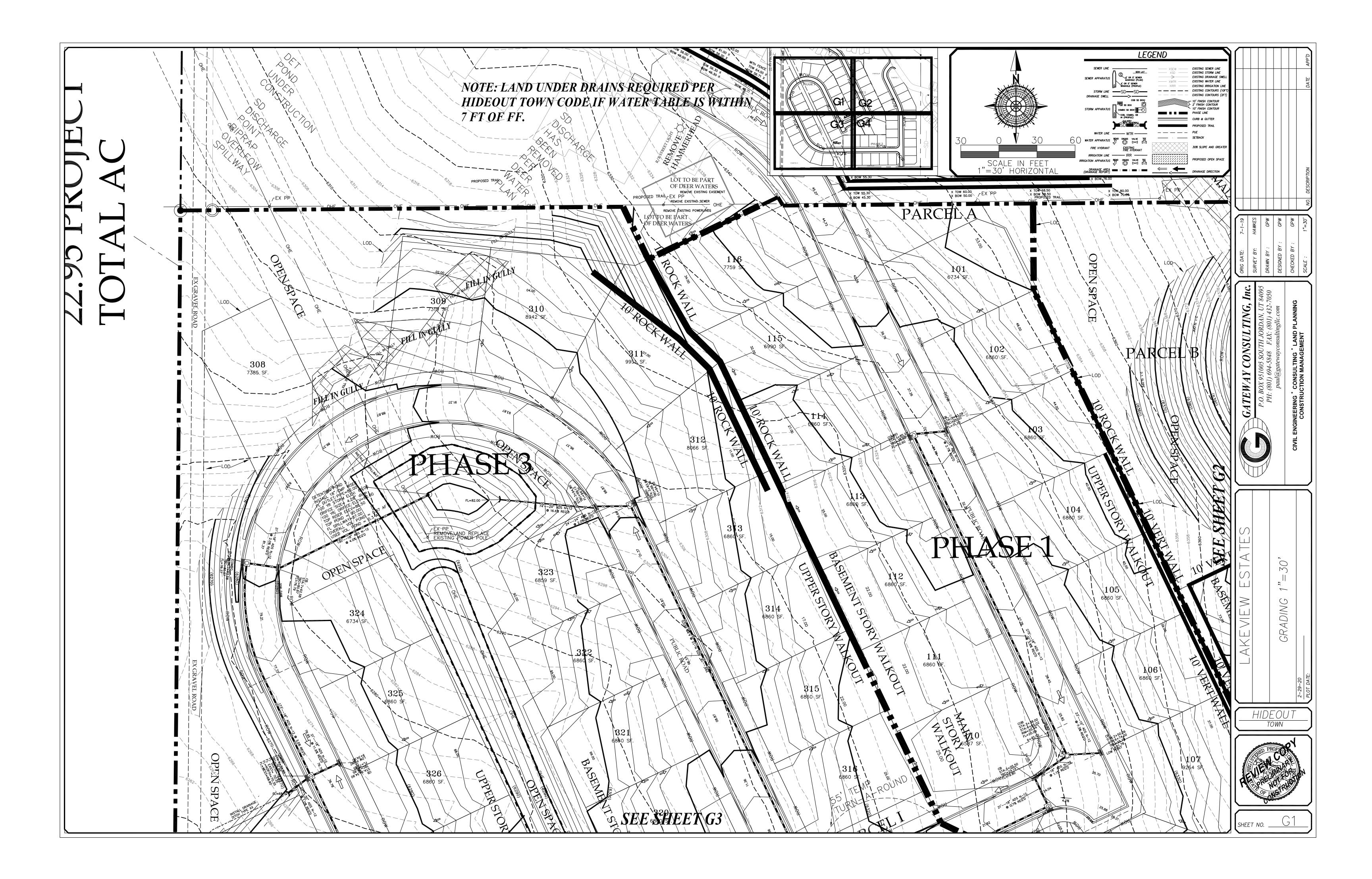


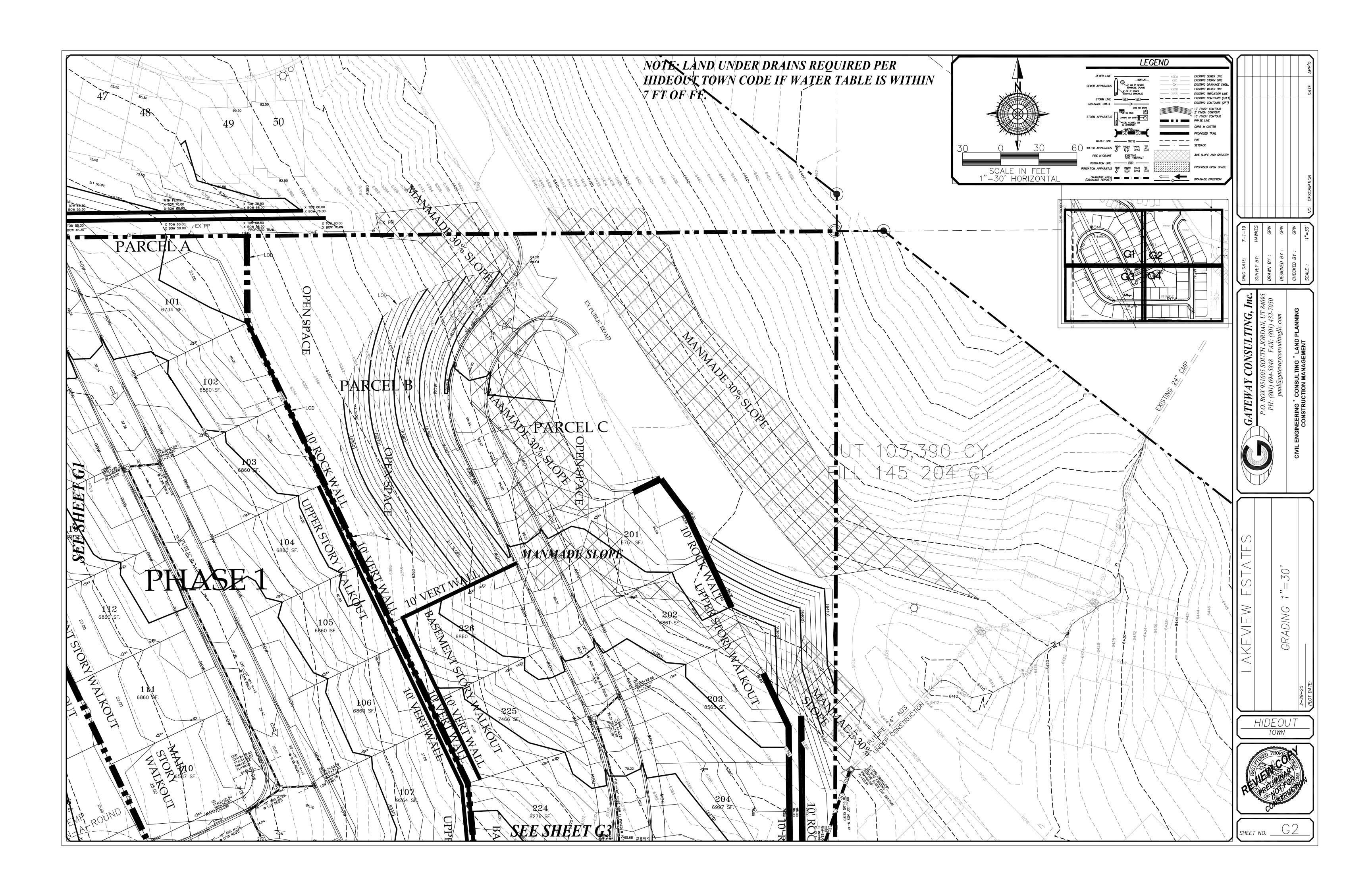


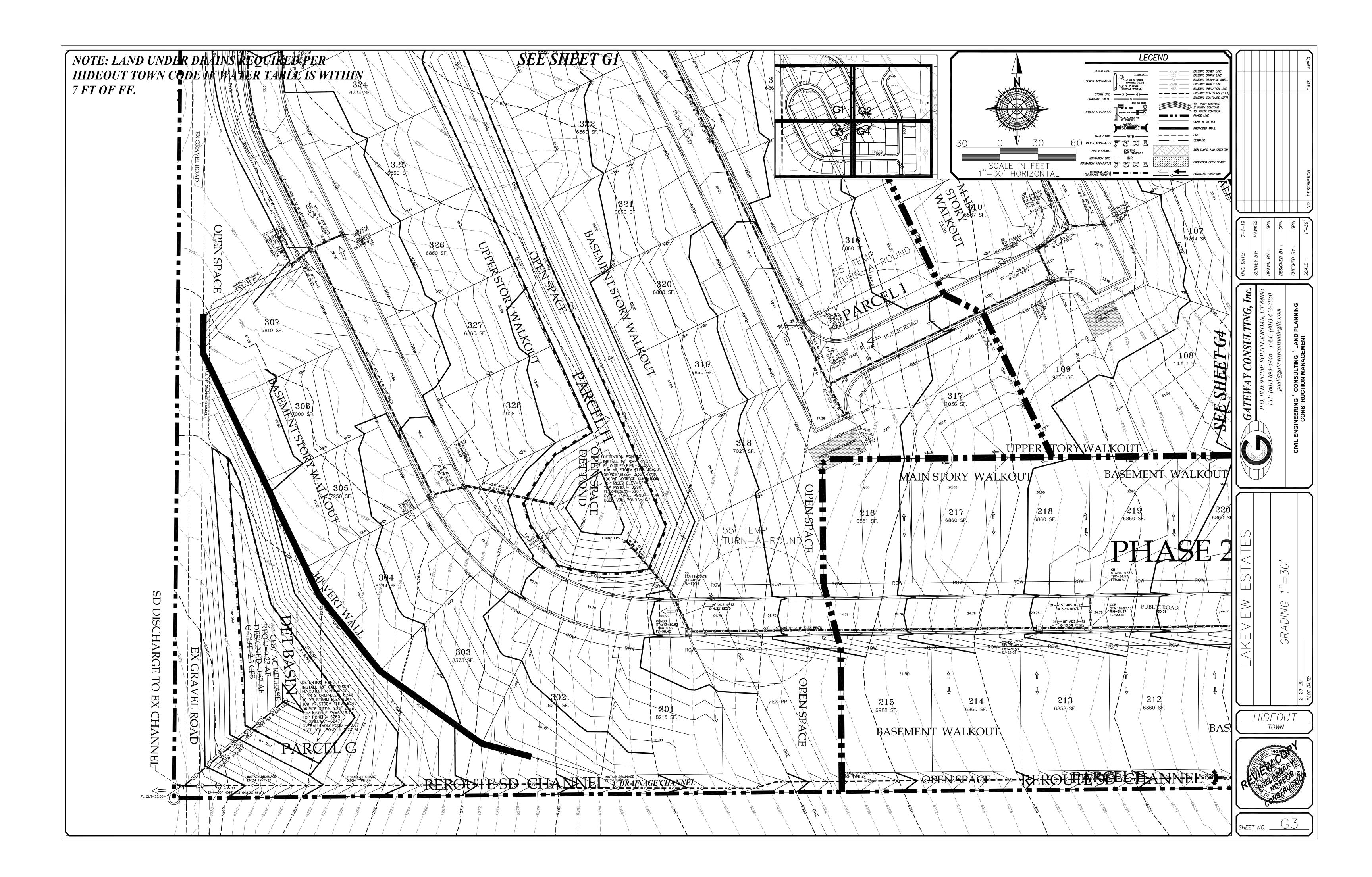


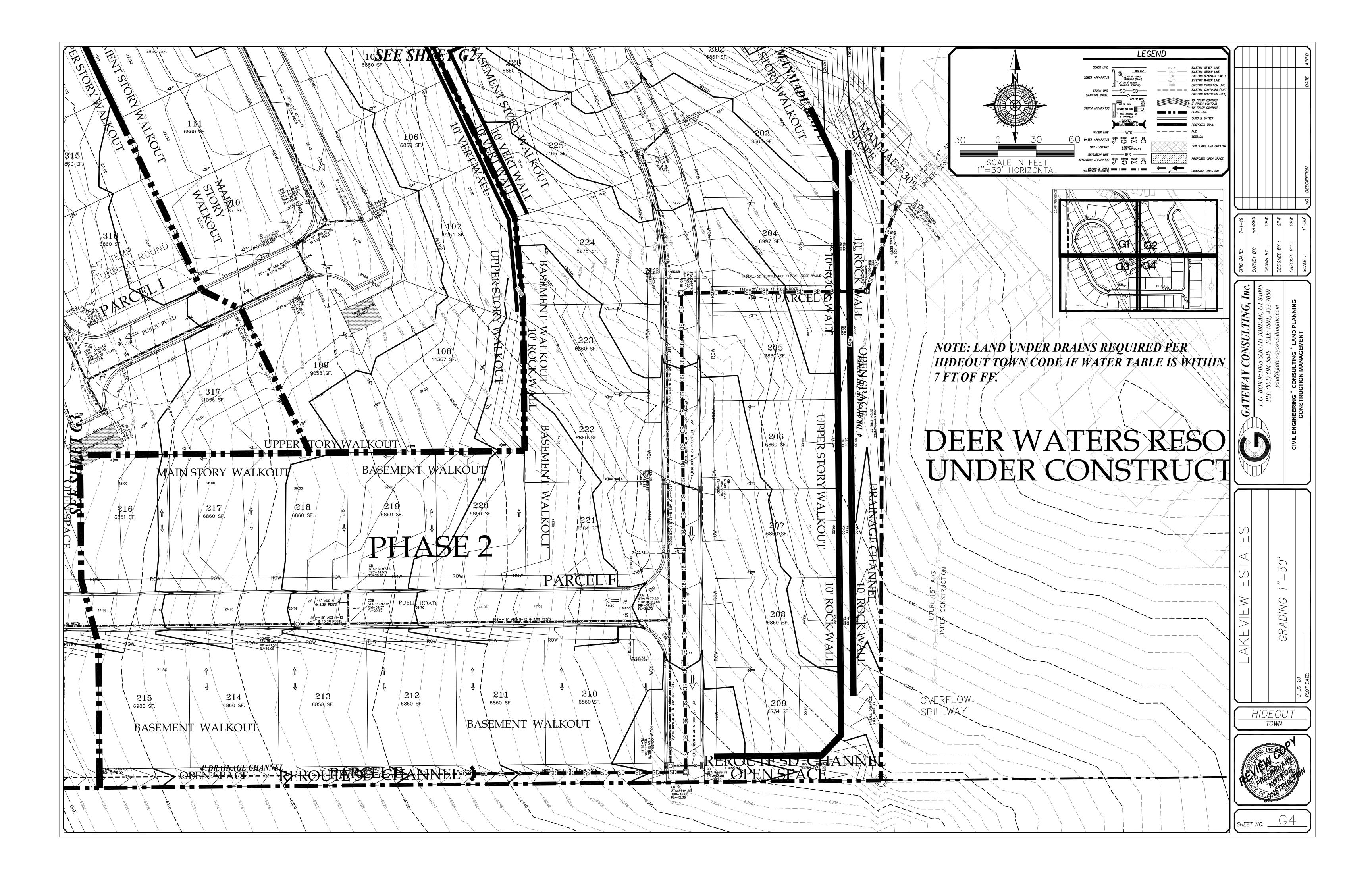


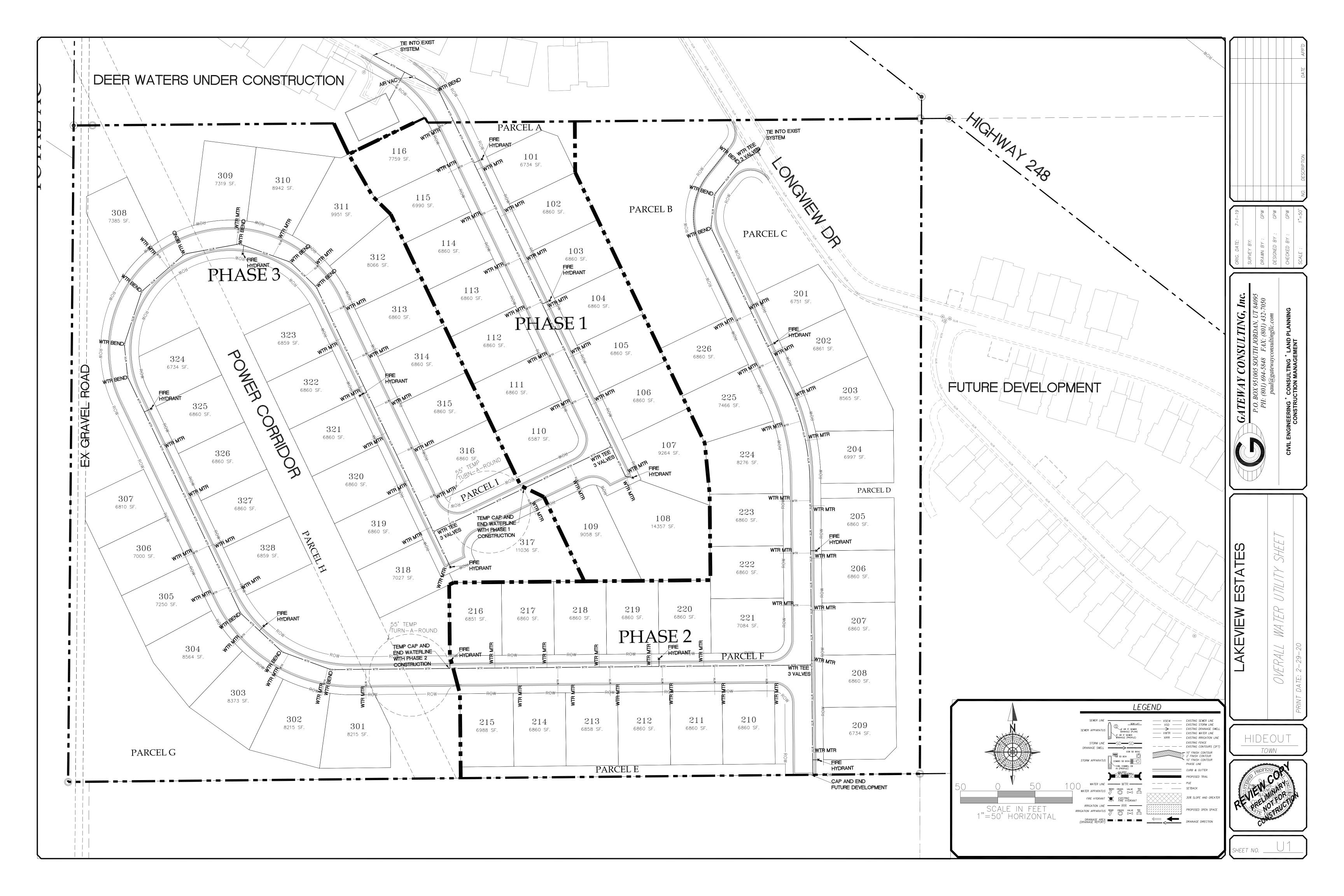


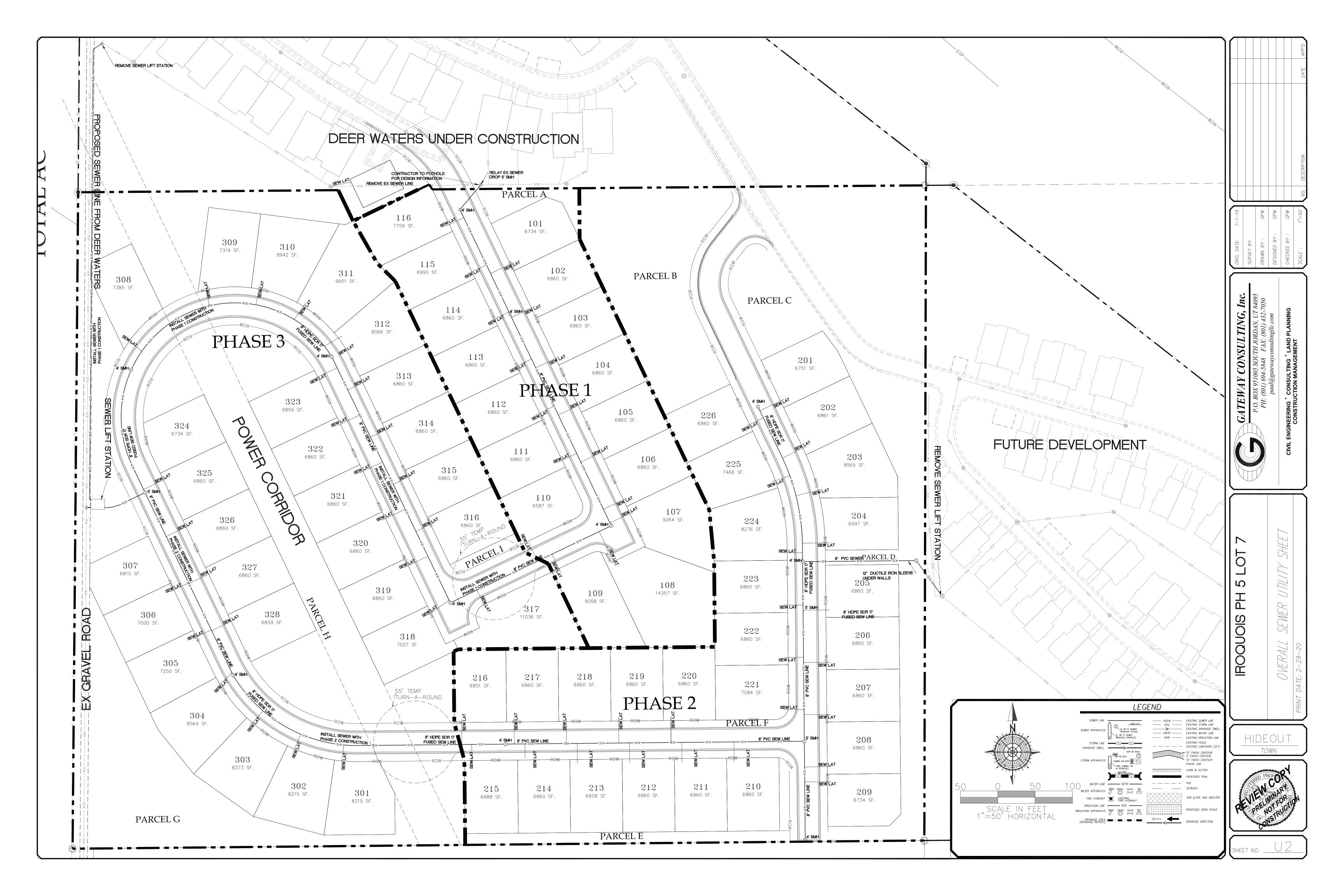


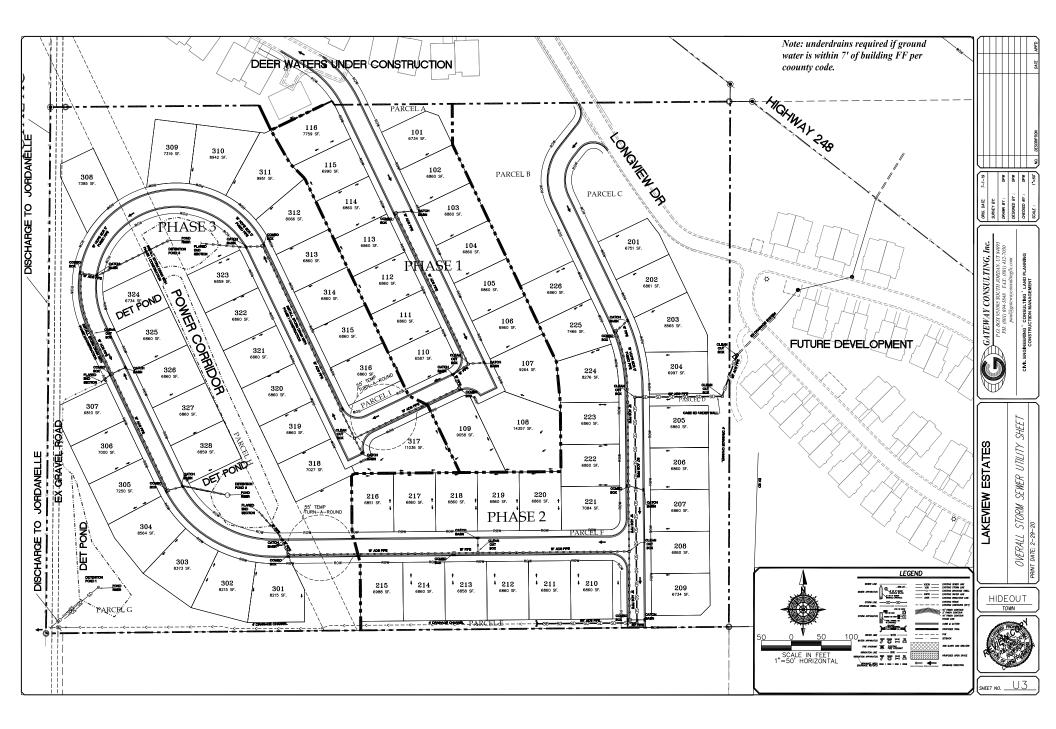


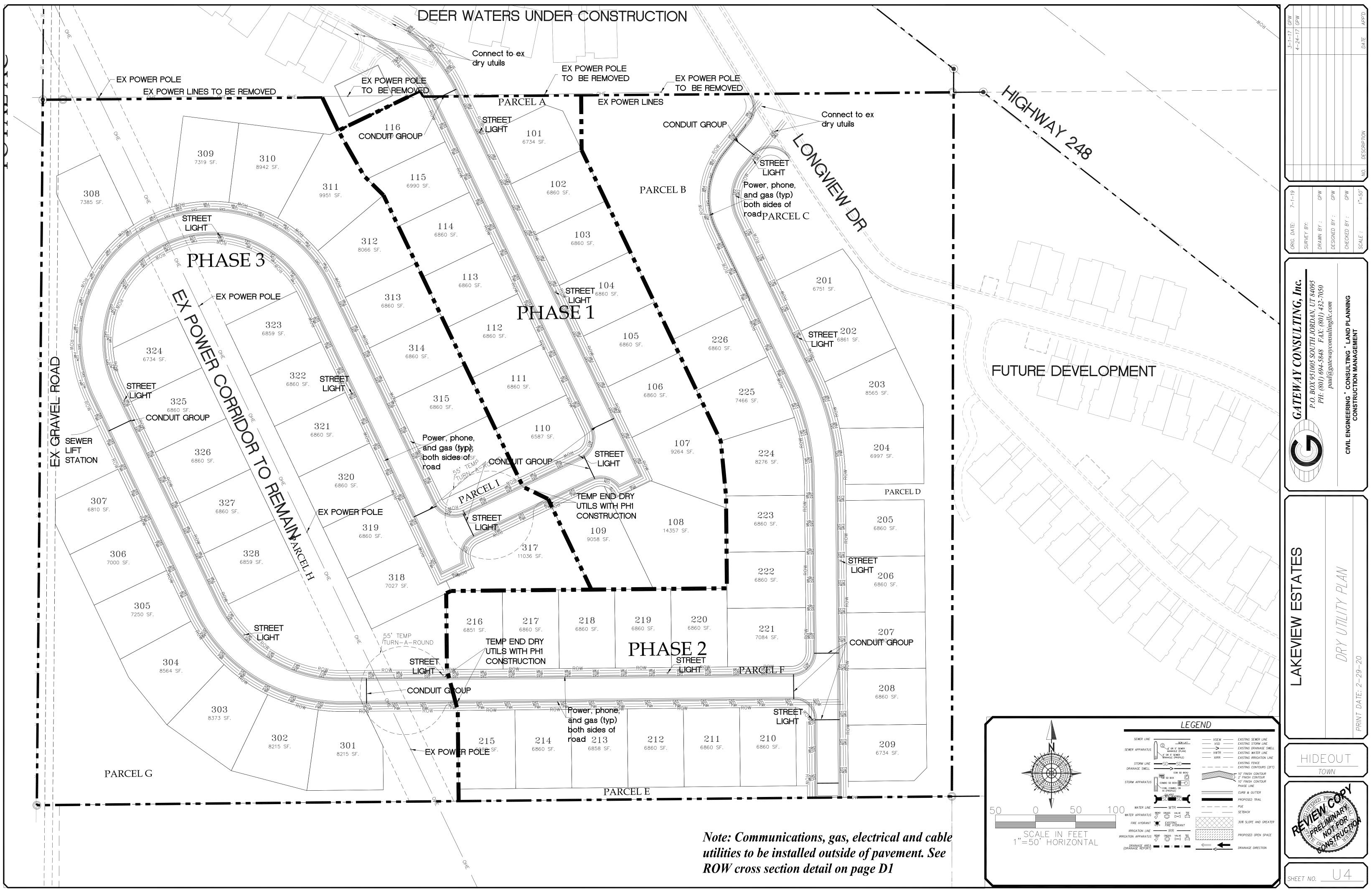


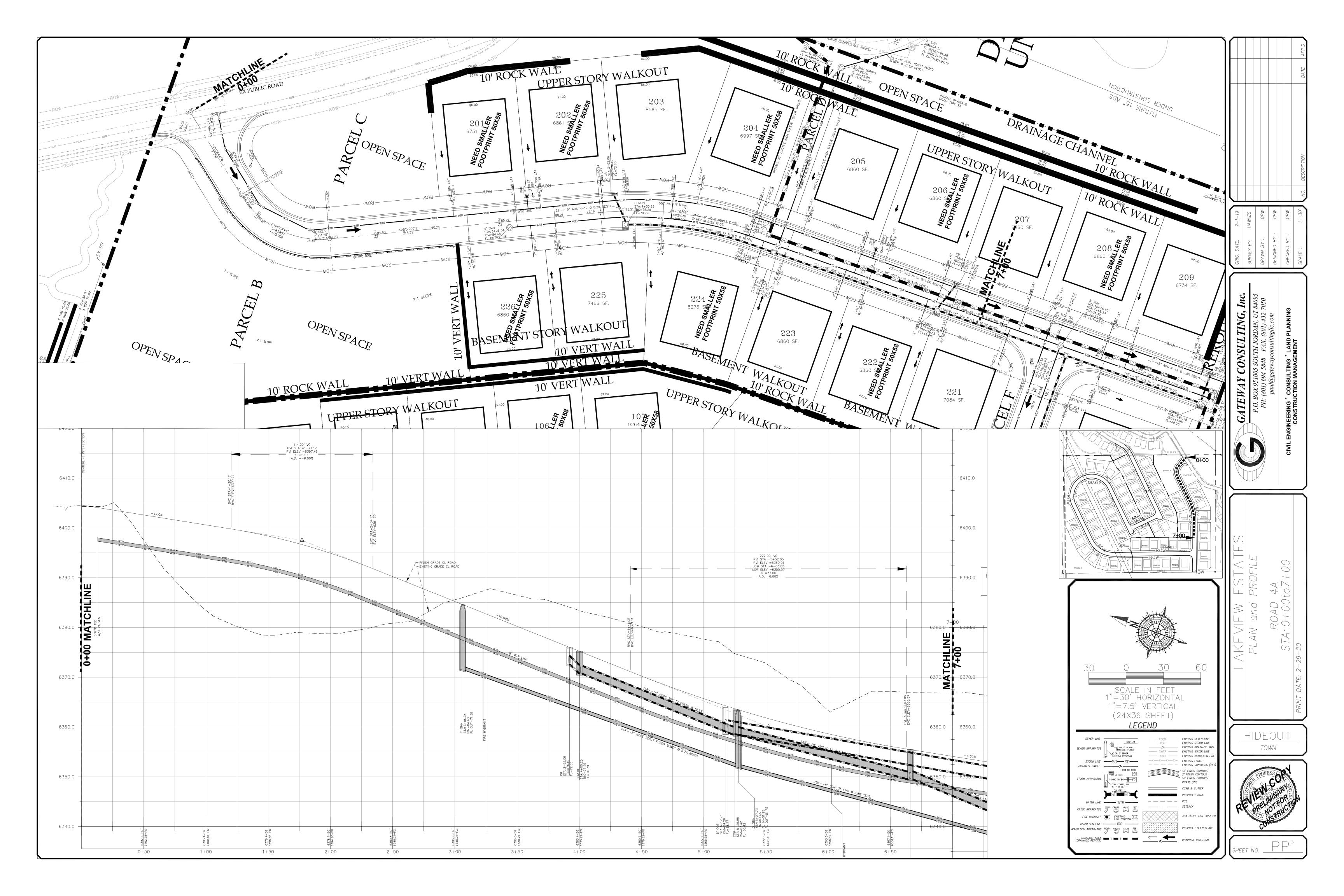


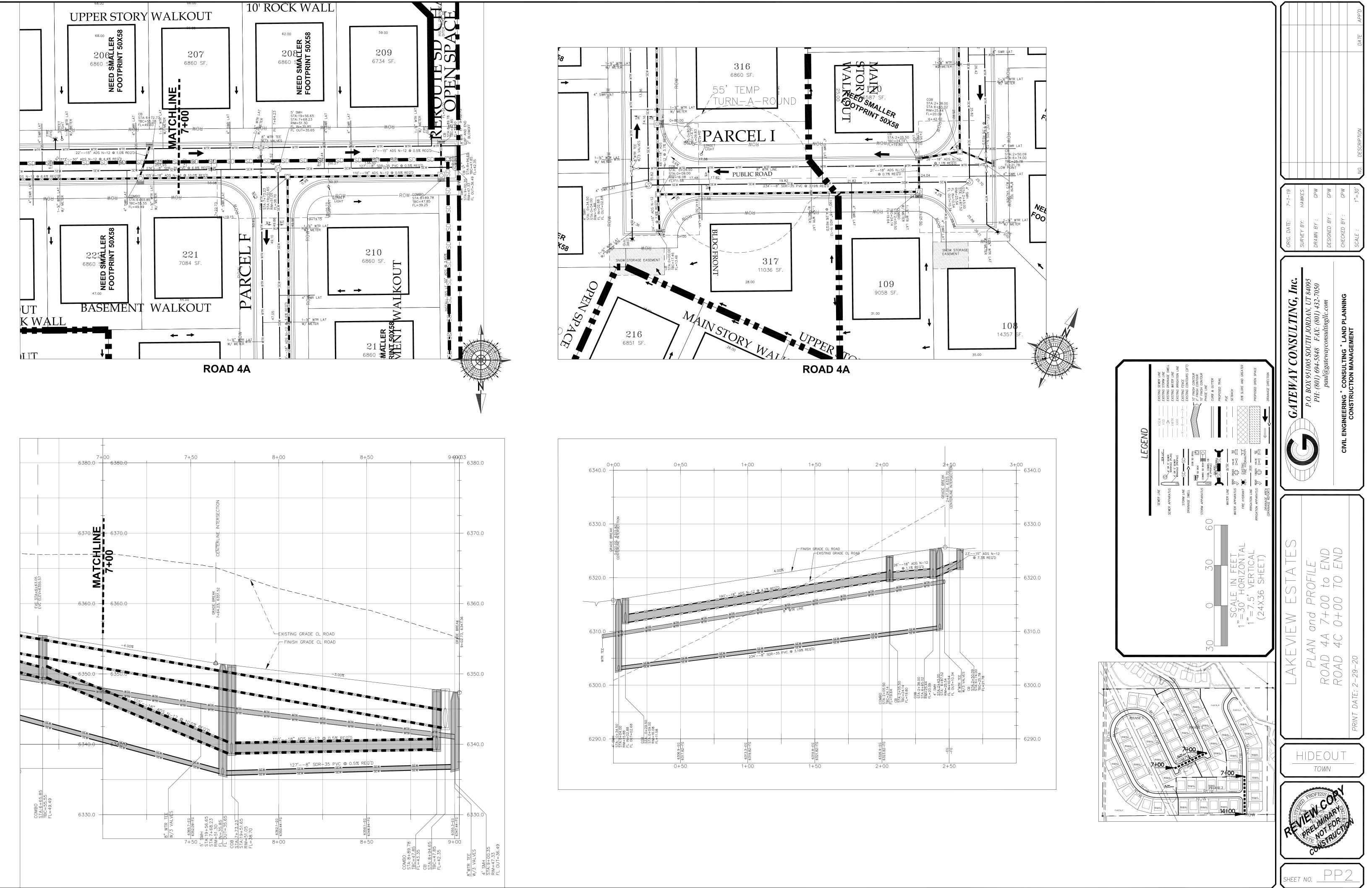


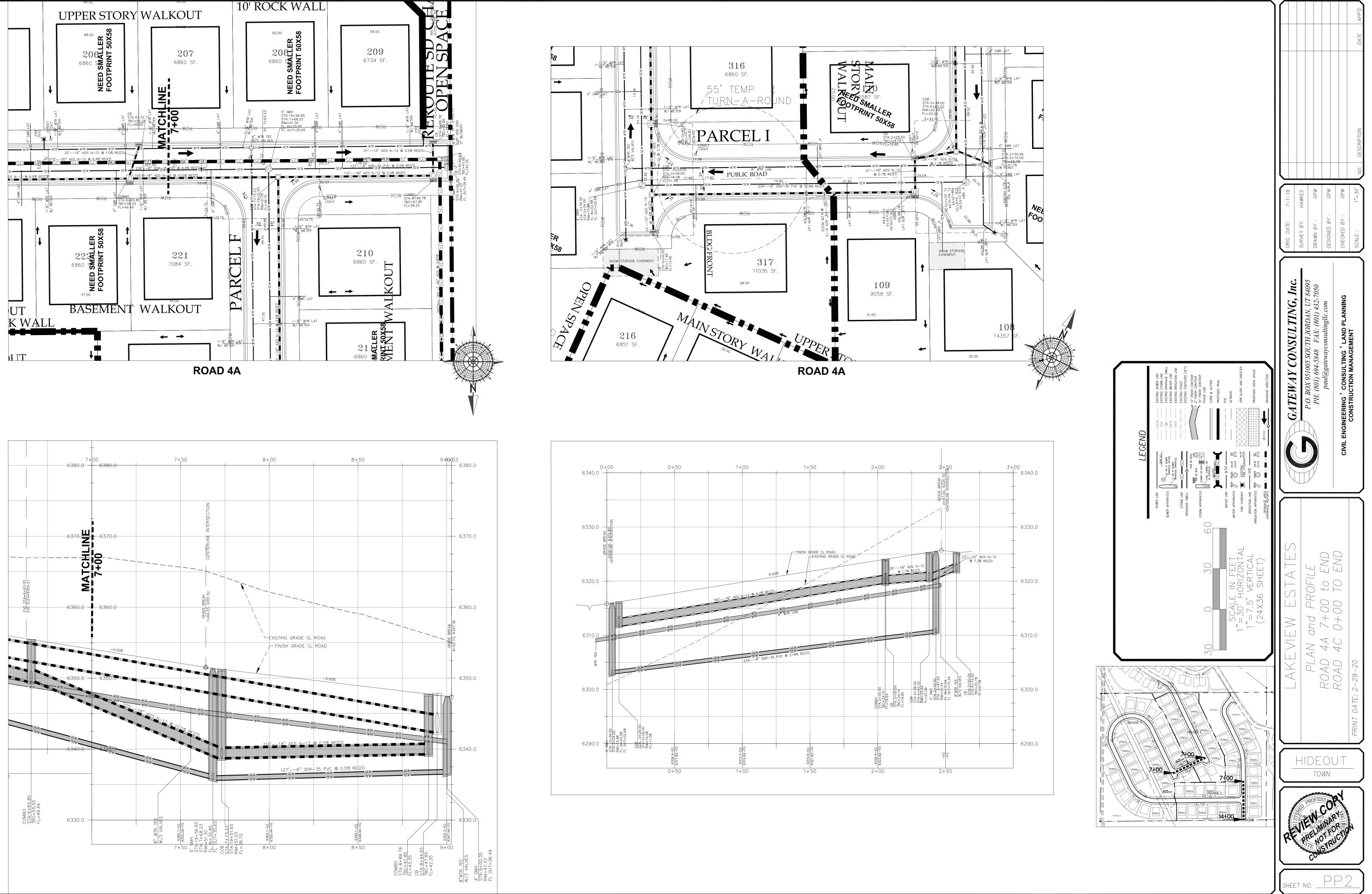


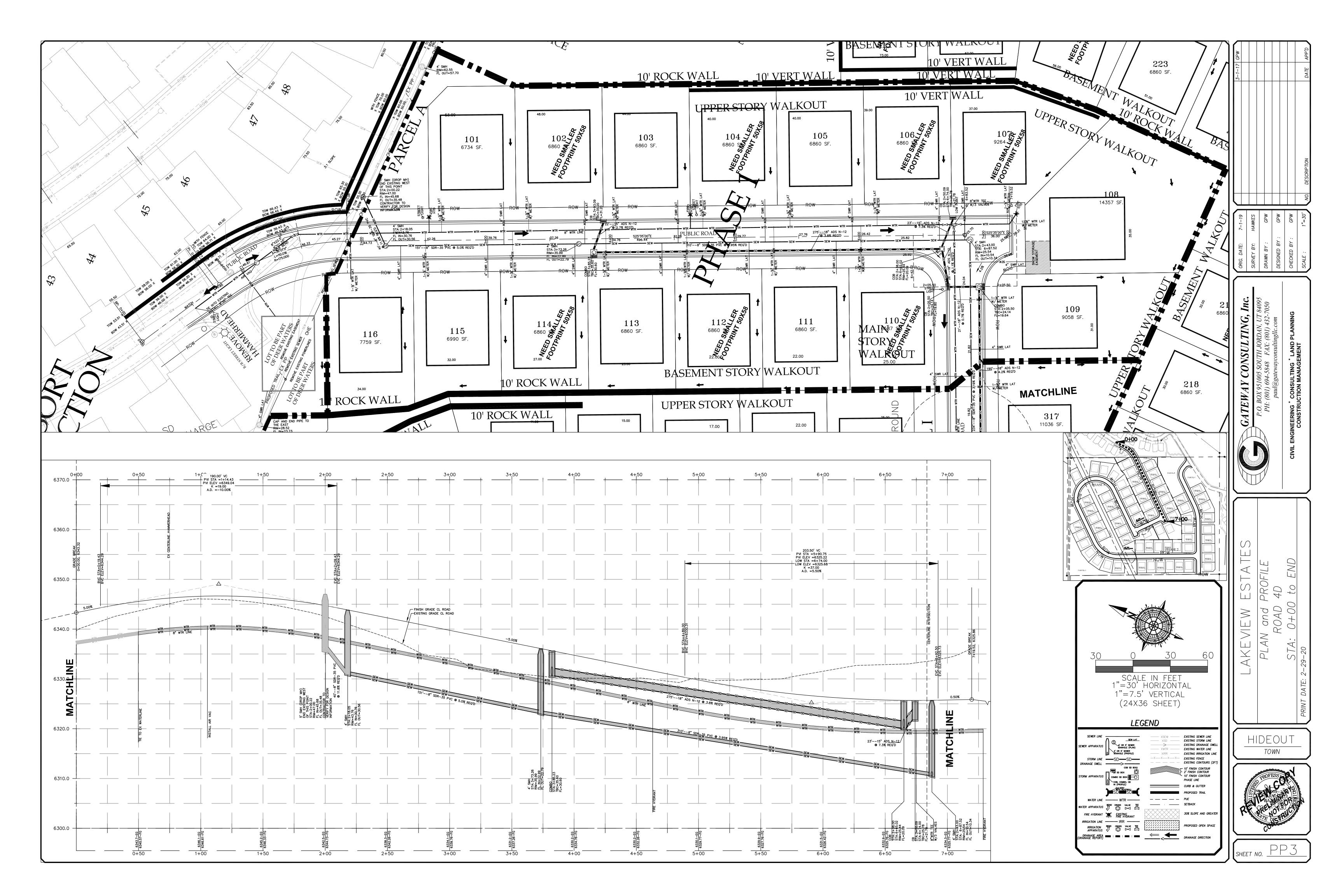


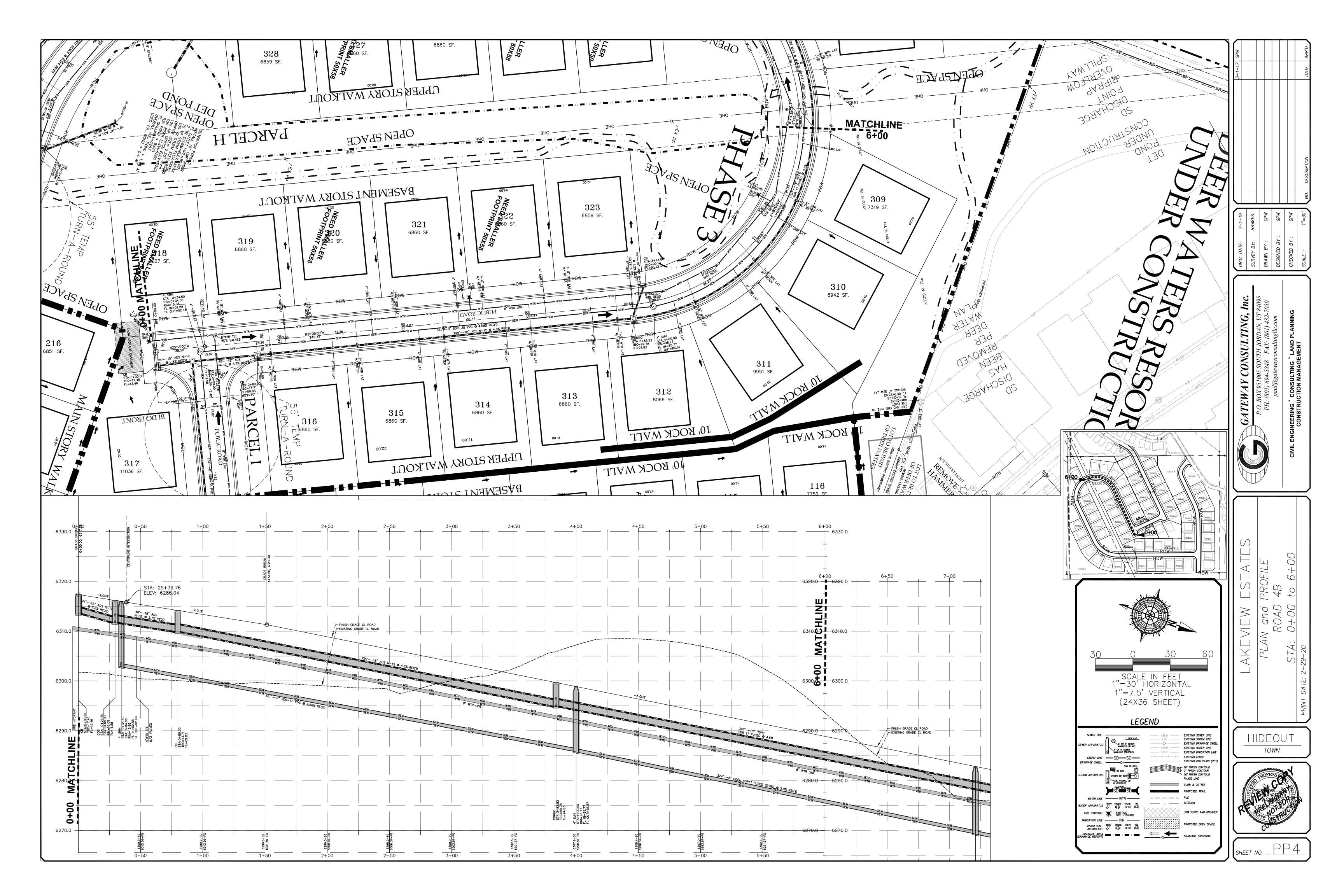


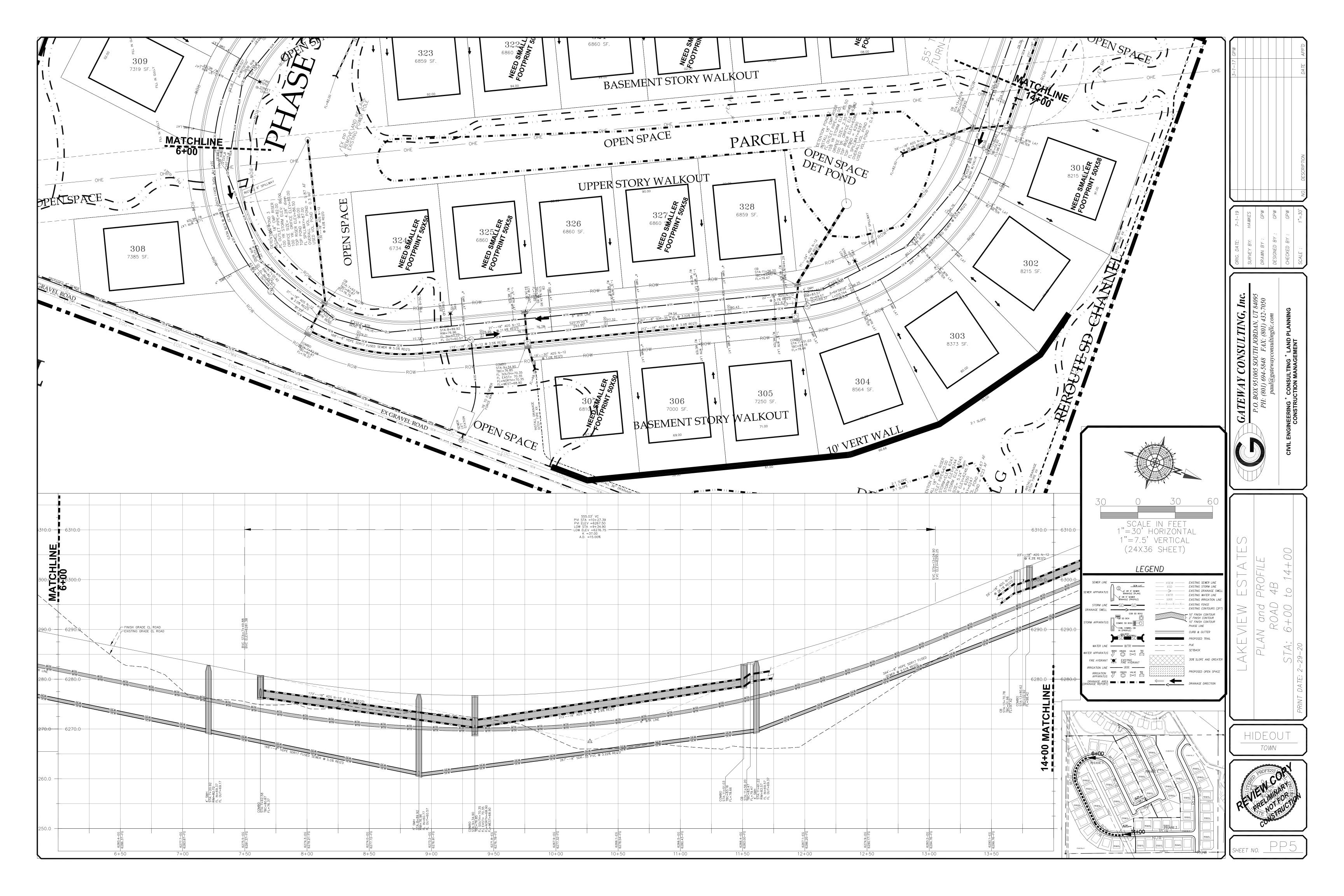


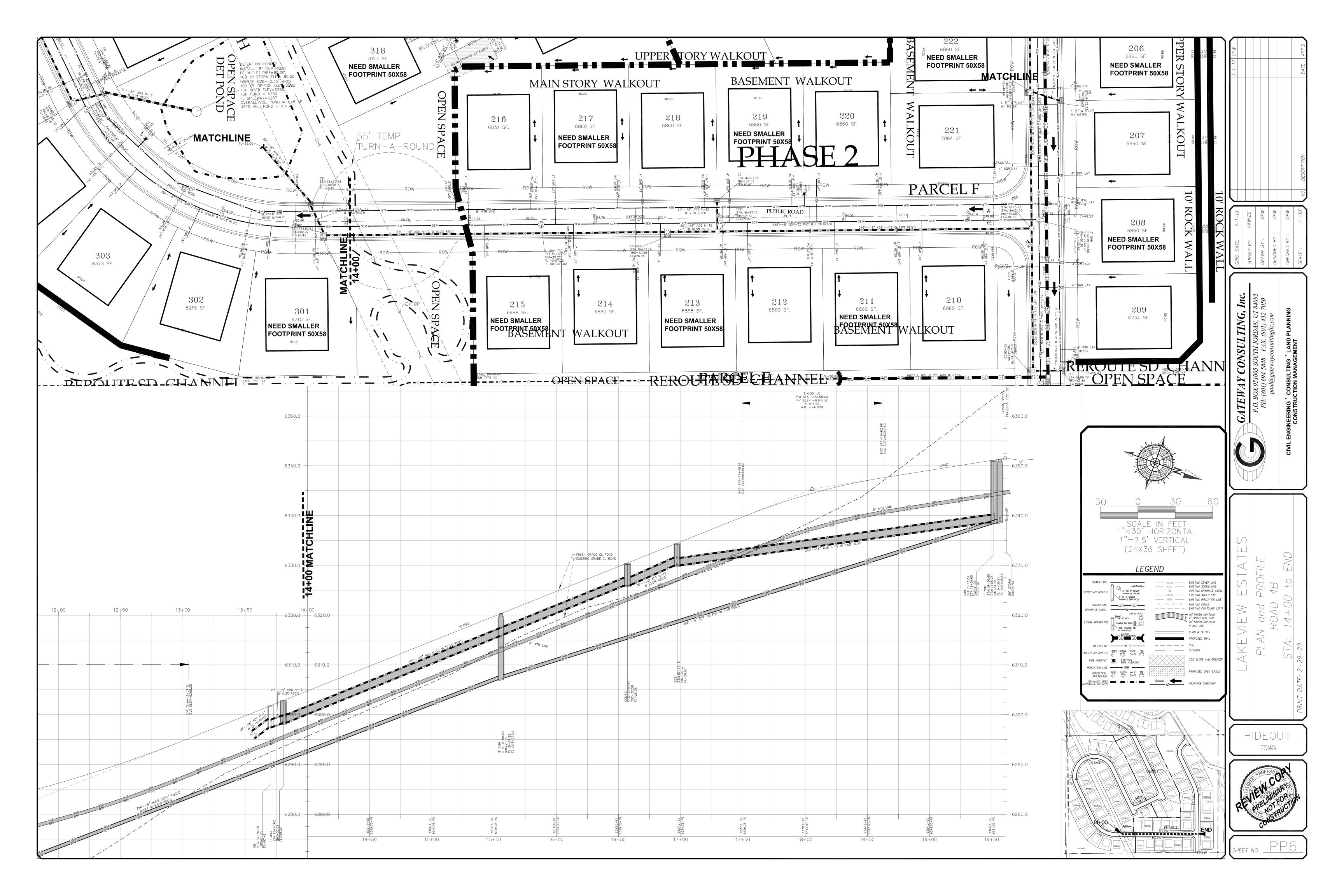


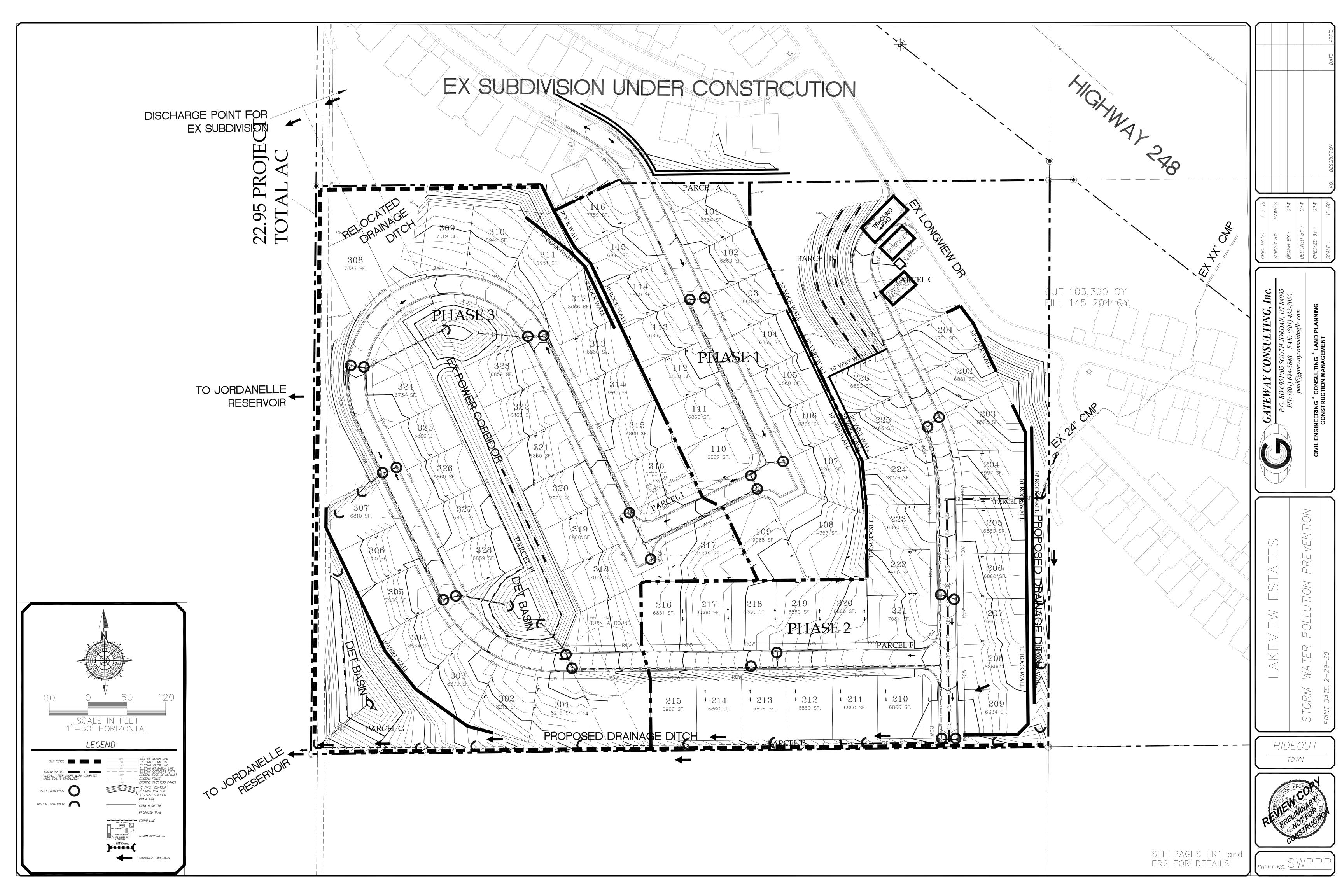












GENERAL EROSION CONTROL NOTES

GENERAL EROSION CONTROL NOTES:

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES SHOWN.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE HIDEOUT TOWN PUBLIC WORKS DEPARTMENT MAY REQUIRE ADDITIONAL CONTROL DEVISES UPON INSPECTION OF PROPOSED FACILITIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE STREETS CLEAN AND FREE OF DEBRIS FROM TRAFFIC AND THE SITE.

4. CONTRACTOR WILL DISPOSAL OF BUILDING MATERIAL WASTE PROPERLY TO PREVENT POLLUTANTS AND DEBRIS FROM BEING CARRIED OFF-SITE BY WIND OR WATER

4. ALL STORM DRAIN FACILITIES ON SITE AND ADJACENT TO THE SITE NEED TO BE PROTECTED FROM SITE RUNOFF. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

5. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION, OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX. AND PLANTING SPECIFICATIONS.

6. EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING ARE IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATIONS. EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN N PLACE UNTIL PAVEMENT IS COMPLETE.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES WILL ENTER OR EXIT THE SITE. CONTROL FACILITIES WILL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT WITH STORM WATER DISCHARGES FROM THE SITE.

9. BLOWING DUST MUST BE CONTROLLED AT ALL TIMES. INSTALLATION OF A SILT SCREEN AND SITE WATERING SHALL BE USED TO CONTROL DUST. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) DUE TO GRADE CHANGES DURING THE. DEVELOPMENT OF THE PROJECT.

11. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

12. ALL MEASURES CONTAINED IN THIS PLAN TO BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE AREAS THEY ARE PROTECTING. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT. ANY NEEDED CLEANING AND REPAIRS NEED TO BE DONE IMMEDIATELY UPON DISCOVERY.

13. ALL UTILITY LINES SHALL BE CLEANED OF DIRT AND DEBRIS PRIOR TO BEING PUT IN TO SERVICE. DOWNGRADE LINES MUST BE PROTECTED FROM WASH-WATER DURING THE CLEANING TO AVOID CONTAMINATION AND COMPROMISING OUTFALL CLEANLINESS.

14. ALL DISTURBED AREAS AND SOIL PILES LEFT INACTIVE FOR AN EXTENDED PERIOD OF TIME WILL BE STABILIZED BY SEEDING (BETWEEN APRIL 1 AND SEPTEMBER 15 OR BY OTHER COVER SUCH AS TARPING OR MULCHING.

15. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY WILL BE CLEANED UP BEFORE THE END OF THE SAME WORKDAY.

16. ALL SEDIMENT THAT MOVES OFF-SITE DUE TO A STORM EVENT WILL BE CLEANED UP BEFORE THE END OF THE NEXT WORKDAY.

ADDITIONAL EROSION CONTROL NOTES

1. THE CUT SLOPES ARE PROGRAMMED AS SHOWN. TOPS OF 3:1 & 2:1 CUTS THAT OCCUR IN TOP SOIL WILL BE ROUNDED TO BLEND INTO NATURAL TERRAIN.

2. EXCAVATED MATERIAL TO BE STOCKPILED IN AREAS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR, HIDEOUT TOWN REVIEW ENGINEER AND HIDEOUT TOWN INSPECTOR. NO EXCAVATED MATERIAL WILL BE STORED IN ANY ROADWAY OR PROTECTED AREA AND WETLANDS.

3. CONTRACTOR SHALL CONFINE CONSTRUCTION ACTIVITY TO AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE AND AS SHOWN ON THE PLANS AND WITHIN FIELD DESIGNATED STORAGE, STAGING ACCESS. CONSTRUCTION AND MATERIAL WASTE AREAS AS APPROVED BY THE HIDEOUT TOWN ENGINEER.

4. CONTRACTOR SHALL ABIDE BY EROSION CONTROL REQUIREMENTS AS SET FORTH HEREIN.

5. ORGANIC MATERIALS WILL BE SEPARATED, REMOVED FROM THE ROAD BEDS AND STOCKPILED IN LOCATIONS TO BE DETERMINED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND COUNTY INSPECTOR. NO ORGANIC MATERIAL WILL BE PLACED IN THE STRUCTURAL FILLS AREA.

6. AFTER CLEARING AND GRUBBING OPERATIONS, TOPSOIL IS TO BE STOCKPILED IN AREAS TO BE DETERMINED IN FIELD BY THE ENGINEER. CONTRACTOR, HIDEOUT TOWN REVIEW ENGINEER AND HIDEOUT TOWN INSPECTOR. NO ORGANIC MATERIAL OR ROCK LARGER THAN 24" WILL BE PLACED IN ROADWAY FILLS. 12" MINUS IN TOP 1' OF ROADWAY.

7. NO BRUSH, TOPSOIL SHALL BE STOCKPILED WITHIN THE ROADWAY RIGHT OF WAYS.

8. ALL FILL SLOPES WILL BE GRADED AS SHOWN OR AS DETERMINED BY A GEOTECHNICAL ENGINEER. COMPACTION OF EMBANKMENT FILLS WILL BE CONSTRUCTED TO HIDEOUT TOWN ROADWAY STANDARDS. FILL AREAS SHALL BE CLEARED, GRUBBED, STRIPPED OF SOIL AND SCARIFIED PRIOR TO PLACEMENT OF SUITABLE EMBANKMENT MATERIAL.

9. ALL DISTURBED AREAS WILL BE REVEGETATED ACCORDING TO REVEGETATION / EROSION CONTROL NOTES WITH A GRASS MIXTURE AS FOLLOWS APPLIED AT A MINIMUM RATE OF 50 LBS. PLS (PURE LIVE SEED PER ACRE WITH MIX)

NATIVE GRASSES

% Pure Grass Type	
20.00 Hard fescue	
15.00 Pubescent wheat grass	
15.00 Orchard grass (sod forming	g)
15.00 smooth brom grass	
20.00 Stream bank wheat grass	(sod forming)
15.00 Western wheat grass	

TOPSOIL SHALL BE PLACED TO A DEPTH OF 6" ON ALL CUT AND FILL SLOPES 3:1 OR FLATTER. REVEGETATION AREAS WILL BE SEEDED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMPLETION.

10. SILT FENCING WILL BE HELD IN PLACE WITH 2 X 2 STAKES AND WILL BE PLACED ON THE DOWNHILL SIDES OF ALL DISTURBED AREAS AND AREAS USED FOR STOCKPILING AND TRENCHED INTO GROUND.

11. THE SILT FENCING SHALL BE INSTALLED BEFORE CLEARING AND GRUBBING AT THE TOE OF THE DISTURBED DOWNHILL SLOPE. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE PROTECTION FOR LONGER THAN 24 HOURS. THE SILT FENCE SHALL BE MONITORED AND REPLACED IF NECESSARY.

12. ALL SITE DRAINAGE SHALL BE ADEQUATELY PROVIDED FOR DURING CONSTRUCTION.

13. NATURAL VEGETATION WILL BE PRESERVED AND PROTECTED AS MUCH AS POSSIBLE AND VEGETATION REMOVAL WILL BE MINIMIZED.

14. DRAINAGE WAYS AND OUTLETS WILL BE PROTECTED FROM INCREASED FLOWS AND EROSION.

15. THE CONTRACTOR SHALL NOTIFY ALL OWNERS OF UTILITIES INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, TELEPHONE, ELECTRICAL, NATURAL GAS AND CABLE TELEVISION, OF THE PROPOSED CONSTRUCTION WITHIN THE UTILITIES AREA OF OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR MEETING WITH AND COORDINATING CONSTRUCTION ACTIVITIES WITH THOSE OF THE UTILITY COMPANIES INVOLVED WITH FIELD LOCATION OF ALL EXISTING UTILITIES WITHIN THE AREA OF OPERATIONS. SHOULD THE CONTRACTOR EXPERIENCE A FAILURE BY THE UTILITY COMPANIES TO COMPLY WITH THEIR RESPONSIBILITY OF RELOCATING OR ADJUSTING THEIR FACILITIES, IF ANY, THE OWNER MUST BE NOTIFIED IN WRITING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

16. THE CONTRACTOR SHALL FOLLOW AS APPLICABLE, UNLESS STANDARDS HAVE BEEN WAIVED OR MODIFIED: - UNIFORM BUILDING CODE, 1997 EDITION, APPENDIX CHAPTER A33,

EXCAVATING AND GRADING HIDEOUT TOWN CODE

—

UNIFORM FIRE CODE

21. ALL FILL OR BACK FILL, WHETHER IMPORT OR NATIVE SOILS, WILL BE TESTED FOR DENSITY, MOISTURE AND BEARING AT REGULAR INTERVALS THROUGH THE COURSE OF THE FILL PLACEMENT. ALL FILLS WILL BE PLACED IN LIFTS AS PER THE PLANS AND HIDEOUT TOWN SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE THE GEOTECH 24 HOURS IN ADVANCE OF SCHEDULED FILL PLACEMENT. 22. IN THE EVENT OF DISCREPANCIES BETWEEN BID DOCUMENTS AND EXISTING ONSITE CONDITIONS, CONTRACTOR WILL 1) IMMEDIATELY HALT WORK ACTIVITY AND NOTIFY DESIGN ENGINEER OF ANY SUCH DISCREPANCIES 2) UPON RESOLUTION OF DISCREPANCIES, CONTRACTOR WILL SUBMIT COST OF CHANGED CONDITION, IF ANY. 3) PROCEED WITH WORK AFTER RECEIPT OF WRITTEN NOTICE TO COMMENCE WORK.

23. CONTRACTOR WILL, PRIOR TO INSTALLATION PREPARE AND SUBMIT PRODUCT DATA AND DETAILS FOR MATERIAL USED IN CONJUNCTION WITH THIS PRODUCT IE. OVERFLOW STRUCTURES, DRAINAGE PIPE, FILTER FABRICS, EROSION BLANKETS, GROUT, GUARDRAILS, ROAD SIGNS, ETC.

TO PLACEMENT OF EROSION BLANKETS. 25. STAPLE PATTERNS ON EROSION MATS PER SUPPLIERS SPECS

EROSION CONTROL BLANKET - ALL REQUIRED GRADING AND SEEDING IN AREAS TO RECEIVE EROSION CONTROL BLANKET SHOULD BE COMPLETED AND APPROVED BEFORE PLACING THE PRODUCT. APPLY THE BLANKET WITHIN 24 HOURS AFTER SEEDING OR BEFORE PRECIPITATION FALLS. IF THE BLANKET IS NOT INSTALLED AND A PRECIPITATION EVENT OCCURS, CREATING SOIL EROSION, REPLACE ERODED MATERIAL, REWORK THE SOIL, AND RESEED BEFORE INSTALLING THE BLANKET. INSTALL THE EROSION CONTROL BLANKET OR CHANNEL LINER STRICTLY FOLLOWING MANUFACTURER'S SPECIFICATIONS. ALLOW THE BLANKET OR LINER TO LAY LOOSELY ON THE SOIL TO ACHIEVE MAXIMUM SOIL CONTACT. REMOVE ROOTS, BRANCHES, OR OTHER LOOSE OBJECTS THAT CAUSE THE BLANKET OR CHANNEL LINER TO "TENT". PLACE ROOTS AND BRANCHES ON AREAS ALREADY BLANKETED. DO NOT STRETCH THE BLANKET DURING INSTALLATION. STAPLE THE BLANKET OR LINER USING MANUFACTURER'S SPECIFICATIONS. STAPLE REQUIREMENTS VARY ACCORDING TO THE STEEPNESS AND LENGTH OF THE SLOPE. PLACE ADDITIONAL STAPLES IN AREAS SUCH AS: SWALES, BASE OF HUMPS, AGAINST ROCK OUTCROPS AND AS REQUIRED TO ACHIEVE MAXIMUM CONTACT BETWEEN THE BLANKET AND THE SOIL.

TOPSOIL - PLACE TOPSOIL JUST BEFORE SEEDING TO ELIMINATE COMPETITION FROM WEEDS. COORDINATE TOPSOIL PLACEMENT WITH THE SEEDING WINDOW.

SEEDING WINDOW - COMPLETE ALL GENERAL DISTURBED AREA SEEDING WITHIN THE APPROPRIATE SEEDING WINDOW. IF THE SEEDING IS NOT COMPLETED WITHIN THE GIVEN WINDOW, POSTPONE SEEDING UNTIL THE FOLLOWING YEAR. UNDER CERTAIN CONDITIONS, AN EXCEPTION TO THIS WINDOW MAY BE OBTAINED THROUGH THE REGION LANDSCAPE ARCHITECT. THE ENGINEER APPROVES EXCEPTIONS.

4000 ABOV

RIPRAP - PLACE STONES TO SECURE A ROCK MASS, CONFORMING TO THE GRADES AND DIMENSIONS SHOWN ON THE PLANS. DISTRIBUTE AND MANIPULATE THE STONES IN A MANNER THAT THE LARGER ROCK FRAGMENTS ARE UNIFORMLY DISTRIBUTED AND THE SMALLER ROCK FRAGMENTS SERVE TO FILL THE SPACE BETWEEN THE LARGER FRAGMENTS. PLACE IN A MANNER THAT RESULTS IN UNSEGREGATED, DENSELY PLACED, UNIFORM LAYERS OF RIPRAP OF THE THICKNESS INDICATED ON THE PLANS. EXCAVATE AT THE TOE OF THE SLOPE AND EMBED RIPRAP TO PROTECT AGAINST UNDERCUTTING. COMPACT PROPERLY PLACED LOOSE RIPRAP SO THAT IT IS FREE FROM ANY IRREGULAR SURFACE PROTRUSIONS OVER 3 INCHES IN HEIGHT.

17. FINISH GRADES ARE AT ROADWAY CENTERLINE, UNLESS OTHERWISE SPECIFICALLY NOTED.

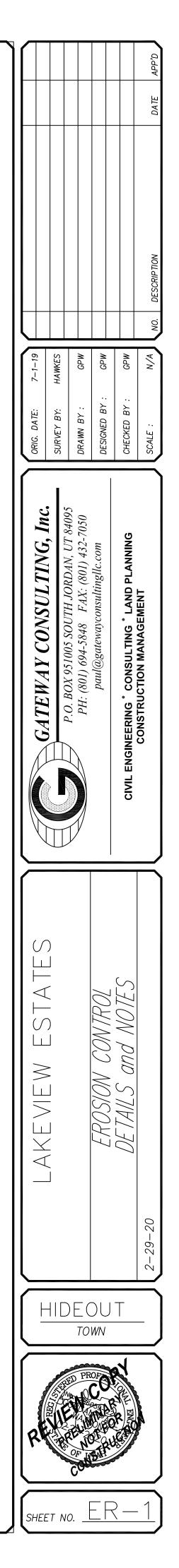
18. NATIVE MATERIAL CAN BE CRUSHED AND PROCESSED ON SITE FOR ROAD BASE MATERIAL.

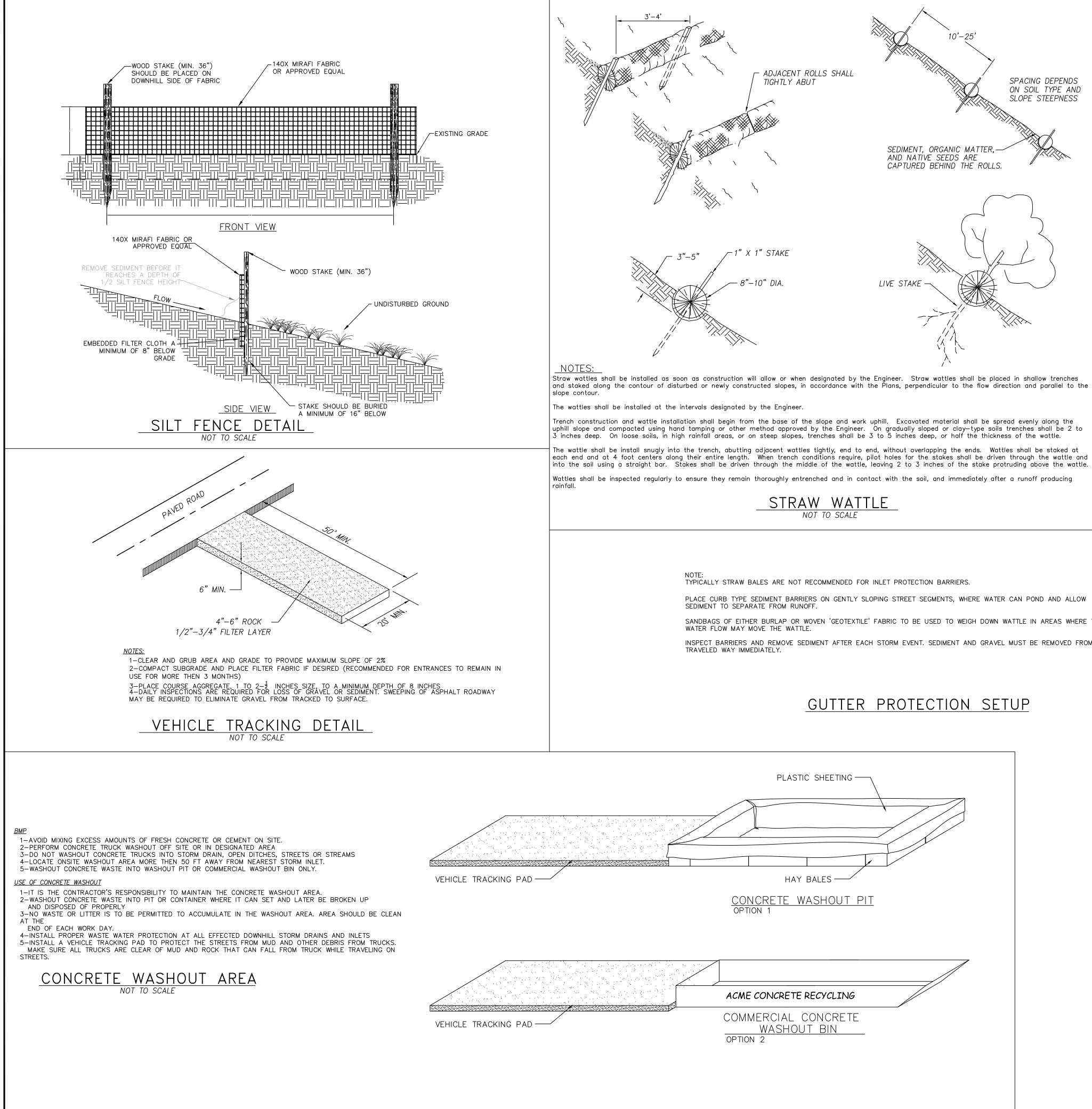
19. TEMP. DEBRIS PILES WILL BE LOCATED EVERY 200' AS NEEDED.

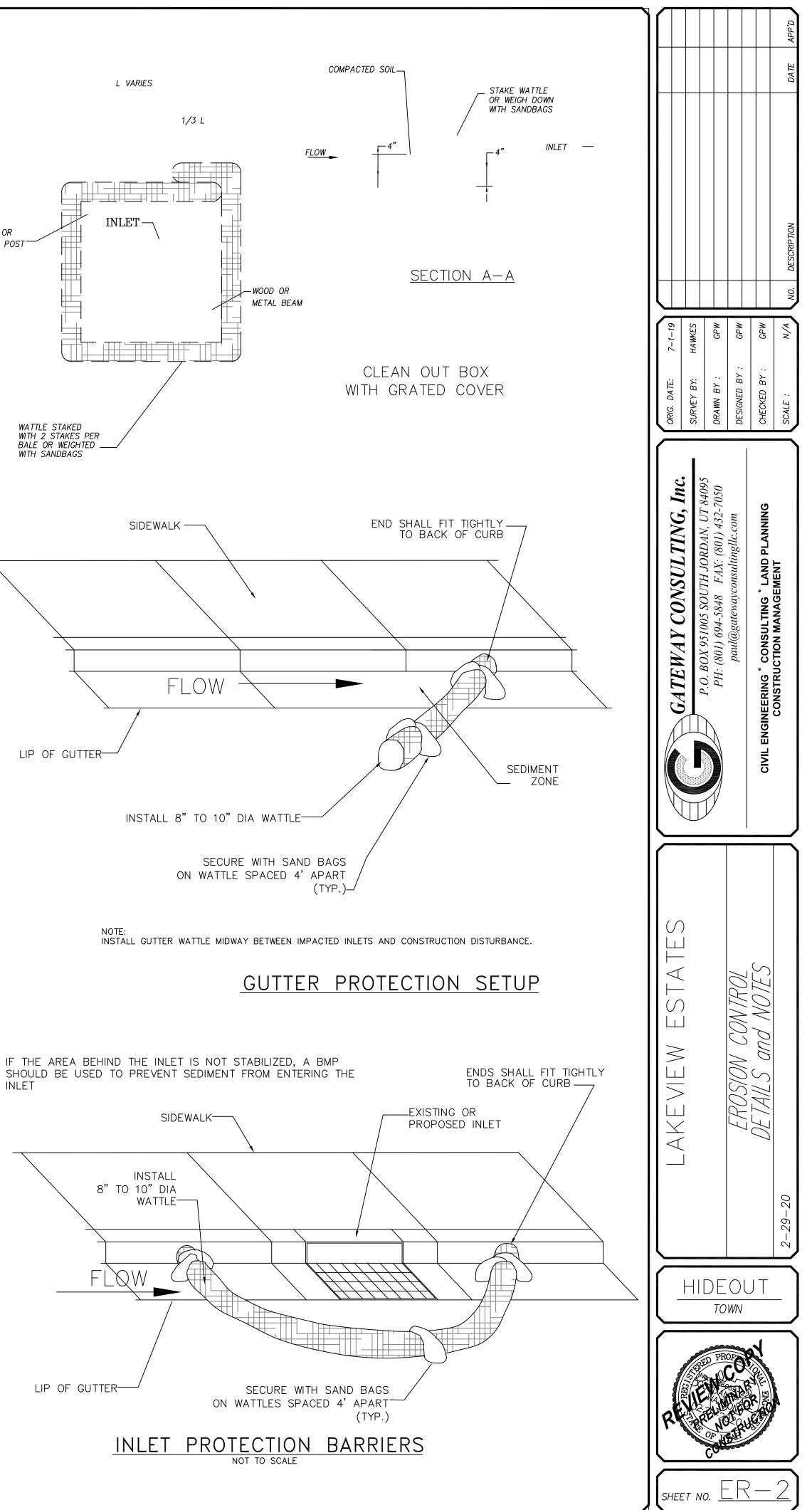
20. ALL ROADWAYS, TRENCHES, DETENTION PONDS AND/OR EXCAVATIONS OF ANY KIND REQUIRING FILL MATERIAL WILL BE INSPECTED AND APPROVED BY THE OWNERS QUALITY CONTROL FIRM PRIOR TO THE PLACEMENT OF ANY FILL MATERIAL.

24. CUT AND FILL SLOPES MATTING TO BE SEEDED AND TOPSOILED PRIOR

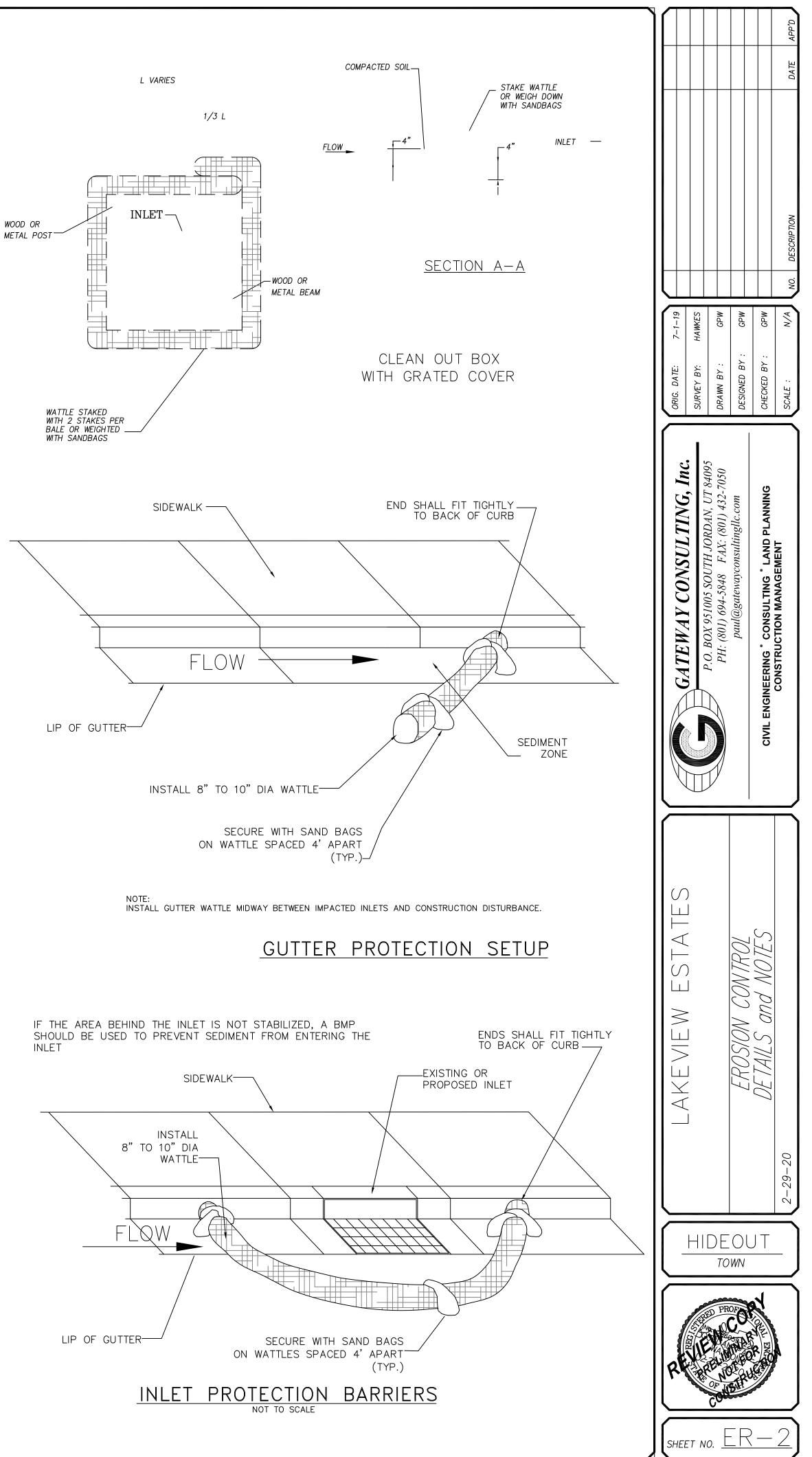
<u>ELEVATION</u>	<u>seeding window</u>
) TO 6000 FT	SEPT. 15 TO DEC. 1
VE 6000 FT	SEPT. 1 TO NOV 15

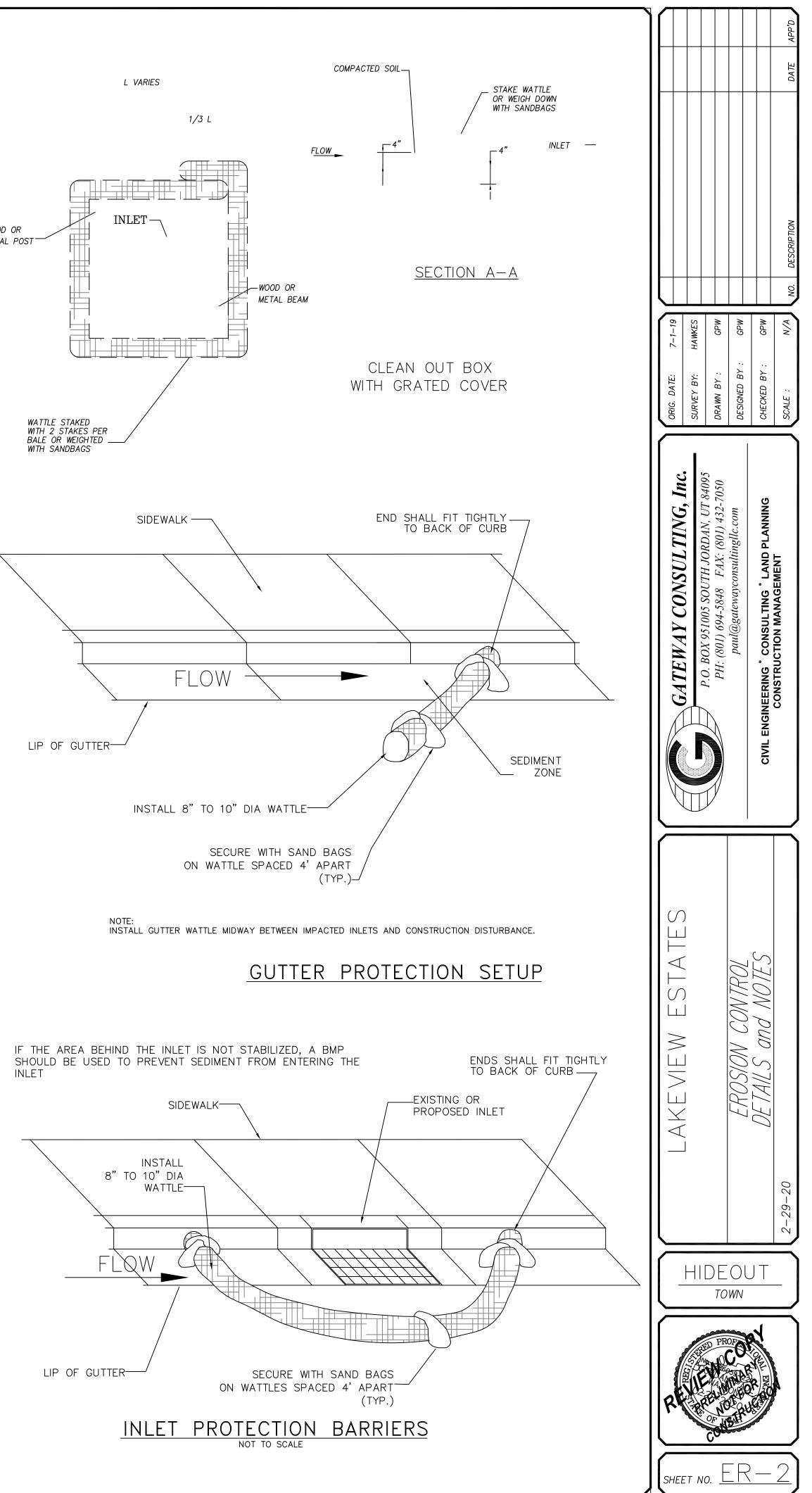


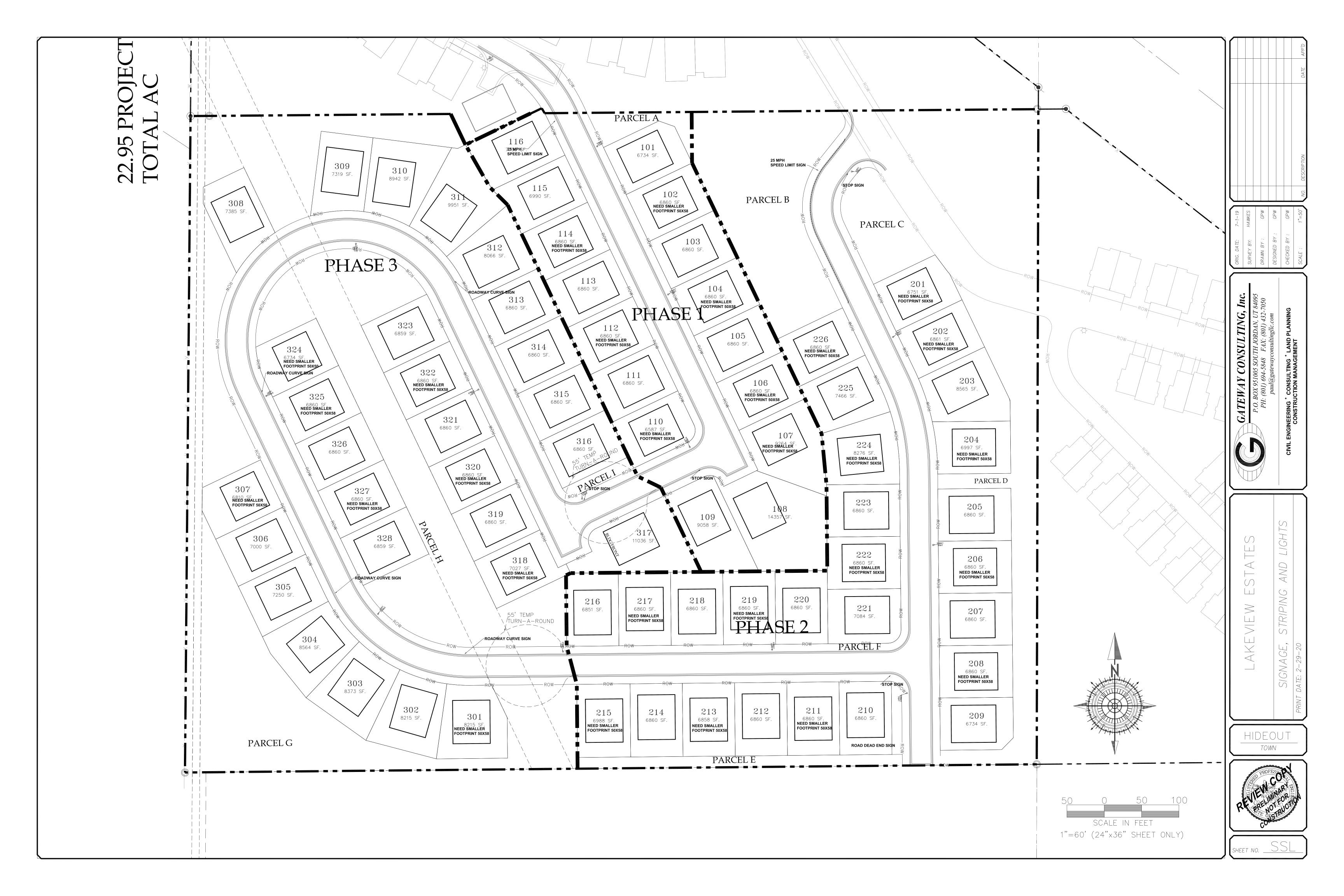


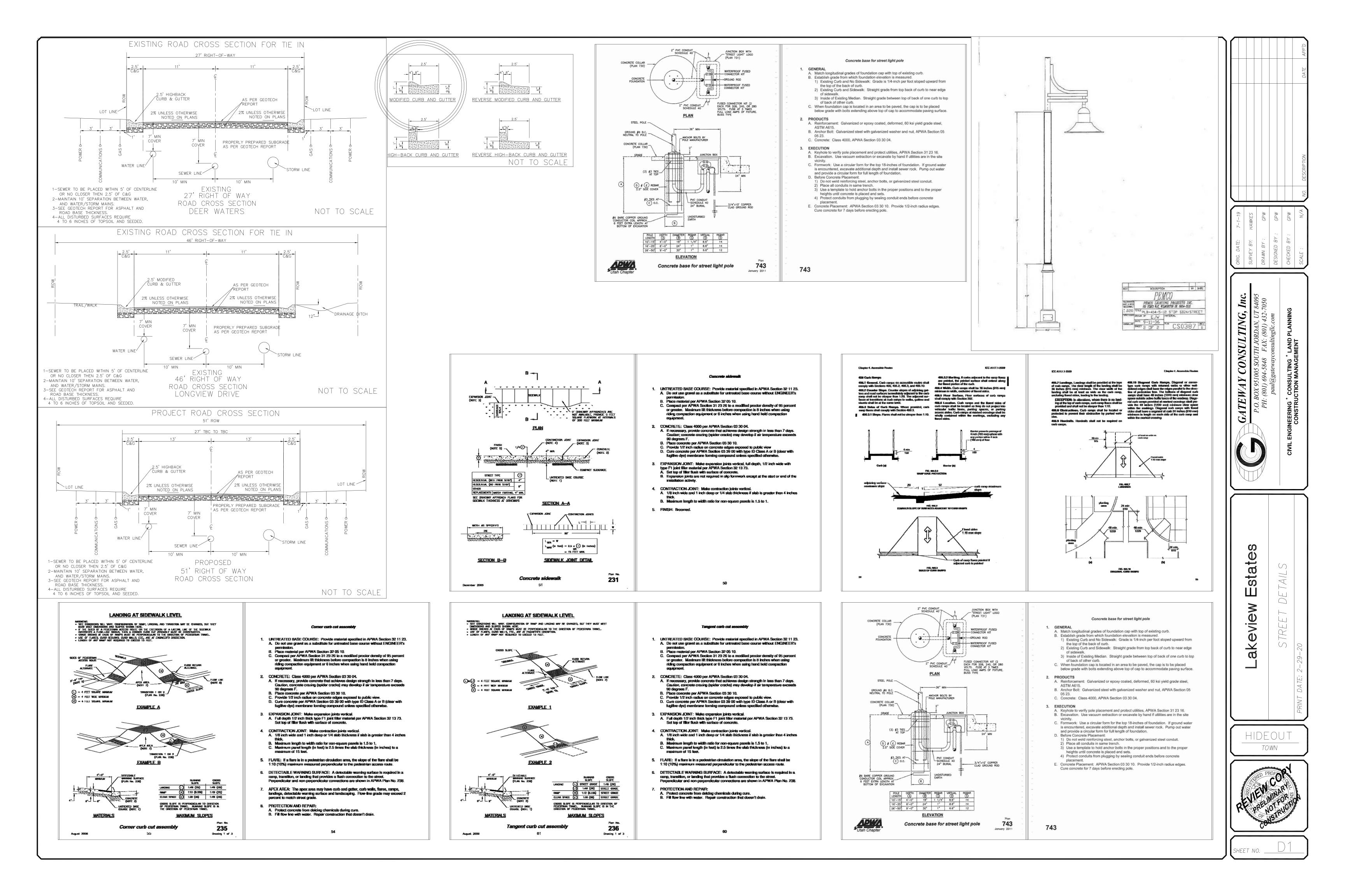


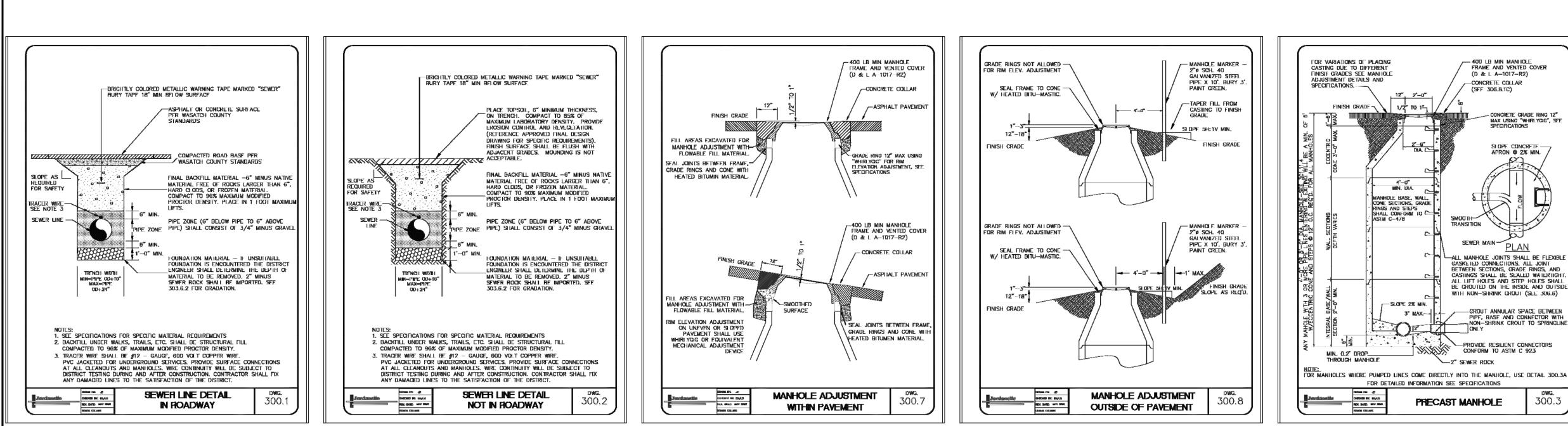
SANDBAGS OF EITHER BURLAP OR WOVEN 'GEOTEXTILE' FABRIC TO BE USED TO WEIGH DOWN WATTLE IN AREAS WHERE THE WATER FLOW MAY MOVE THE WATTLE. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE

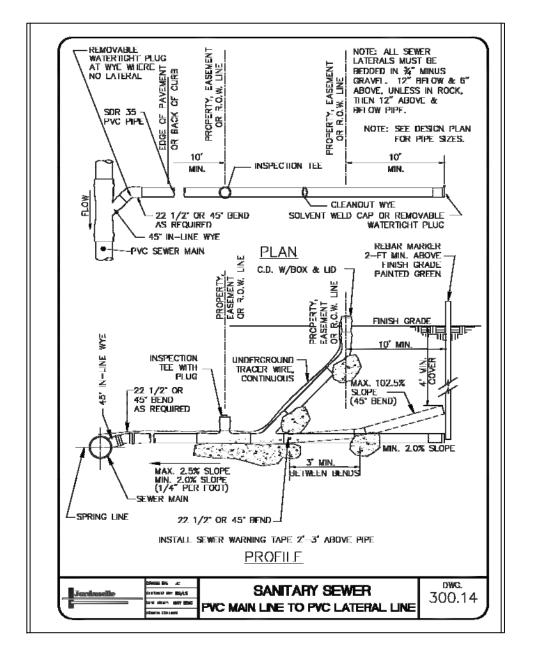


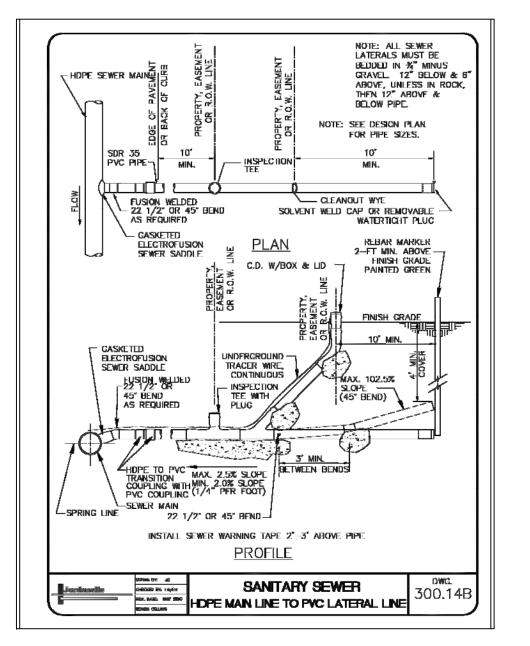


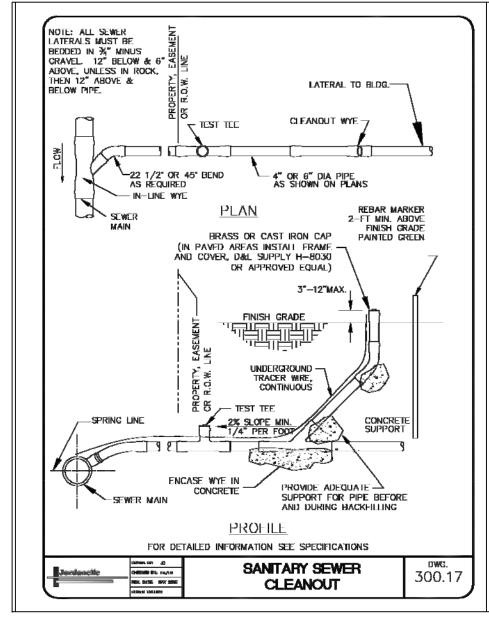


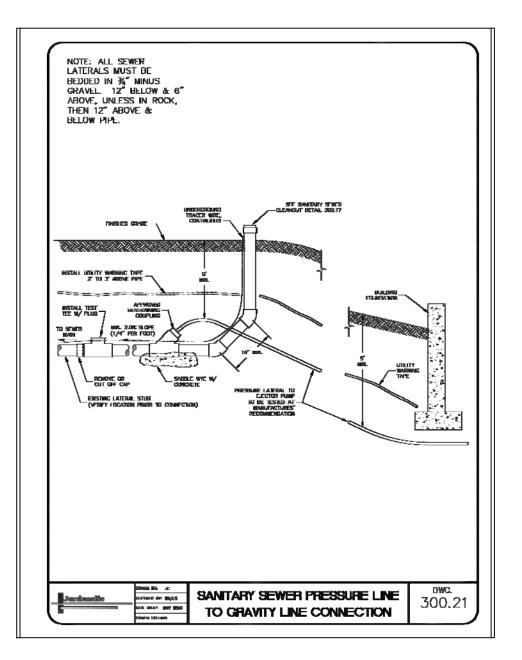


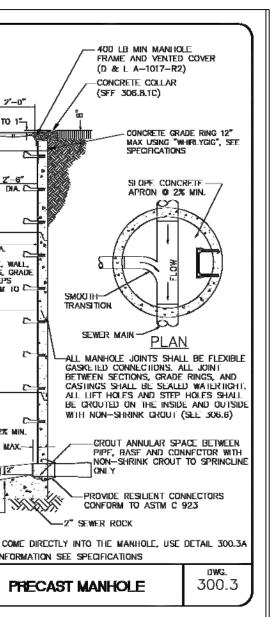


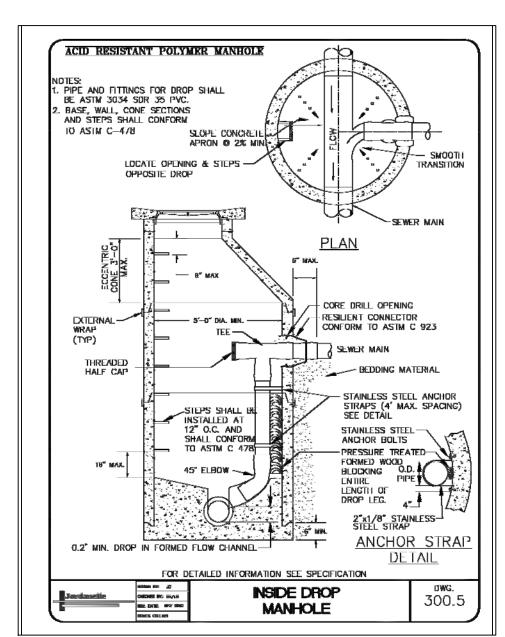


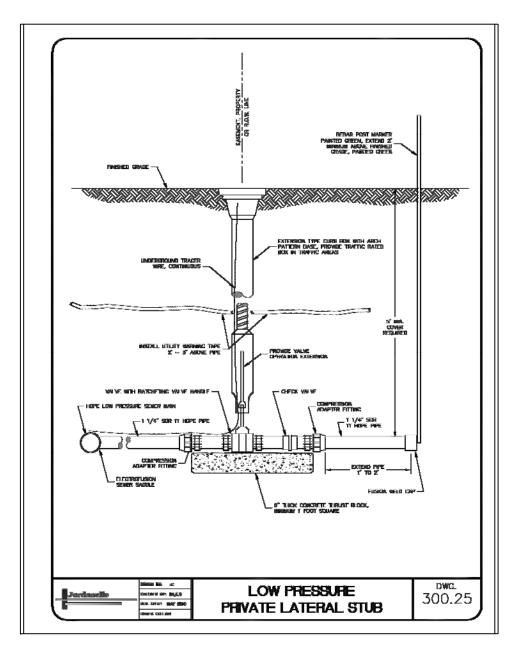


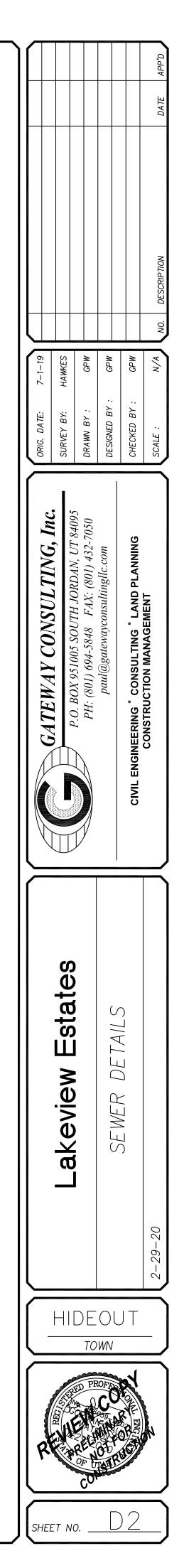


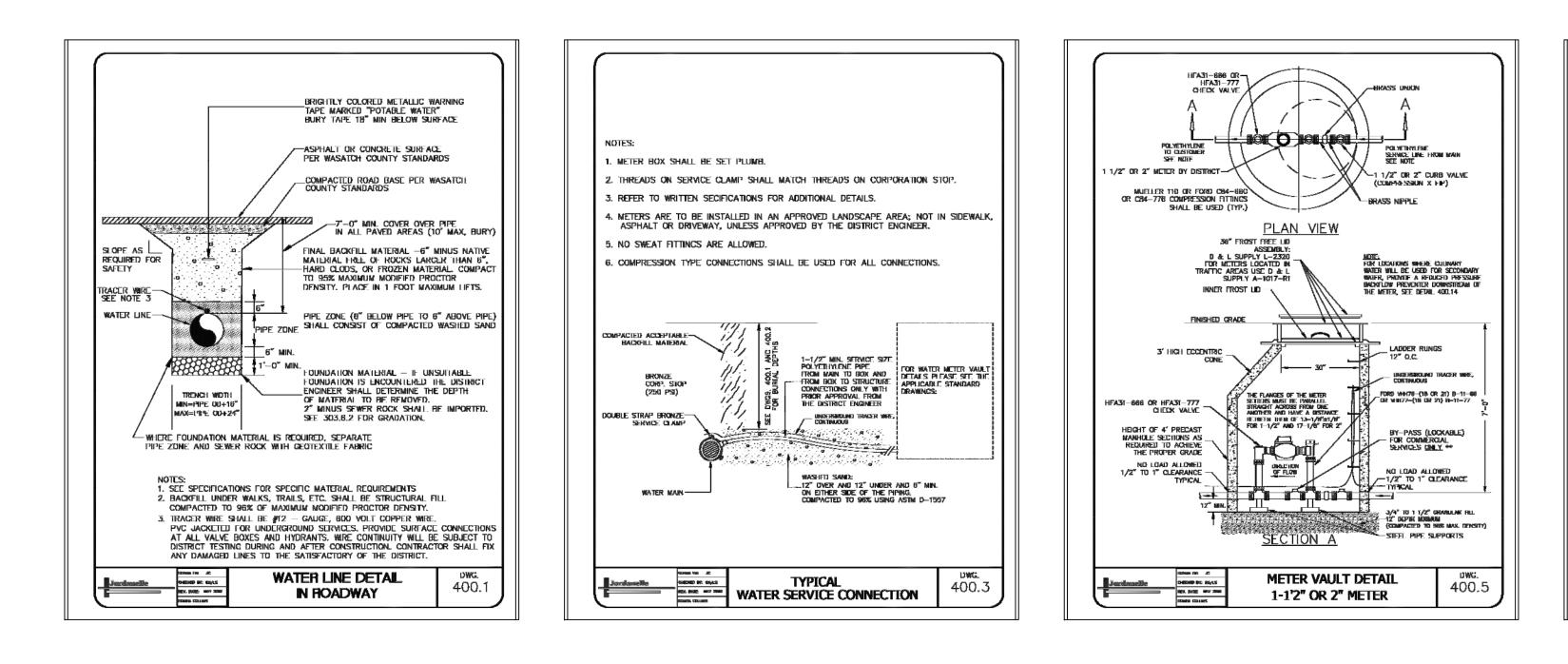


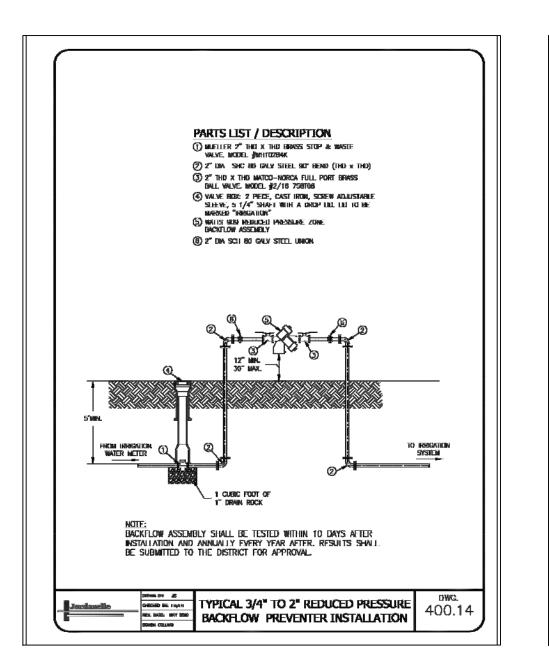


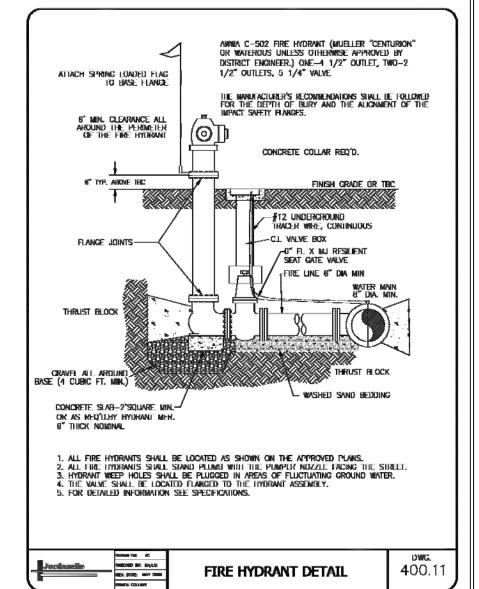


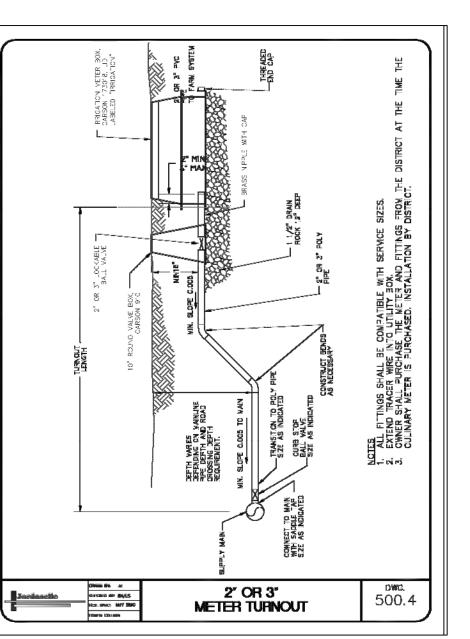


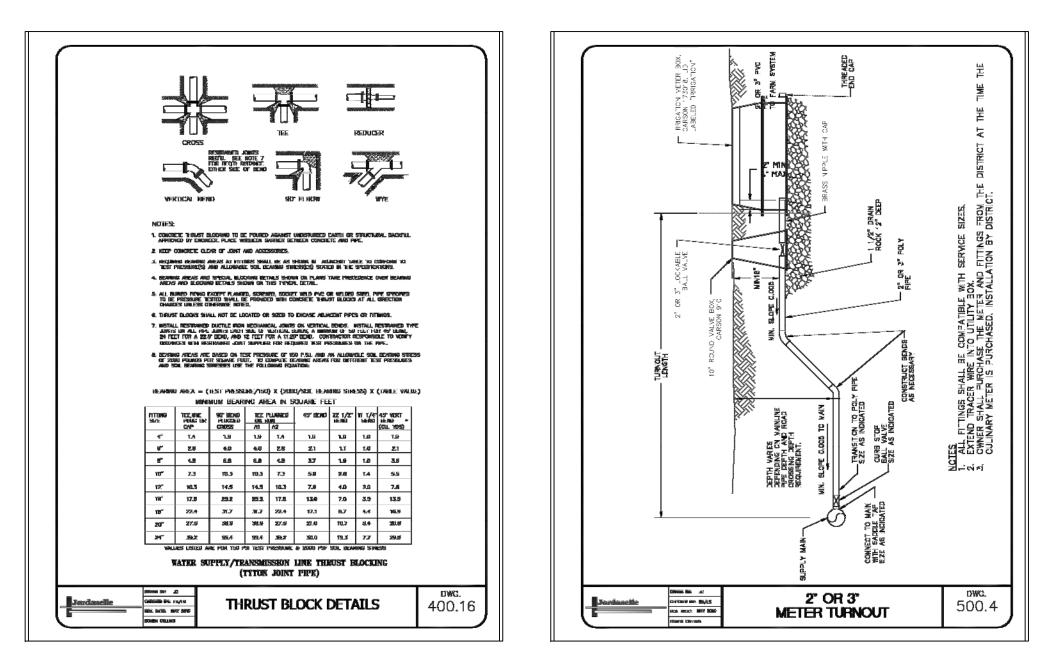


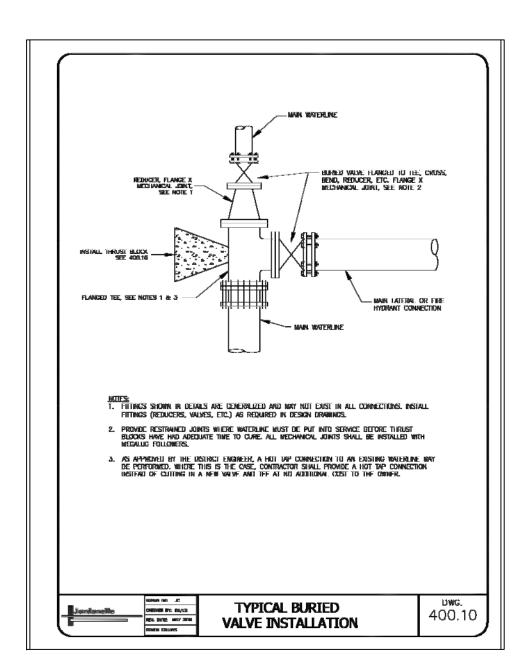


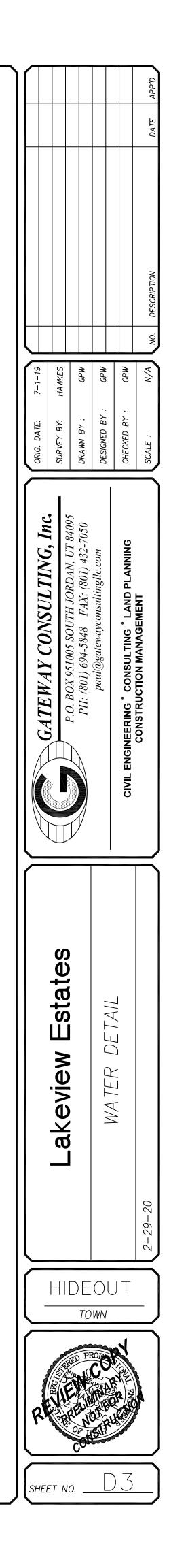


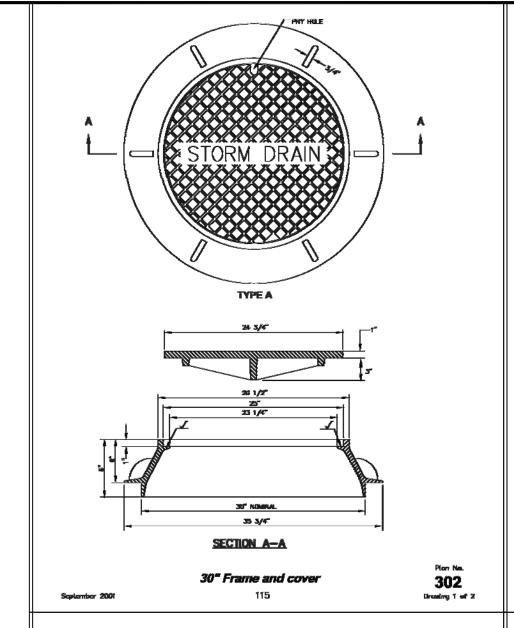












30" Frame and cover – type A

2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.

4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on

FIT: designates machined surface. Give the frame and cover a machine finish so the cover will not rock.

6. LOCKING: Provide covers for manholes located in easements, rights-of-way, alleys,

parking lots, and all other places except paved streets, with allen sockets set screw locking devices. Drill and tap two holes to a depth of 1 inch at 90 degrees to pry hole

3. INSCRIPTIONS: Cast the words "STORM DRAIN" on the cover flush with the

1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.

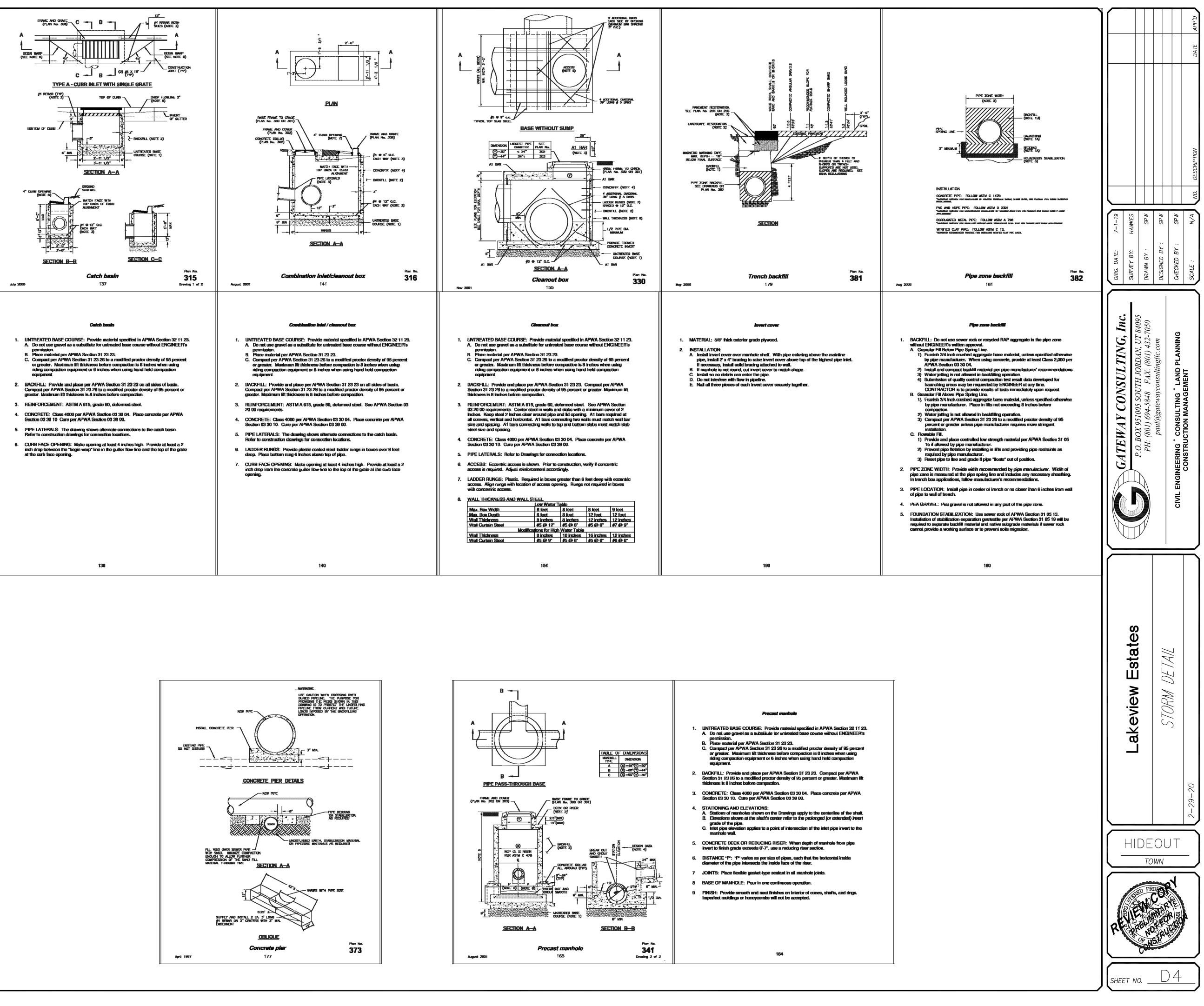
and install 3/4 x 3/4 inch allen socket set screws

7. CLEANOUT STRUCTURE: See Plan No. 330.

8. MANHOLE STRUCTURES: See Plan No. 341.

surface finish.

the bottom of the cover.

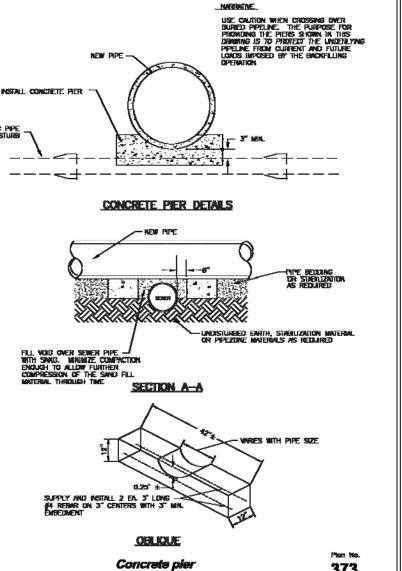


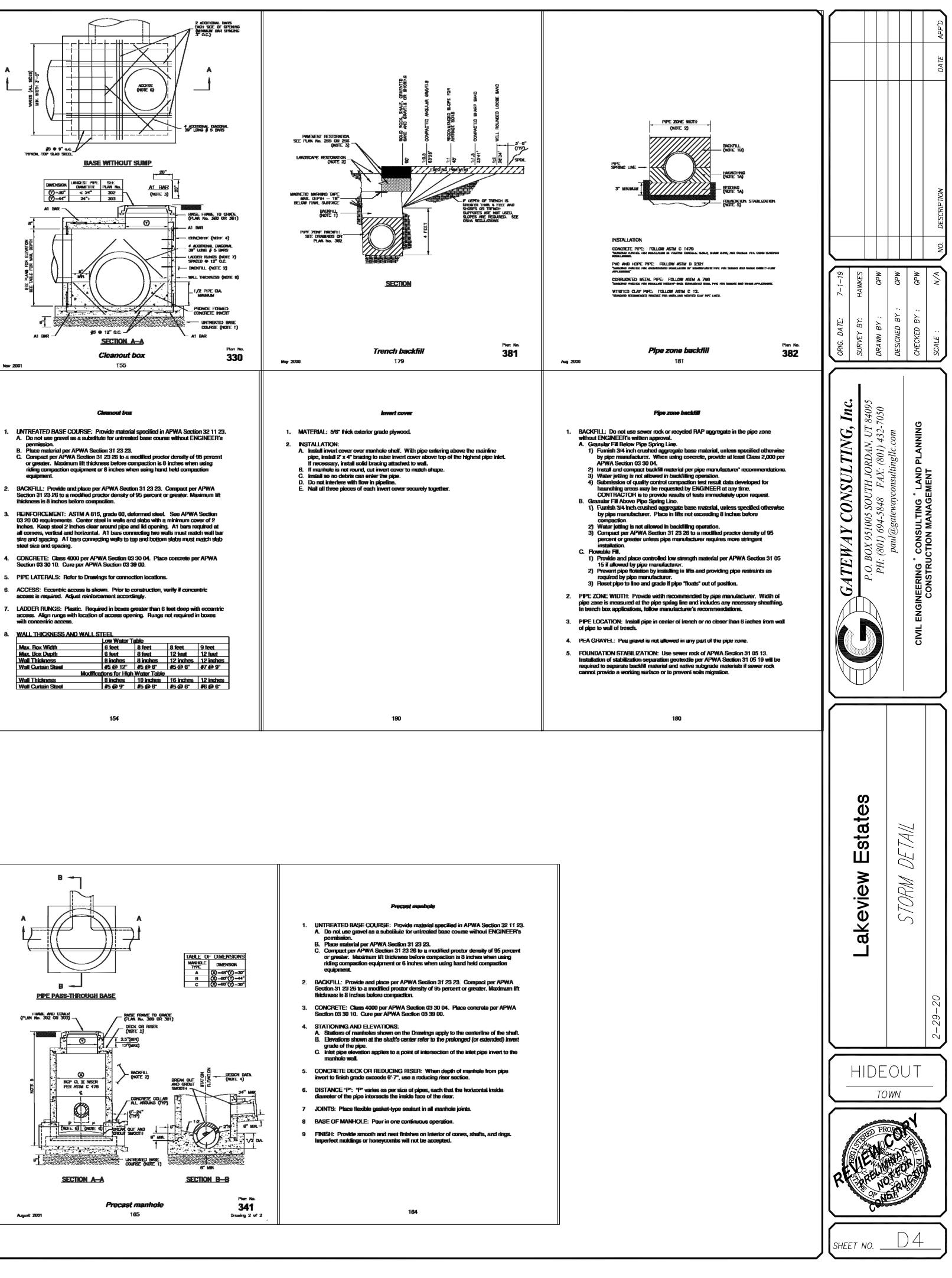
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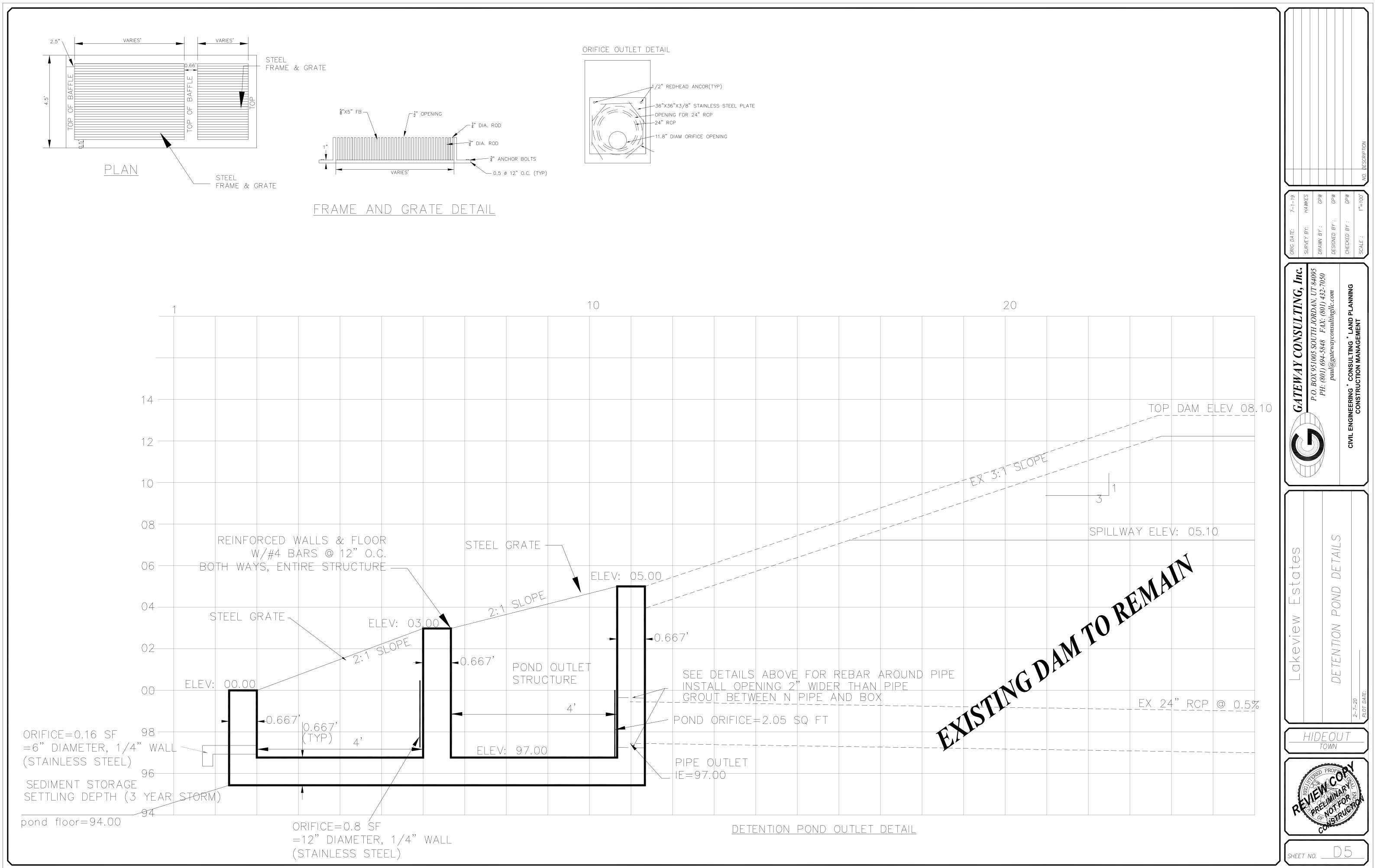


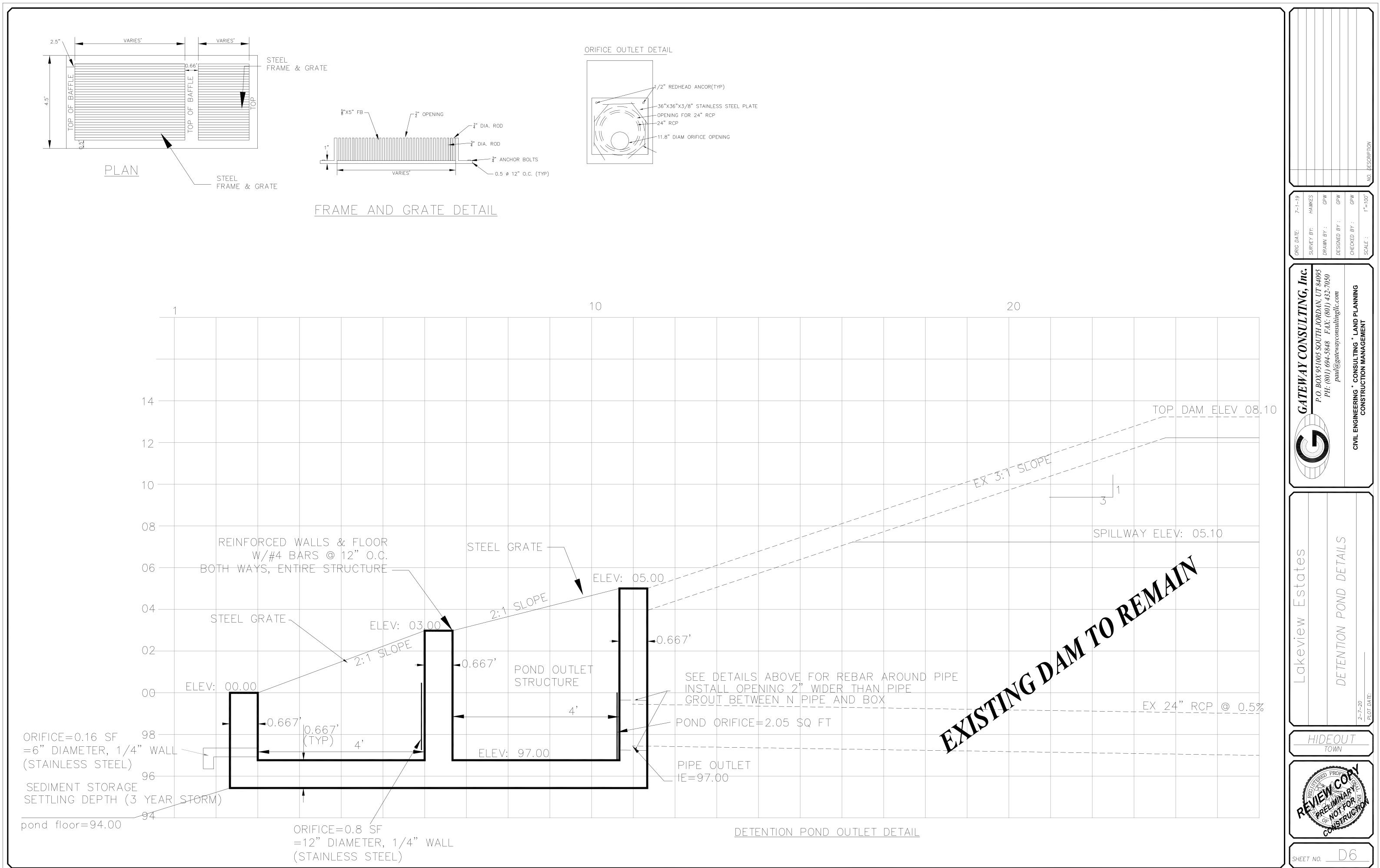


	Low Water	Table		
Max. Box Width	6 lieet	8 feet	8 feet	9 feet
Max. Box Depth	6 feet	8 feet	12 feet	12 feet
Wall Thickness	8 inches	8 inches	12 inches	12 inches
Wall Curtain Steel	#5@12°	#5@6 "	#5@6"	#7@9 "
l l	lodifications for High	h Water Table		
Wall Thickness	6 inches	10 inches	16 inches	12 inches
Wall Curtain Steel	#5@9"	#5 @ 6 "	50°	#6496"









Item Attachment Documents:

6. Public Hearing: Consider adopting Ordinance 2020-05 repealing and replacing Titles 3, 10, 11 and 12 of the Town Code

Proposed Final Draft Title 3

Proposed Final Draft Title 10

Proposed Final Draft Title 11

Proposed Final Draft Title 12

Item Attachment Documents:

7. Discussion regarding fixed planning, engineering, subdivision and annexation fees

Section 1.1 Building Permit Application Fees

Residential

Kesidentidi		
Building Fees	.75 of 1% of Total Construction Value	
[based on Total Construction Value using the following		
values per square foot:		
- Finished Interior Area Sq. Ft. Value: \$168.98		
- Finished Basement Sq. Ft. Value: \$42.24		
- Unfinished Basement Sq. Ft. Value: \$22.50		
- Garage/Decks/Covered Patio Area Sq. Ft. Value: \$66.95]		
The values per square foot are reflective of the February		
2019 Building Valuation Data		
Plan Review Fee	65% of Building Fee	
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00	
Construction Sign Fee	\$200.00	
Sewer Connection Fee	\$400.00	
Water Connection Fee	\$950.00	
Sewer Impact Fee (where applicable)	\$5,083.00	
State Surcharge	1% of Building Fee	
Roadway Security Deposit	\$30.00 per linear foot of frontage	

Commercial		
Building Fees	.75 of 1% of Total Construction Value	
Plan Review Fee	65% of Building Fee	
Fire Sprinkler Review/Inspection Fee (where applicable)	\$370.00	
Construction Sign Fee	\$200.00	
Sewer Connection Fee	\$400.00	
Water Connection Fee	\$950.00	
Sewer Impact Fee (where applicable)	\$5,083.00	
State Surcharge	1% of Building Fee	
Roadway Security Deposit	\$30.00 per linear foot of frontage	

Remodel Building Permit Fees		
Application Fee	\$200.00	
	10% of Town Engineer estimated fees for plan review	
Administrative Fee	and inspections	
	1% of Town Engineer estimated fees for plan review	
State Surcharge	and inspections	

Section 1.2
Planning Fees
1.2.1 Development Fees

Concept Review	\$50.00 plus costs \$1,750 (plus costs)
Development Review	\$50.00 plus costs
	\$300.00 plus \$50.00 per lot/unit/ERU plus costs
Prelimary Plat Subdivision (Residential)	\$5,000 + \$100/acre (plus costs)
	\$100.00 per 1,000 sq. ft. plus costs \$3,000 +
Prelimary Plat Subdivision (Other)	\$750/acre (plus costs)
Site Plan Approval	\$300.00 plus \$10.00 per lot/unit/ERU plus costs
	\$50.00 per lot/unit/ERU plus costs \$5,000 +
Final Plat Subdivision (Residential)	\$100/acre (plus costs)
	\$25.00 per 1,000 sq. ft. plus costs \$3,000 +
Final Plat Subdivision (Other)	\$750/acre (plus costs)
Plat Amendment and Lot Combination	\$1,250 (plus costs)
Revised Development Plans	\$500.00 plus costs \$1,250 (plus costs)
	5% of construction costs (must be paid prior to
Subdivision Construction Fee	commencement of any construction activity)

1.2.2 Conditional Use Permit

Conditional Use Permit

1.2.3 Temporary Use Permit

\$200.00 plus costs \$2,500 (plus costs)

Temporary Use Permit	\$100.00 plus costs \$750 (plus costs)

1.2.4 General Plan Amendment

Per Application \$7,000-\$7,500 (plus costs)
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1.2.5 Zone Change Application

	\$150.00 plus \$25.00 per acre \$4,500 + \$50/acre
Zone Change	(plus costs)

1.2.6 Annexations

Pre-Application	\$5,000 \$5,000 (plus costs)
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness o fpre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for thecontinued review. All unused deposited funds will be reimbursed to the applicant upon completion of the	
annexation and agreements)	\$10,000 (plus costs)

Annexation Areas Less Than 40 Acres (deposit submitted	
upon certification of completeness o fpre-application and	
prior to filing annexation petition. When the deposit is	
depleted, the applicant shall submit another equivalent	
deposit for thecontinued review. All unused deposited funds	
will be reimbursed to the applicant upon completion of the	
annexation and agreements)	\$3,000 -\$5,000 (plus costs)
Annexation Fiscal Impact Analysis Plus actual cost of City-	
Approved consultant fee	\$1,550 \$2,500
Modification to Annexation Agreement	\$3,300.00 plus costs \$3,500 (plus costs)

1.2.7 Sign Review Fees

Master Sign Plan Review	\$150.00 plus costs \$500 (plus costs)
Individual Signs or Sign Plans or Minor Amendment to	
Existing Master Sign Plan	\$150.00 plus costs \$350 (plus costs)
Individual Signs when a Master Sign Plan has been Approved	\$50 Fee \$250 (plus costs)
Temporary Signs	\$35 Fee \$100 (plus costs)

1.2.8 Special Meetings

Special Meeting Fee	\$500.00 \$750 in addition to other fees

1.3 Subdivision Construction Review and Inspection Fees

All projects require a \$5,000 project application deposit due with the initial application to cover any consulting fees incurred prior to approval. Any balance remaining will be credited to the 5% deposit below.

Projects which require infrastructure installation, whether private or public, shall be required to pay an inspection fee deposit equal to five (5%) percent of the estimated construction cost as determined by the Town Engineer. The Town will charge against this deposit all costs associated with the project, including staff, administrative, legal, other professional and engineering consultation fees and costs incurred by the Town. If the Town has funds remaining after the completion and acceptance of the project by the Town, the balance of the fee not used will be refunded to the applicant or developer. If the actual costs associated with the project exceed the deposit, the Town shall bill the actual costs to the applicant or developer.

A \$500.00 non-refundable fee per utility or company (regardless of number of encroachments in a one year period), plus a \$2,000.00 cash bond for work crossing the street and a \$5000 cash bond for every 100' of parallel work in the right-of-way (bond to be held for two years after acceptance of repair) plus proof of insurance. Engineering inspection fees or Town repair costs may be billed to the licensee or charged against the bond if necessary.

Section 2 Business License, Beer and Liquor License

License Application Fee	\$75.00
Home Occupation Business Application Fee	\$75.00
Annual License Administration Fee	\$75.00
On Premises Beer Retail License Application/Annual Fee	\$75.00
Restaurant Liquor License Application/Annual Fee	\$300.00
Limited Restaurant Liquor License Application/Annual Fee	\$300.00
On Premises Banquet License Application/Annual Fee	\$350.00
Private Club Liquor License Application/Annual Fee	\$350.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	\$175.00
Sexually Oriented business License Application/Annual Fee	\$300.00

Section 3 Rental of Town Facilities

3.1 Town Hall Building

Hideout resident usage per day or any fractional part thereof	\$100.00
Non-resident usage	\$150.00
Note: renter will be charged actual cost for cleaning after usage.	

3.2 Fee Reduction or Waiver

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town

Section 4 GRAMA Fees (Government Records Access and Management Act) 4.1 Copies Made at Town Facility

8-1/2 x 11 copies	\$.30 per page (double-sided charged as two pages)
8-1/2 x 14 copies	\$.45 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

4.2 Copies in Excess of 50 Pages

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

4.3 Compiling Documents

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	\$50.00 per request or \$20.00 per employee hour required to compile the record, whichever is greater.

Section 5 Penalties and Fees for Non-Compliance With Town Ordinances and Code

5.1 Penalty Fees: Code Violations	
Daily Fee for Each Cited Violation	\$200.00
Fees for major infractions will be as per the published fee	
schedule for named infractions.	See Appendix "A" attached hereto.

Section 6 Water Fees

6.1 Developer Reservations

Stand-by Fee (platted lots without homes)	\$207.00 per lot annually
Stand-by Fee (Platted lots with accepted water	
infrastructure)	\$238.00 per lot annually
	\$160.00 per Hideout Unit (HU) defined as a planned
Water Reservation Fees	Hideout lot.

6.2 Water Connection Fees

Administrative Fee	\$75.00
Water Meter, Installation and Inspection Fee	\$950.00

6.3 Monthly Water Metered Service

6.3.1 Residential

Base Rate	\$73.00 for the first 10,000 gallons
Next 10,000	\$8.80 per 1,000
Next 10,000	\$10.60 per 1,000
Next 20,000	11.70 per 1,000
Next 20,000	12.90 per 1,000
Next 20,000	14.20 per 1,000
Next 20,000	15.70 per 1,000
Over 110,000	\$17.30 per 1,000

6.3.2 Multifamily

Base rate \$140.00 for the first 10,00	00 gallons
--	------------

Next 20,000	\$15.40 per 1,000
Next 20,000	\$17.00 per 1,000
Next 20,000	\$18.70 per 1,000
Next 20,000	\$20.60 per 1,000
Next 20,000	\$22.70 per 1,000
Next 30,000	\$25.00 per 1,000
Over 140,000	\$27.50 per 1,000

6.3.3 Parks/Irrigation

0 Usage	\$0.00
First 10,000	\$73.00 for 1 to 10,000 gallons
Next 20,000	\$8.10 per 1,000
Next 20,000	\$9.00 per 1,000
Next 20,000	\$9.90 per 1,000
Next 20,000	\$10.90 per 1,000
Next 20,000	\$12.00 per 1,000
Next 30,000	\$13.20 per 1,000
Over 140,000	\$14.60 per 1,000

6.4 Hideout Irrigation

	JSSD annual bill plus 10% for administration and
Outlaw Golf Course	maintenance for the infrastructure

6.5 Water Reconnection Fee

Due to non-payment or failure to maintain backflow, etc.	\$150.00

6.6 Extension of Water Services Policy

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shall be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

6.7 Construction use of Water Before Meter Installation

Deposit for Meter	\$1,850.00 (\$350.00 is non-refundable)
Usage Fee/1000 gallons	\$7.30

Section 7 Sewer Fees

7.1 Sewer Impact Fees

Bonded	\$5,083.00
Unbonded	\$7,231.00

7.2 Sewer Connection Fees

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	\$40.00

7.3 Monthly Sewer Fees

\$28.60

Per residential or commercial unit

7.4 Extension of Sewer Services Policy

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

Section 8		
Account Late Fees		
Overdue Accounts	1.5% monthly interest charge	
Section 9		
Storm Drain Fee		
9.1 Monthly Storm Drain Fee		

Per Billable Meter \$6.00		

Item Attachment Documents:

10. Discussion regarding COVID-19: assessment of the impact on Town staff and operations, with possible adoption of modifications to the Town's temporary ordinance

TOWN OF HIDEOUT, UTAH

Ordinance No. 2020-03

AN ORDINANCE ENACTING TEMPORARY RESTRICTIONS ON PUBLIC MEETINGS IN RESPONSE TO COVID-19

WHEREAS, the President of the United States has declared a national emergency and the Governor of the State of Utah has issued Executive Ørder No. 2020-1 declaring a state of emergency in response to the COVID-19 virus and associated illnesses; and

WHEREAS, the Governor of the State of Utah has asked communities to "take quick action to adjust our daily lives and limit the spread of the virus"; and

WHEREAS, Summit County, which contains the nearest municipalities to the Town of Hideout, has ordered the closure of "resorts, restaurants, taverns, bars, entertainment venues, fitness and exercise facilities, spas, churches, and other businesses at which people tend to gather";

WHEREAS, the Town Council desires to ensure that public meetings remain accessible to the public while simultaneously not contributing to the spread of the virus; and

WHEREAS, the Utah Open and Public Meetings Act ("**OPMA**") allows a municipality to conduct business by means of "electronic meetings" and the Town has previously adopted an ordinance permitting electronic meetings; and

WHEREAS, on March 18, 2020, the Governor of the State of Utah issued Executive Order No. 2020-5, waiving enforcement of certain requirements under the OPMA; and

WHEREAS, based on the need to limit the spread of the COVID-19 virus, the Town Council deems it to be essential to the health, safety, and welfare of the public to restrict in-person participation in public meetings on the terms set forth below;

WHEREAS, the Town has published notice, as required by law, of its intent to adopt temporary restrictions on in-person participation in public meetings; and

WHEREAS, on March 19, 2020, the Town Council held a public hearing to discuss the provisions hereof; and

WHEREAS, the Town Council finds good cause for adopting the provisions provided for herein.

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

<u>Section 1 – Recitals Incorporated</u>. The foregoing recitals are hereby incorporated into this Ordinance as findings of fact.

<u>Section 2 – Temporary Meeting Restrictions</u>. The following restrictions will be in place for the longer of: (a) sixty (60) days after the date this Ordinance is passed and adopted; or (b) the termination of the state of emergency declared in Executive Order No. 2020-1.

a. <u>Electronic Meetings</u>. All public meetings of the Town Council and the Planning Commission will be held by telephonic or electronic means. The public may participate in such meetings electronically, or by means of telephone access. The Town Council and Planning Commission shall provide a means by which interested persons and the public may remotely hear or observe, live, by audio or video transmission, the open portions of the meeting.

b. <u>No Anchor Location</u>. As permitted under Executive Order No. 2020-5, the Town will not provide access to an "anchor location" where the public can participate by means of in-person attendance.

c. <u>Notice</u>. The Town will continue to provide notice of public meetings by all means required under statute; provided, however, that as permitted under Executive Order No. 2020-5 the Town will not post written notice at the Town Hall.

d. <u>Public Comment</u>. If a matter to be discussed at the public meeting requires or permits public comment, the Town Council or Planning Commission will provide a means by which interested persons and the public participating remotely may ask questions and make comments by electronic means in the open portions of the public meeting.

e. <u>Meeting Materials Available Electronically</u>. The Town Council and the Planning Commission will use their best efforts to ensure that materials which would otherwise be made accessible to in-person participants, such as documents, charts, plats, etc., will be made available in real time via video link in connection with electronic meetings.

f. <u>Additional Restrictions.</u> In addition to the foregoing, the Mayor is authorized to temporarily close Town Hall to the public. The Town will take all reasonable steps to ensure that any business such persons have with the Town can be transacted without entering Town Hall. The Mayor is hereby authorized to take additional executive action as the Mayor deems necessary to preserve the health, safety, and welfare of those working in, or visiting, Town Hall. Without limitation, the Mayor is authorized to extend the restrictions provided for in this Ordinance by an additional thirty (30) days upon written notice to the Town Council.

g. <u>Restrictions of Other Authorities Incorporated</u>. To the extent restrictions adopted or imposed by the United States, the State of Utah, Wasatch County, or any agency or office of any of the foregoing in response to the COVID-19 virus require or implement health and safety standards or actions which are more stringent than those set forth herein, such standards or actions are incorporated herein by reference.

<u>Section 4 – Clerk to Post Restrictions.</u> The Town Clerk is hereby directed to post the restrictions adopted in this Ordinance within twenty-four (24) hours on the Town's website, at Town Hall, and in at least two (2) other reasonably accessible locations within the Town.

Section 5 - Effective Date. This Ordinance will be effective immediately.

WHEREFORE, Ordinance 2020-03 has been **Passed** and **Adopted** by the Town of Hideout.

TOWN OF HIDEOUT

Philip Rubin, Mayor

Attest:

Allison Lutes, Town Clerk

TOWN OF HIDEOUT, UTAH

Ordinance No. 2020-04

AN ORDINANCE ENACTING TEMPORARY RESTRICTIONS ON BUILDING AND CONSTRUCTION SITES

WHEREAS, on March 6, 2020, Governor Gary R. Herbert issued an executive order declaring a state of emergency due to novel coronavirus disease 2019 (COVID-19);

WHEREAS, the Governor's executive order recognizes the need for state and local authorities, and the private sector to cooperate to slow the spread of COVID-19;

WHEREAS, on March 11, 2020, the World Health Organization characterized the COVID-19 outbreak as a pandemic;

WHEREAS, on March 13, 2020, the President of the United States declared a national state of emergency based on the continuing spread of COVID-19;

WHEREAS, on March 21, 2020, the Utah Department of Health issued a State Public Health Order which, among other things, encourages businesses to engage in "good hygienic practices of keeping distances between individuals to a minimum of six feet, engaging in appropriate regular and frequent hand washing and sanitizing, engaging in regular and frequent disinfecting of high-touch surfaces, avoiding physical contact with other individuals, and avoiding touching of hands to any part of the face";

WHEREAS, on March 23, 2020, the Summit County Board of Health issued a Public Health Order governing, among other things, construction and building sites, including sites which are located adjacent, or in close proximity to, the Town of Hideout;

WHEREAS, on March 27, 2020, the County Manager of Wasatch County declared a local emergency for Wasatch County in an effort to slow the spread of COVID-19;

WHEREAS, the Town Council deems it necessary and appropriate to protect public health and slow the spread of COVID-19 by adopting temporary sanitation standards for building and construction similar to those adopted by Summit County, all on the terms set forth herein; and

WHEREAS, the Town Council held a public hearing on March 27, 2020, at which the terms of this Ordinance were discussed.

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

Section 1 – Recitals Incorporated. The foregoing recitals are hereby incorporated into this Ordinance as findings of fact.

Section 2 – Temporary Requirements for Building and Construction. The provisions set forth on Exhibit A to this Ordinance shall hereafter be deemed effective as of 6:00 AM on March 30, 2020, and shall apply to all construction and related activities occurring within the Town of Hideout, including residential and commercial construction and the development of infrastructure.

Section 3 – Notice. The Owner of each property within the Town of Hideout where any construction or related activities are occurring, or will occur, shall be required to give notice, both verbally and written (English and Spanish), of the temporary restrictions set forth in Exhibit A to all individuals performing any construction work. This notice shall also be posted at the job site in both English and Spanish. Such notice shall be given verbally in Spanish to all individuals whose primary language of communication is Spanish.

Section 4 – Duration. The following restrictions will be in effect for 30 days following the passage of this Ordinance. Notwithstanding the foregoing, the Mayor is authorized to extend the term of this ordinance by an addition 30 days, if he determines such extension to be necessary to the public welfare, upon written notice to the Town Council.

Section 5 – Violation. The Mayor or public works employees are hereby authorized to monitor compliance with this Ordinance and issue notices of violation of the terms hereof. Such notices of violation may be punished as a Class B Misdemeanor. Each day a notice of violation remains unremedied constitutes a separate offense. See Town of Hideout Code 6.04.010; Utah Code §§ 76-3-104, 76-3-204, 76-3-301, 76-3-303

Section 6 – Effective Date. This Ordinance will be effective immediately upon execution with the restrictions imposed herein taking effect at 6:00 AM on March 30, 2020.

WHEREFORE, Ordinance 2020-04 has been **Passed** and **Adopted** by the Town of Hideout.

TOWN OF HIDEOUT

Attest:

Allison Lutes, Town Clerk

EXHIBIT A

(Temporary Restrictions on Building and Construction Sites - English)

Effective immediately, the following restrictions and limitations shall apply to all commercial and residential building and construction work sites within the Town of Hideout:

- Management shall instruct all employees to clean their hands often with an alcohol-based hand sanitizer that contains at least 60-95% alcohol, or wash their hands with soap and water for at least 20 seconds. Soap and water should be used preferentially if hands are visibly dirty.
- Management shall provide soap and water and/or alcohol-based hand rubs on the job site, and shall ensure that adequate supplies are maintained. Place hand rubs in multiple locations to encourage hand hygiene.
- Employees are not to congregate in lunch areas.
- Employees are not to share tools.
- Employees are not to share personal protection equipment ("**PPE**"). Sanitize reusable PPE per manufacturer's recommendation prior to each use. Ensure used PPE is disposed of properly.
- Employees shall utilize disposable gloves where appropriate. Management shall instruct employees to wash hands after removing gloves.
- Management shall disinfect reusable supplies and equipment.
- Management shall identify specific locations and practices for daily trash such as: paper, hand towels, food containers, etc. Instruct workers responsible for trash removal in proper PPE/hand washing practices.
- Management shall provide routine environmental cleaning (doorknobs, keyboards, counters, and other surfaces).
- Employees shall not use a common water cooler. Management shall provide individual water bottles or instruct employees to bring their own.
- Employees shall utilize shoe sanitation tubs (non-bleach sanitizer solution) prior to entering/leaving jobsite.
- Management shall instruct employees to change work clothes prior to arriving home; and to wash clothes in hot water with laundry sanitizer.

- If possible, Management shall not stack trades (authorizing multiple trades to work in same area at same time).
- Employees shall utilize disposable hand towels and no-touch trash receptacles.
- Management shall request additional/increased sanitation (disinfecting) of portable toilets.
- Employees shall avoid cleaning techniques, such as using pressurized air or water sprays that may result in the generation of bioaerosols.
- Management shall ensure, on a daily basis and at the beginning of each shift on the work site, that no employee who presents any symptom of illness consistent with COVID-19 will be permitted to work. Employees who appear to have acute respiratory illness symptoms (i.e. cough, shortness of breath) upon arrival to work or become sick during the day shall be separated from other employees and sent home immediately.