



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
 - [2.](#) Approval of bills to be paid
 - [3.](#) 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
 - [7.](#) 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

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

- 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

Item Attachment Documents:

1. March 12, 2020 Regular Meeting

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
TOWN COUNCIL MEETING
March 12, 2020
6:00 p.m.

TOWN COUNCIL REGULAR MEETING

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Rubin called the meeting to order at 6:00 p.m. on March 12, 2020 at 10860 N. Hideout Trail, Hideout, Utah.

II. ROLL CALL

Town Council Members Present:

Mayor Philip Rubin
Council Member Chris Baier (via telephone)
Council Member Kurt Shadle (via telephone)
Council Member Jerry Dwinell
Council Member Vytas Rupinskas (via telephone)

Staff Present: Town Treasurer Wesley Bingham
Town Administrator Jan McCosh (via telephone)
Town Attorney Dan Dansie
Public Works Kent Cuillard
Town Clerk Allison Lutes

Others Present: Karleen Callahan and Don Blumenthal (via telephone)

III. CLOSED EXECUTIVE SESSION - DISCUSSION OF PENDING OR REASONABLY IMMINENT LITIGATION, PERSONNEL MATTERS, AND/OR SALE OR ACQUISITION OF REAL PROPERTY

Council Member [REDACTED] moved to enter a closed executive session. Council Member [REDACTED] made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None. The motion carried.

At 6:00 p.m., the executive session convened.

At 6:30 p.m., the executive session adjourned.

Mayor Rubin called the public meeting to order at 6:37 p.m.

IV. APPROVAL OF COUNCIL MINUTES

1. February 12, 2020 Minutes

Council Member Dwinell moved to approve the February 12, 2020 minutes. Council Member Rupinskas made the second. Voting Aye: Council Members Baier, Shadle, Dwinell

1 and Rupinskas. Voting Nay: None. The motion carried.
2

3 **2. February 13, 2020 Minutes**

4 Council Member Shadle moved to approve the February 13, 2020 minutes. Council
5 Member Dwinell made the second. Voting Aye: Council Members Baier, Shadle, Dwinell
6 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:

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

21
22 General Fund Budget (page 33): total revenues of \$568,000 exceeded the total budget by
23 \$77,000. The largest increase was found in licenses and permits.

24 Total Expenditures (page 34): \$695,000 which exceeded the final budget by \$96,000.
25 Deficiency of revenue totaled \$126,000. Other Professional Services, largely engineering
26 services made up the largest expenditure. Mayor Rubin noted that many engineering
27 expenses consisted of one-time large expenses, e.g. GIS mapping, IT infrastructure upgrade.

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

35 Water Fund (Page 15): \$515,000 in revenue, approximately \$75,000 over the prior year.
36 Total operating expenses were \$461,000; a key piece of that was attributed to depreciation
37 with \$178,000, as well as a \$116,000 increase in water expense. Total net position \$53,763,
38 While in the positive, it was down from the prior year by approximately \$44,000. Total net
39 position in Water Fund: \$4.5 million.

40 Water Fund Cash Flow (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 Rupinkas 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
5 determine whether the money was owed, due to the accounting practices of the prior Town
6 administration.

7 Findings (Page 39): Ms. Davies walked through each of the audit's findings and
8 recommendations regarding same.

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

17 **2. Continued Public Hearing - Continued discussion and possible adoption of an** 18 **Ordinance regarding an Impact Fee Facilities Plan**

19 Mayor Rubin announced that due to some outstanding independent financial analysis the
20 Council had yet to receive, it was recommended this agenda item be continued to the next
21 regular meeting on April 9.

22 *Council Member Rupinkas moved to continue the public hearing on this agenda item to*
23 *April 9. Council Member Dwinell made the second. Voting Aye: Council Members Baier,*
24 *Shadle, Dwinell and Rupinkas. Voting Nay: None. The motion carried.*

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

26 Mayor Rubin reviewed that Jan McCosh had been working on behalf of the Town Council
27 to build relationships and rapport with other jurisdictions and agencies in the area and to
28 identify a project on which they could collaborate. Ms. McCosh reported that this year, the
29 Utah Outdoor Recreation office was offering a regional project grant for at least \$2 million,
30 and up to \$500,000 match.

31 Ms. McCosh explained this grant presented a way for the Town to piggyback on the trail
32 funds being utilized around the Jordanelle as development progresses. She added she didn't
33 know whether this project would meet the \$2 million threshold, however she would be
34 meeting with Thomas Eddington and Nate Brockbank to work out the details; at a
35 minimum, they expected to match Mr. Brockbank's funds pledged toward trail development
36 in the Deer Springs area. The grant submission is due on March 20, and resident Joe Homan
37 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
40 what the submission would be at this time, however the purpose of this public hearing was
41 to allow anyone to comment.

1 Discussion followed, with Ms. McCosh fielding questions posed by the Council concerning
2 some of the project specifics, e.g. trail location and future maintenance. Ms. McCosh noted
3 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
7 prepare a grant application by March 20. Ms. McCosh agreed that it was possible they
8 wouldn't get to the \$2 million project level, but felt they had a chance with Mr. Brockbank's
9 cooperation.

10 Council Member Rupinkas 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.

13 Following Council discussion, Mayor Rubin stated he recommended supporting this effort
14 to partner with the other entities.

15 At 7:44 p.m., Mayor Rubin opened the meeting for public comment.

16 Karleen Callahan and Don Blumenthal: Ms. Callahan stated that both she and Mr.
17 Blumenthal had extensive scientific grant writing experience and inquired regarding what
18 the upside would be whether the grant was submitted now or waiting until more fully
19 developed and submitting it in the next round. Ms. McCosh responded they were both
20 possible alternatives, however the risk was in the grant not being available if the Town were
21 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**

24 Dan Dansie explained this agreement was a statewide standard for UDOT and other
25 jurisdictions in the state. The purpose was to provide the Town with a license to encroach on
26 certain UDOT-owned properties to install certain facilities, e.g. utility lines. The Town had
27 a prior agreement with UDOT, which UDOT was now terminating to replace with this new
28 agreement. Mr. Dansie stated from a legal standpoint, nothing in his review of the
29 agreement raised any concerns. Ryan Taylor was reviewing the agreement to confirm it
30 complies with engineering standards and industry common practices.

31 A short discussion followed.

32 *Council Member Rupinkas moved to allow the Mayor to move forward assuming there are*
33 *no red flags from the engineer.*

34 Council Member Dwinell amended the motion to state "there are no red flags from the
35 engineer, or Dan Dansie, or anything raised during the negotiation.

36 Council Member Rupinkas amended the motion accordingly. Council Member Dwinell
37 made 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

1 defined as utility lines and related facilities: water, sewer, storm lines, fiber and related tie-
2 in areas. He didn't believe this agreement contemplated everything the Town may plan to do
3 on UDOT property concerning recreational facilities. It was indicated Mayor Rubin would
4 ask for a clarification and confirmation in this regard.

5 *Council Member Rupinkas amended his motion to include a clarification from UDOT*
6 *regarding whether it would include any future trails.*

7 *Motion made by Council Member Rupinkas, Seconded by Council Member Dwinell.*
8 *Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinkas. Voting Nay: None.*
9 *The motion carried.*

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

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

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

23 **6. Approval of Bills**

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

28
29 *'Council Member Rupinkas moved to approve the bills as presented. Council Member*
30 *Dwinell made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and*
31 *Rupinkas. Voting Nay: None. The motion carried.*

32 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.

36 Council Member Dwinell requested the council vacancy be added to the April agenda for
37 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

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

Council Member Dwinell moved to enter a closed executive session to discuss pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition of real property as needed. Council Member Shadle made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinkas. Voting Nay: None. The motion carried.

At 9:05 p.m. the regular meeting adjourned and the executive session convened.

VIII. MEETING ADJOURNMENT

The meeting adjourned at p.m.

Allison Lutes, Town Clerk

Item Attachment Documents:

2. March 17, 2020 Special Meeting

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
TOWN COUNCIL SPECIAL MEETING
March 17, 2020
6:00 p.m.

TOWN COUNCIL SPECIAL ELECTRONIC MEETING

I. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Rubin called the electronic meeting to order at 6:00 p.m. on March 17, 2020.

II. ROLL CALL

Town Council Members Present Electronically:

Mayor Philip Rubin
Council Member Chris Baier
Council Member Kurt Shadle
Council Member Jerry Dwinell
Council Member Vytas Rupinskas (via telephone)

Staff Present: Town Administrator Jan McCosh
Town Attorney Dan Dansie
Public Works Kent Cuillard
Town Clerk Allison Lutes

III. AGENDA ITEMS

1. COVID-19 Health Emergency Discussion

Dan Dansie provided a briefing on the statutory requirements concerning public meetings. While the Town will be able to hold open meetings, it would still be required to provide an anchor site where members of the public wishing to participate could attend. However, the Town could establish a limit of attendees based on current CDC guidelines. Mr. Dansie noted there may be further guidance from the Governor or the county whereby compliance with that portion of the statute may be eased. Discussion followed regarding the logistics and electronic presentation of materials in conducting meetings electronically.

Mr. Dansie advised the best approach would be to pass an ordinance enacting temporary restrictions for the next 90 days. The Council then discussed including a provision to allow the Mayor to amend the provisions, as well as the Council, should the Mayor be unable to do so. Council Member Dwinell also suggested including a provision that County or State guidelines could supersede the provisions.

It was indicated the Council would schedule a special meeting for March 19 at 5:30 pm. to adopt a temporary ordinance concerning meeting restrictions, prior to the Planning Commission meeting scheduled on that date.

1 Discussion turned to Town staff. Council Member Baier suggested the Town pay staff for
2 their full schedule even if they are affected by the virus, either by having to isolate
3 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.

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

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,
18 including staff. Mayor Rubin stated he would have Kent Cuillard take care of that the
19 following day. Mr. Dansie indicated he would draft an ordinance and include a placeholder
20 for the final attendee number.

21 Council Member Baier inquired regarding cleaning and disinfecting Town hall. Mayor Rubin
22 noted he would have a cleaning service come and disinfect. Further, staff will be asked to
23 wipe down surfaces.

24 Next, the Council discussed staff pay during this restricted period. Council Member Baier
25 reiterated she would like to ensure staff will be paid for their full eight hour shift even if
26 circumstances relating to the virus prevent them from doing so, for example if a staff member
27 needed to take a few hours away to care for a family member. Mayor Rubin had no issue
28 with that proposal, given that staff had already been budgeted for a certain number of hours.
29 Council Member Rupinkas added staff should also be paid if the virus rendered them
30 incapable of performing their duties during their scheduled shifts. Council Member Dwinell
31 agreed, however regarding working from home, he felt that should be amended to state that
32 the staff will be given flexible hours, but the expectation would be to attempt to work the full
33 shift. Council Member Baier was agreeable to the suggestion. Discussion ensued regarding
34 budgetary considerations if staff illness extended for a longer period. Dan Dansie advised
35 that any substantive budgetary discussions or the impact to budget and any action taken
36 should be separately noticed for a meeting; however this evening's discussion to continue
37 current staff pay as currently budgeted is allowable.

38 The Council was agreeable to a 30-day period to establish flexible hours, and if an employee
39 is unable to perform a full schedule due to COVID-19 related issues (either self or family-
40 related), then he or she would still be paid. Council Member Rupinkas suggested Jan
41 McCosh or Wes Bingham review what long-term disability insurance options through the
42 State may be available.

1 The Council then discussed and finalized the notice concerning restrictions to be publicly
2 posted. Mayor Rubin stated the notice would be emailed to residents and posted to the Town
3 website, the Utah Public Notice website and NextDoor.

4 A short discussion arose concerning potential resident financial hardships and whether there
5 would be water shut offs. It was indicated this would be handled on a case-by-case basis.
6 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 Rupinkas also offered to participate in the
12 committee.
13

14 **IV. PUBLIC INPUT - FLOOR OPEN FOR ANY ATTENDEE TO SPEAK ON**
15 **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 Rupinkas made the second.*
19 *Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinkas. Voting Nay: None.*
20 *The motion carried.*

21 The meeting adjourned at 7:51 p.m.
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Allison Lutes, Town Clerk

Item Attachment Documents:

3. March 19, 2020 Special Meeting

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
TOWN COUNCIL MEETING
March 19, 2020
5:30 p.m.

TOWN COUNCIL SPECIAL MEETING

I. CALL TO ORDER

Mayor Rubin called the meeting to order at 5:35 p.m. on March 19, 2020.

II. ROLL CALL

Town Council Members Present Electronically:

Mayor Philip Rubin
Council Member Chris Baier
Council Member Kurt Shadle
Council Member Jerry Dwinell
Council Member Vytas Rupinskas (via telephone)

Staff Present: Town Attorney Dan Dansie
Town Clerk Allison Lutes

III. AGENDA ITEMS

1. Consider an ordinance addressing the best way to implement appropriate safety measures in connection with public meetings in light of COVID-19

Dan Dansie discussed the current version of a temporary ordinance enacting certain restrictions on meetings in response to the COVID-19 virus, and the Governor's recent Executive Order. This version incorporates some of the components of the Governor's Executive Order. The Council proceeded to review and edit the ordinance. Discussion arose regarding the conduct of Zoom meetings and the electronic presentation of materials.

Discussion then turned to staffing Town Hall. The Council was in favor or not allowing more than one staff member in the office at any time. Further, staff needed to be provided with the materials to wipe down surfaces. The foregoing would not have to be included within the ordinance but would need to be communicated to the staff. Mayor Rubin stated he would be communicating to the staff.

Council Member Rupinskas moved to adopt Ordinance 2020-03, with the changes discussed this evening (not allowing the public into Town Hall and correction of typos in Sections 2A and 2D). Council Member Dwinell made the second. Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinskas. Voting Nay: None. The motion carried.

1 **IV. MEETING ADJOURNMENT**

2 *Council Member Dwinell moved to adjourn. Council Member Rupinkas made the*
3 *second. Voting Aye: Council Members Baier, Shadle, Dwinell and Rupinkas. Voting Nay:*
4 *None. The motion carried.*

5 The meeting adjourned at 5:55 p.m.
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11 Allison Lutes, Town Clerk
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Item Attachment Documents:

4. March 26, 2020 Special Meeting

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
TOWN COUNCIL MEETING
March 26, 2020
6:00 p.m.

TOWN COUNCIL SPECIAL MEETING

I. CALL TO ORDER

Mayor Rubin called the electronic meeting to order at 6:00 p.m. on March 26, 2020

II. ROLL CALL

Town Council Members Present:

Mayor Philip Rubin
Council Member Chris Baier
Council Member Kurt Shadle
Council Member Jerry Dwinell
Council Member Vytas Rupinskas (arrived at 6:09 p.m.)

Staff Present: Town Attorney Dan Dansie
Town Administrator Jan McCosh
Town Clerk Allison Lutes

Others Present: Nate Brockbank

III. AGENDA ITEMS

1. Update regarding COVID-19 Policies

Mayor Rubin led a discussion to discuss the status of operations at the Town Hall in light of the COVID-19 virus and current restrictions. Staff remote computer access is still not complete, but it should be completed soon. A spouse of one of the employees was feeling unwell. Accordingly, that employee was asked to stay out until confirming the spouse's COVID-19 clearance testing.

Discussion then focused on Summit County's recent tightening of their restrictions and the Town implementing formal guidelines for its construction sites. Concern was expressed with contractors and crews not being fully aware, thus the Council decided to create guidelines to post at the Town Hall and on job sites. The Council felt it vitally important to do its best to make everyone aware. Certain specific guidelines were then discussed, such as making hand sanitizer clearly visible and available, along with signage to keep people distanced.

Council Member Dwinell asked Nate Brockbank for his thoughts on the discussion. Mr. Brockbank felt there were some great ideas shared and he definitely felt the guidelines

1 needed to be implemented. He stated he would ensure all his workers were aware and he
2 would implement the guidelines on Monday (March 23.) Further, he felt the guidelines
3 needed to be posted at each house under construction in both Spanish and English and he
4 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.
7 Mayor Rubin stated he would share feedback from the other contractors on what they were
8 currently doing. Council Member Rupinkas felt the Town should share the guidelines with
9 the Wasatch County Health Department. Council Member Shadle also felt Summit County
10 should be notified that Hideout is conforming to their standards and trying to partner on this
11 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 Rupinkas. Voting Nay: None.*
19 *The motion carried.*
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21 The meeting adjourned at 6:45 p.m.
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Allison Lutes, Town Clerk

Item Attachment Documents:

5. March 27, 2020 Special Meeting

HIDEOUT, UTAH
10860 N. Hideout Trail
Hideout, UT 84036
TOWN COUNCIL MEETING
March 27, 2020
6:45 p.m.

TOWN COUNCIL SPECIAL MEETING

I. CALL TO ORDER

Mayor Rubin called the meeting to order at 6:46 p.m. on March 27, 2020.

II. ROLL CALL

Town Council Members Present:

Mayor Philip Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Vytas Rupinskas

Town Council Members Absent:

Council Member Kurt Shadle

Staff Present: Town Attorney Dan Dansie
Town Clerk Allison Lutes

III. AGENDA ITEMS

1. Adopt ordinance to approve additional COVID-19 health guidelines for construction sites

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.

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.

1 **IV. MEETING ADJOURNMENT**

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

5 The meeting adjourned at 7:05 p.m.
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11 Allison Lutes, Town Clerk
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Item Attachment Documents:

2. Approval of bills to be paid

4/9/2020				
	<u>General Town Expenses</u>			<u>Budgeted</u>
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	
15	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	
19	Tech Logic	Fix Computer Issues	200.00	
20	Tech Logic	Monthly service	585.00	
21	Thyssenkrupp Elevator	Maintenance		
22	Town of Hideout	Utilities	107.60	
23	Utah Local Govts Trust	Workers Comp Insurance (Annual)	2,193.58	
24	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
27				57,990.00
28		<u>Expenses Passed Through</u>		
29	Integrated Planning & Design	Plan review	2,125.00	
30	Park Record	Public noticing	132.30	
31	Rick Gines	Inspections		
32	T-O Engineers	Inspections	8,188.25	
33	T-O Engineers	Pass through expenses billed	9,456.25	
34	York Howell & Guymon	Legal representation - pass through charges billed	331.00	
35	Wind River Construction & Dev.	HDPE Sewer Repair	2,135.00	
36		Total Expenses Passed Through		20,232.80
37				
38		TOTAL GENERAL FUND EXPENSES FOR APPROVAL	52,550.29	50,415.29
39				
40		<u>Expenses from Enterprise Funds</u>		
41	Clyde Snow	Water matters	2,342.50	
42	Dakody Gines	Sewer/water maintenance & repair	1,250.00	
43	Rick Gines	Water maintenance & repair	1,000.00	
44	Jordanelle SSD	Sewer	3,403.39	
45	Jordanelle SSD	Water	20,812.50	
46	Summit Co Health Dept	Water testing	60.00	
47	T-O Engineers	Engineering	1,052.50	
48		TOTAL ENTERPRISE EXPENSES FOR APPROVAL		29,920.89
				59,900.00

Item Attachment Documents:

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

2. **Applicability of Act.** It is the intent of the Town of Hideout that the assessment and collection of Impact Fees pursuant to this Ordinance 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. **Impact Fees Facilities Plan Adopted.** 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. **Establishment of Service Areas.** 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 **Exhibit A.**

5. **Impact Fees Imposed.** 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 **Exhibit A.**

6. **Collection of Impact Fees.** 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. Adjustment of Impact Fees by the Town. 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. Calculation of Impact Fees on Particular Developments. 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. Reimbursements Authorized. 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. Repeal of Conflicting Provisions. Any provision of the Town Code addressing Impact Fees, including, without limitation, Title 1A, Chapter 10, is hereby repealed.

12. Clerk to Update Code and Fee Schedule. 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.

13. Effective Date. 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

EXHIBIT A

IMPACT FEE FACILITIES PLAN

Item Attachment Documents:

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



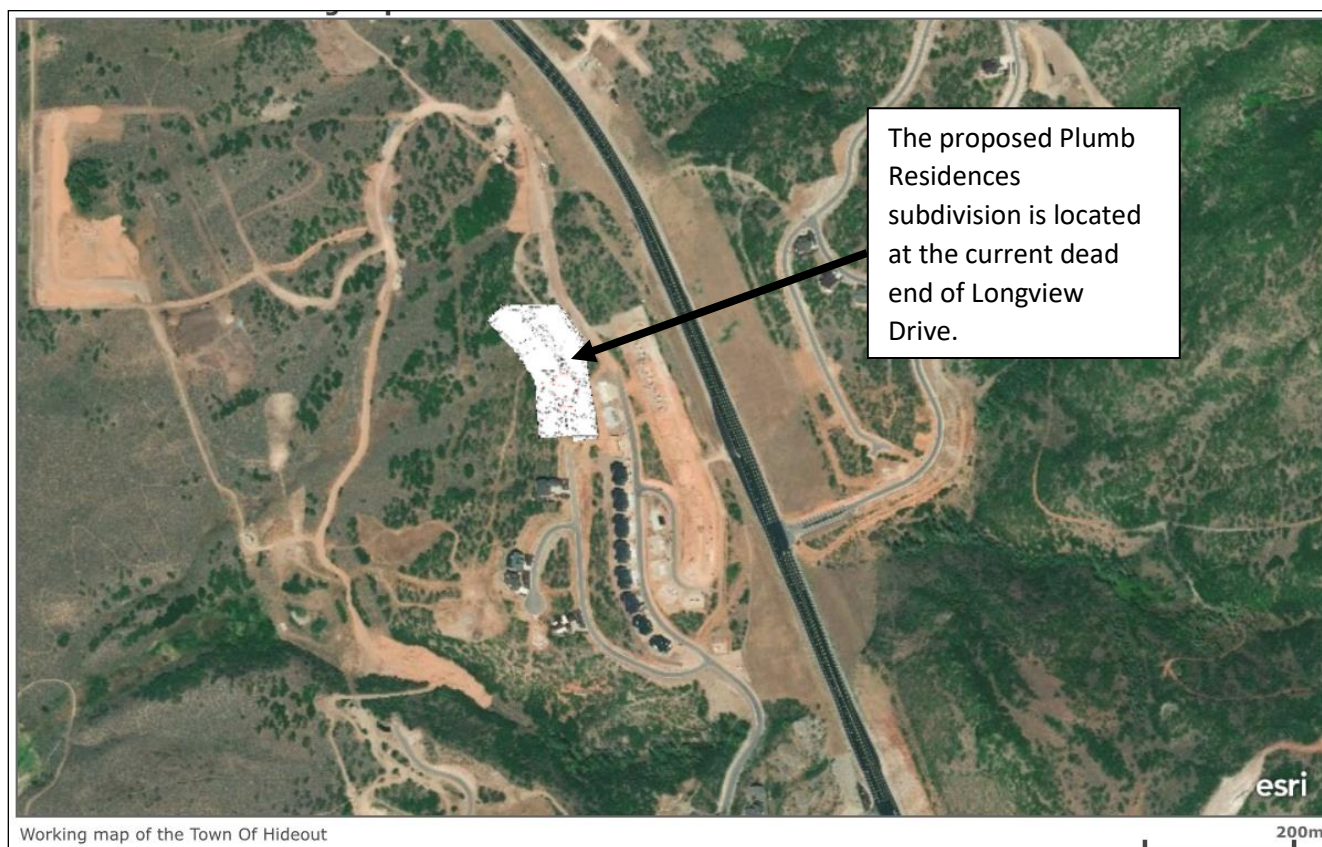
T.O. ENGINEERS

**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).



**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 Number	Lot Size (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.

RECOMMENDATION:

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

HIDEOUT CANYON PHASE 6 RESIDENTIAL PLAT

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

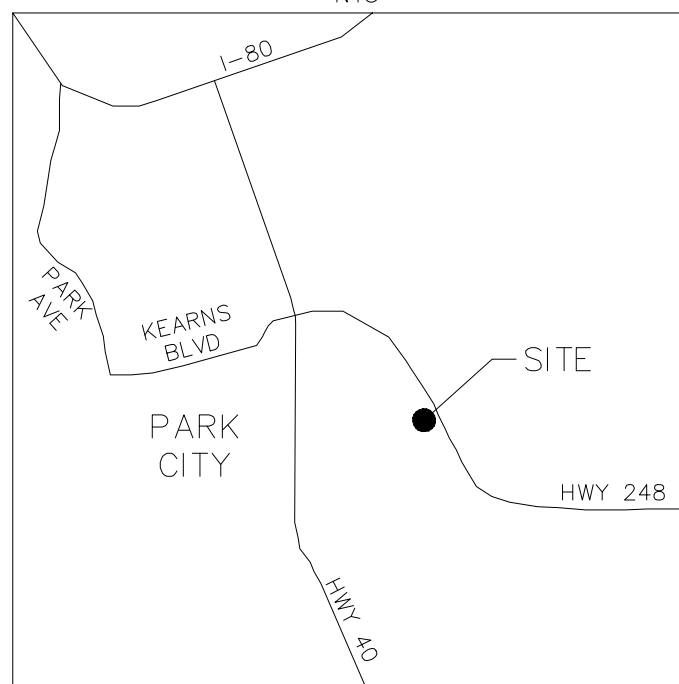


0 40' 80'
SCALE: 1" = 40'

LEGEND

- BOUNDARY LINE
- DEED AND ADJACENT SUBDIVISIONS
- PUBLIC UTILITY EASEMENT (PUE)
- BUILDING SETBACK
- SECTION MONUMENT
- SNOW STORAGE EASEMENT

VICINITY MAP



NOTES:

- THE PROPERTY IS LOCATED IN "ZONE X" FLOOD PLAIN.
- POND AND OUTFLOW SWALE SHALL BE MAINTAINED ON LOT 2.
- POWERLINE EASEMENT REMOVAL
ENTRY _____
BOOK _____
PAGE _____

LOT	ADDRESS
1	696 EAST LONGVIEW DRIVE
2	688 EAST LONGVIEW DRIVE
3	691 EAST LONGVIEW DRIVE
4	699 EAST LONGVIEW DRIVE

SURVEYOR'S CERTIFICATE

I, C. DAVID MCKINNEY DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5251295 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS TO BE KNOWN AS HIDEOUT CANYON PHASE 6 RESIDENTIAL PLAT, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

C. DAVID MCKINNEY
LIC. 5251295



BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF HIDEOUT CANYON PHASE 5 RESIDENTIAL PLAT AS RECORDED IN THE OFFICE OF THE WASATCH COUNTY RECORDER, WHICH IS NORTH 2010.89 FEET, AND WEST 1626.92 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN (BASIS OF BEARING IS NORTH 0°06'03" WEST 2597.65 FEET MEASURED ALONG THE SECTION LINE BETWEEN THE WASATCH COUNTY SURVEY MONUMENTS FOUND MARKING THE EAST QUARTER CORNER AND THE NORTHEAST CORNER OF SECTION 20), AND RUNNING THENCE SOUTH 85°03'28" WEST 146.67 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE NORTH 05°13'06" WEST 251.08 FEET; THENCE NORTH 32°58'51" WEST 143.46 FEET; THENCE NORTH 44°16'21" WEST 127.58 FEET; THENCE NORTH 39°46'43" WEST 56.37 FEET; THENCE NORTH 43°58'18" EAST 90.49 FEET; THENCE NORTH 89°22'50" EAST 247.37 FEET; THENCE SOUTH 35°05'34" EAST 179.70 FEET; THENCE SOUTH 08°58'04" EAST 374.64 FEET; THENCE SOUTH 03°31'31" EAST 54.49 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF HIDEOUT CANYON PHASE 5 RESIDENTIAL PLAT; THENCE SOUTH 85°03'28" WEST 101.66 FEET ALONG SAID NORTH BOUNDARY LINE; THENCE NORTH 04°56'32" WEST 20.04 FEET ALONG SAID NORTH BOUNDARY LINE TO THE POINT OF BEGINNING.

CONTAINS 3.64 ACRES AND 4 LOTS.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT _____, THE UNDERSIGNED OWNER(S) OF THE HEREON DESCRIBED TRACT OF LAND HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS, AND EASEMENTS AS SHOWN ON THE PLAT, AND NAME SAID TRACT: HIDEOUT CANYON PHASE 6 RESIDENTIAL PLAT AND HEREBY DEDICATE, GRANT AND CONVEY TO THE TOWN OF HIDEOUT, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO DEDICATE TO THE TOWN OF HIDEOUT, UTAH, THOSE CERTAIN STRIPS AS EASEMENTS FOR PUBLIC UTILITIES AS SHOWN HEREON, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY LINES.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, A.D. 20__.

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF WASATCH } S.S.
ON THE ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME _____ WHO BEING DULY SWORN DID ACKNOWLEDGE TO ME THAT HE/SHE/THEY IS/ARE THE OWNER(S) OF THE DESCRIBED PROPERTY WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE FOREGOING PLAT WAS SIGNED ON BEHALF OF SAID ENTITY AND ACKNOWLEDGED TO ME THAT SAID ENTITY EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

HIDEOUT CANYON PHASE 6 RESIDENTIAL PLAT

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

WASATCH COUNTY RECORDER

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

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

FEE _____
WASATCH COUNTY RECORDER

HORROCKS
ENGINEERS

2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

THE TOWN OF HIDEOUT PLANNING COMMISSION

APPROVED THIS ____ DAY OF _____, 20__ BY THE PLANNING DIRECTOR.

CHAIRMAN, PLANNING COMMISSION

APPROVAL AS TO FORM

APPROVED THIS ____ DAY OF _____, 20__ BY THE TOWN OF HIDEOUT ATTORNEY.

ATTORNEY, THE TOWN OF HIDEOUT

THE TOWN OF HIDEOUT ENGINEERING

APPROVED THIS ____ DAY OF _____, 20__ WITH THE FOLLOWING CONDITIONS: _____

DIRECTOR, ENGINEERING DEPARTMENT

ADMINISTRATIVE

THE TOWN OF HIDEOUT APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL EASEMENTS FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS ____ DAY OF _____, 20__ SUBJECT TO THE FOLLOWING CONDITIONS: _____

MAYOR, TOWN OF HIDEOUT ATTEST: _____
(TOWN CLERK)

WASATCH COUNTY

APPROVED THIS ____ DAY OF _____, 20__ BY THE COUNTY SURVEYOR.

COUNTY SURVEYOR

Item Attachment Documents:

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



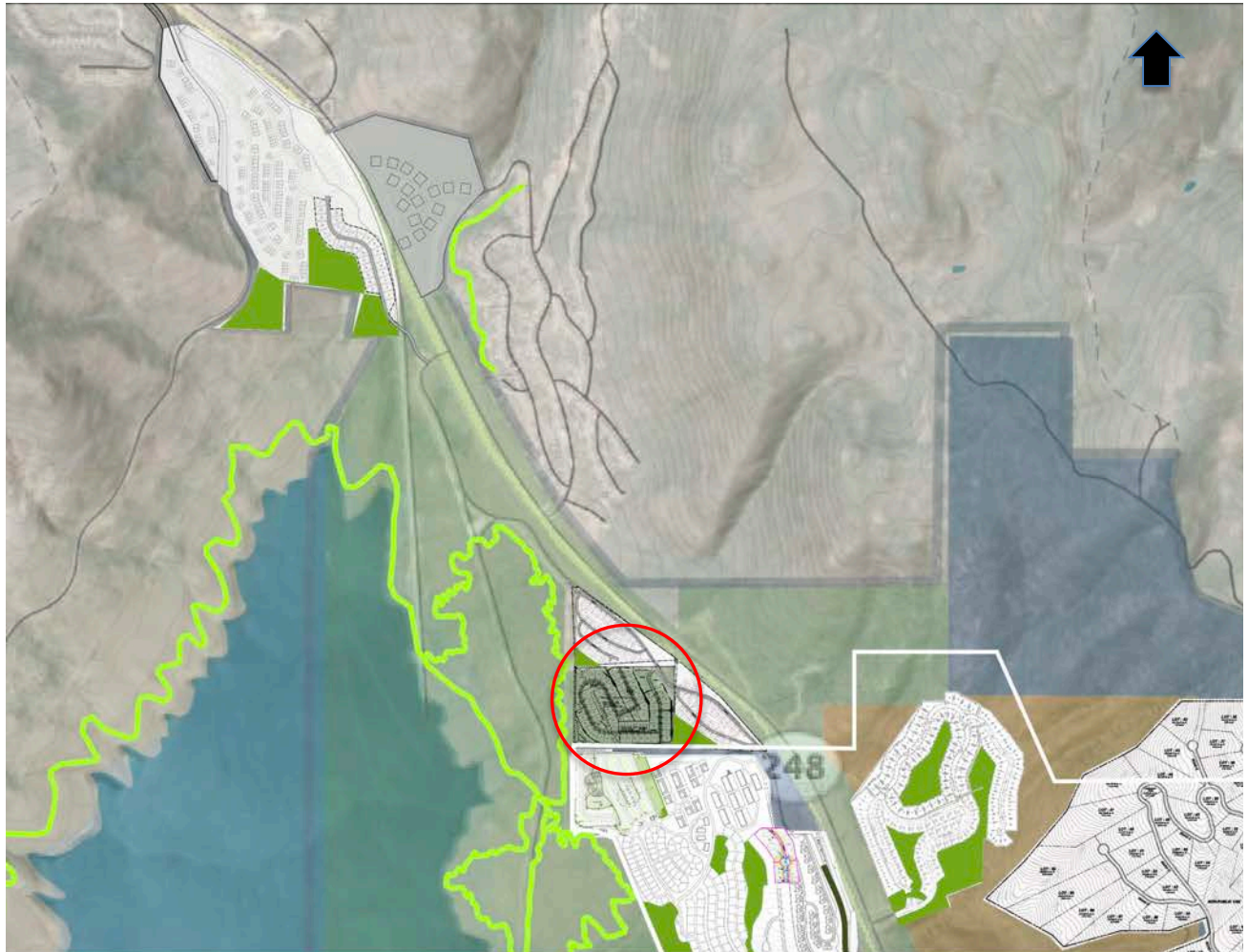
Map of Proposed Subdivision and Surrounding Area

Proposed Subdivision Layout



North ↑

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.

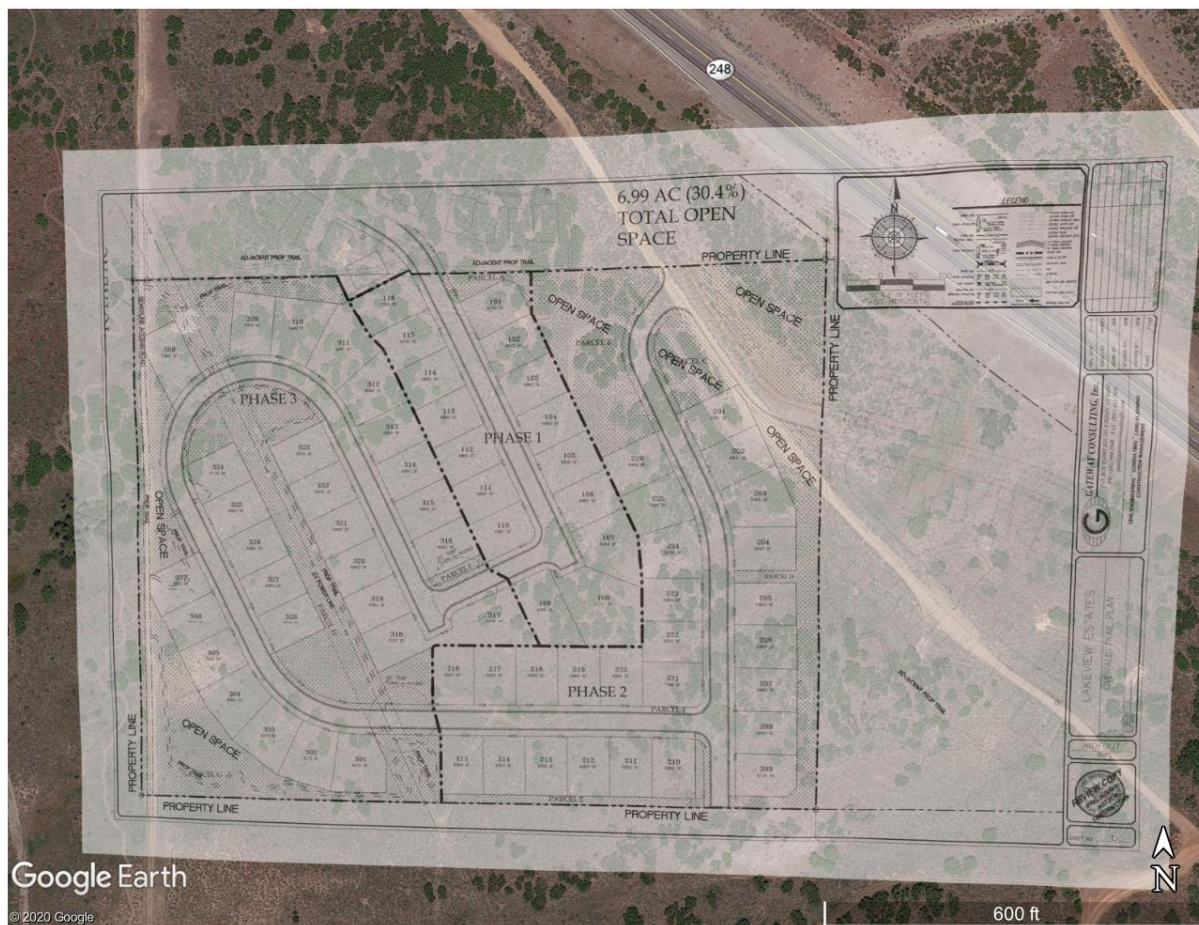


Staff Report Town of Hideout Planning Commission

Date: March 12, 2020
Applicant: Holmes Homes Lakeview 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.



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. Phase III consists of the remaining lots and connects 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.

RECOMMENDATION:

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:

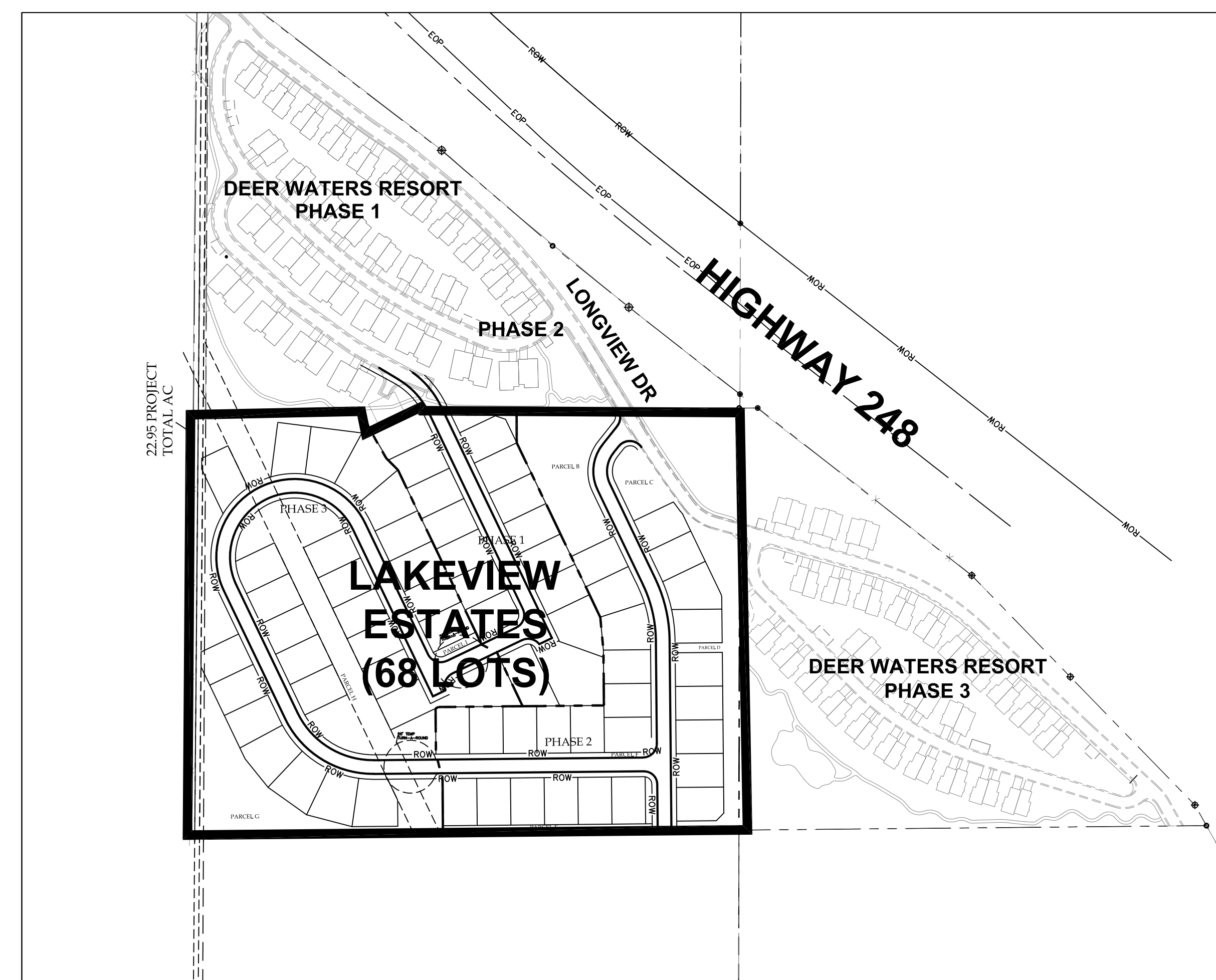
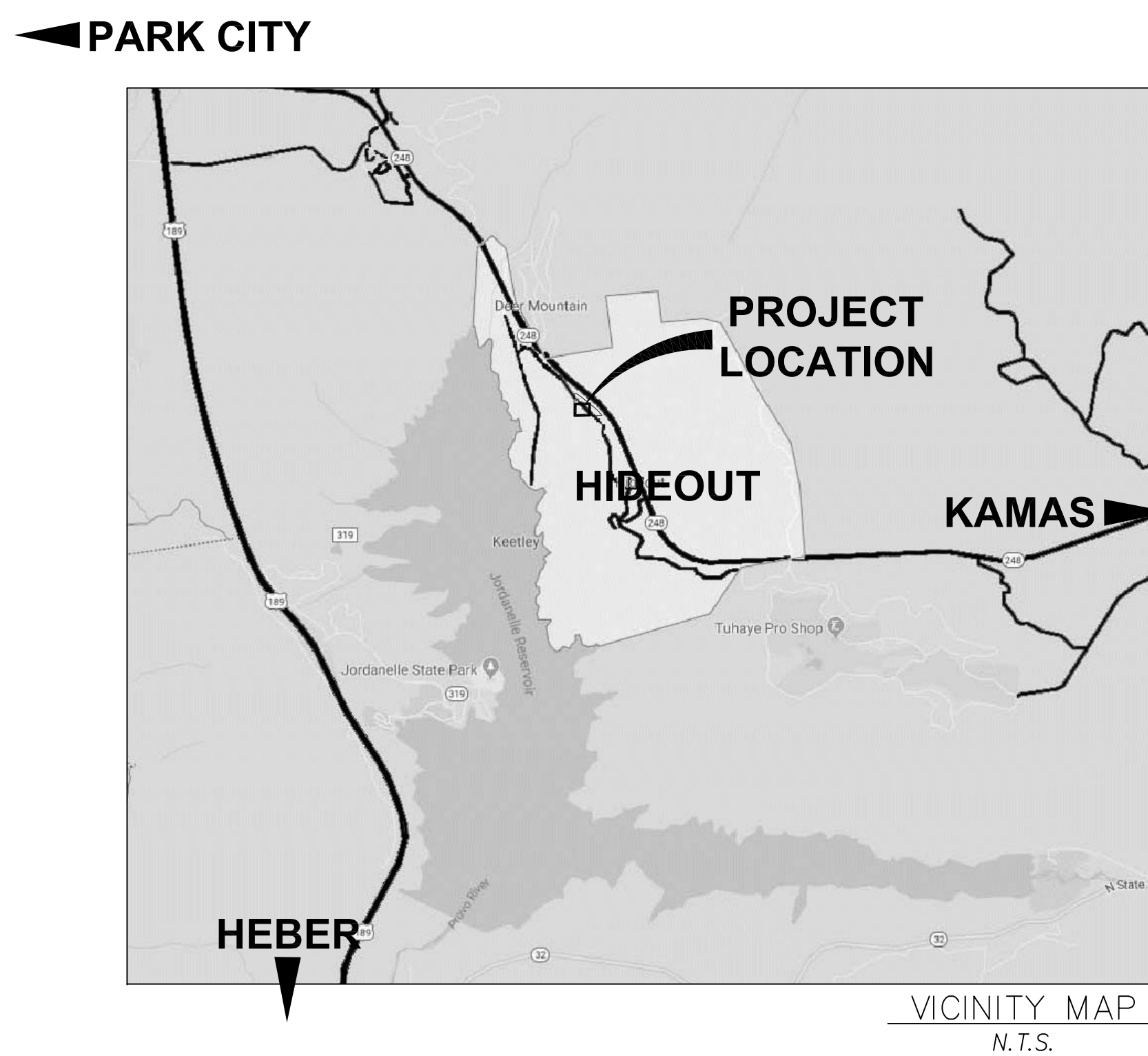
1. *The Final Plan set be submitted for a more thorough and detailed review of all infrastructure plans.*
2. *A letter be submitted at Final from a Wetlands Ecologist addressing whether or not the plans adequately manage the drainage channel mapped through this property.*
3. *Will-serve letters from 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

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

PRELIMINARY



VICINITY MAP
N.T.S.

FEBRUARY 29, 2020

1	TITLE SHEET
1A	PROJECT NOTES
N/A	PLATS
2	EXISTING SITE AND DEMO PLAN
3	OVERALL PROJECT SITE PLAN
4	CONSTRAINTS and SETBACKS MAP
5	DRAINAGE MAP
6	TRAIL PLAN
7	RETAINING WALL PLAN

U1	CULINARY WATER UTILITY PLAN
U2	SANITARY SEWER UTILITY PLAN
U3	STORM WATER UTILITY PLAN
U4	PROPOSED DRY UTILITIES

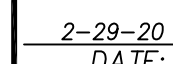
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
ER1-ER2	EROSION CONTROL DETAILS

DETAIL SHEETS	
D1	ROADWAY DETAILS
D2	WATER LINE DETAILS
D3	SANITARY SEWER DETAILS
D4	STORM DRAINAGE DETAILS
D5-D6	DETENTION POND DETAILS

[illegible]

P.O. BOX 951005 SOUTH JORDAN, UT 84095
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paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**



DATE: 2-29-20

PROJECT:	1-TITLE FILE:
----------	------------------

SHEET NO. 1

[illegible]

		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 CONSTRUCTION MANAGEMENT	
		ORIG. DATE: 7-1-19		NO. _____	
		SURVEY BY: HAWKES		DATE _____	
		DRAWN BY: GPW		DESCRIPTION _____	
		DESIGNED BY: GPW		_____	
CHECKED BY: GPW		_____			
SCALE: 1"=50'		_____			

LAKEVIEW ESTATES EXISTING CONDITIONS DEMOLITION PLAN		2-7-20 PLOT DATE
--	--	---------------------

HIDEOUT TOWN



SHEET NO. 2
--

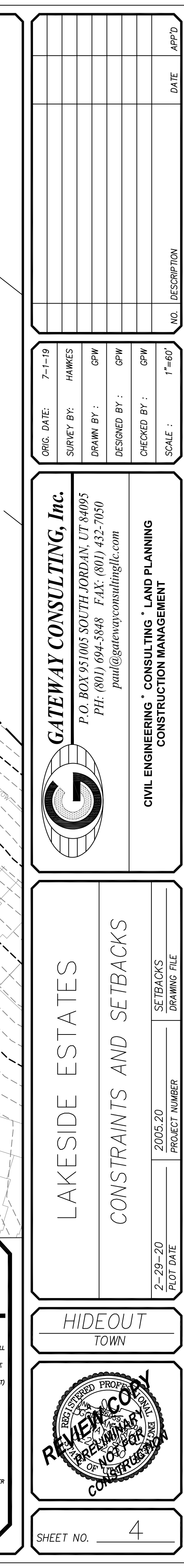
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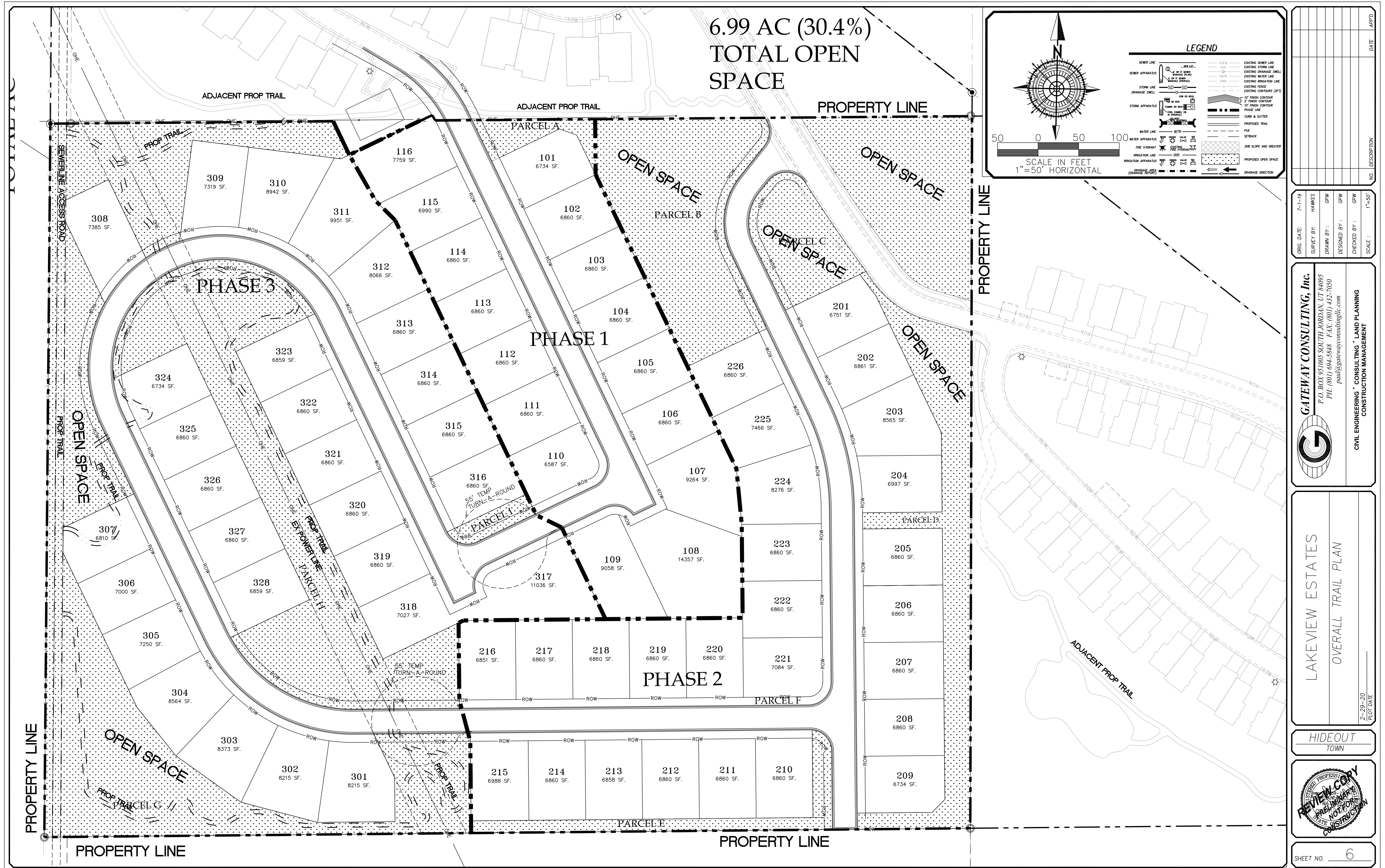
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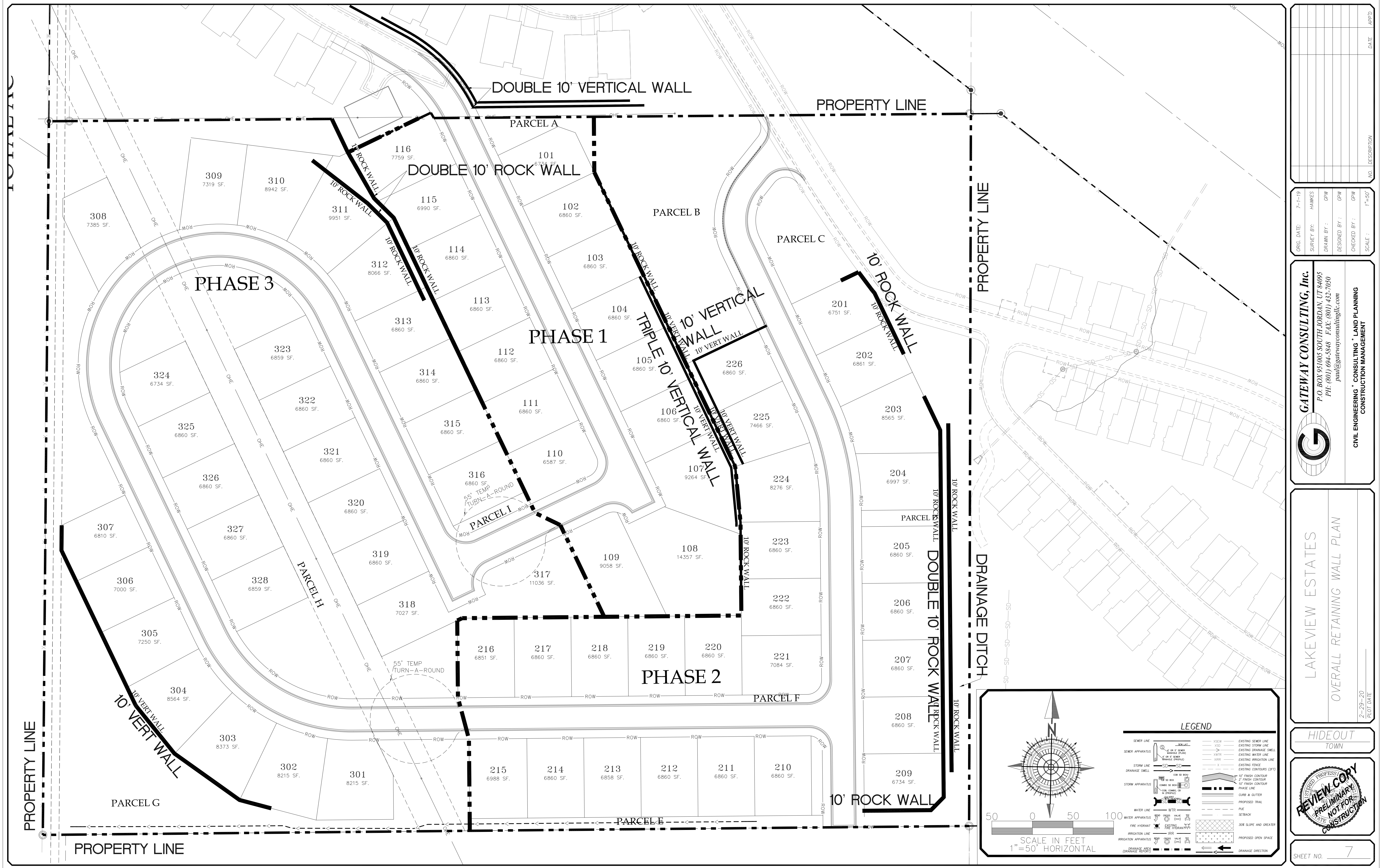
PHASE 3

LEGEND

SCALE IN FEET
1"=60' HORIZONTAL







DATE

APPROVED

NO.

DESCRIPTION

7-1-19

HAWKES

GFW

GFW

GFW

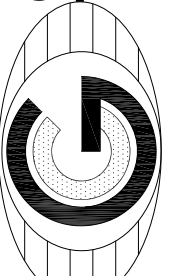
DESIGNED BY :

CHECKED BY :

SCALE :

1"=50'

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

LAKEVIEW ESTATES

OVERALL RETAINING WALL PLAN

2-29-20
PLOT DATE

HYDROLOGIST

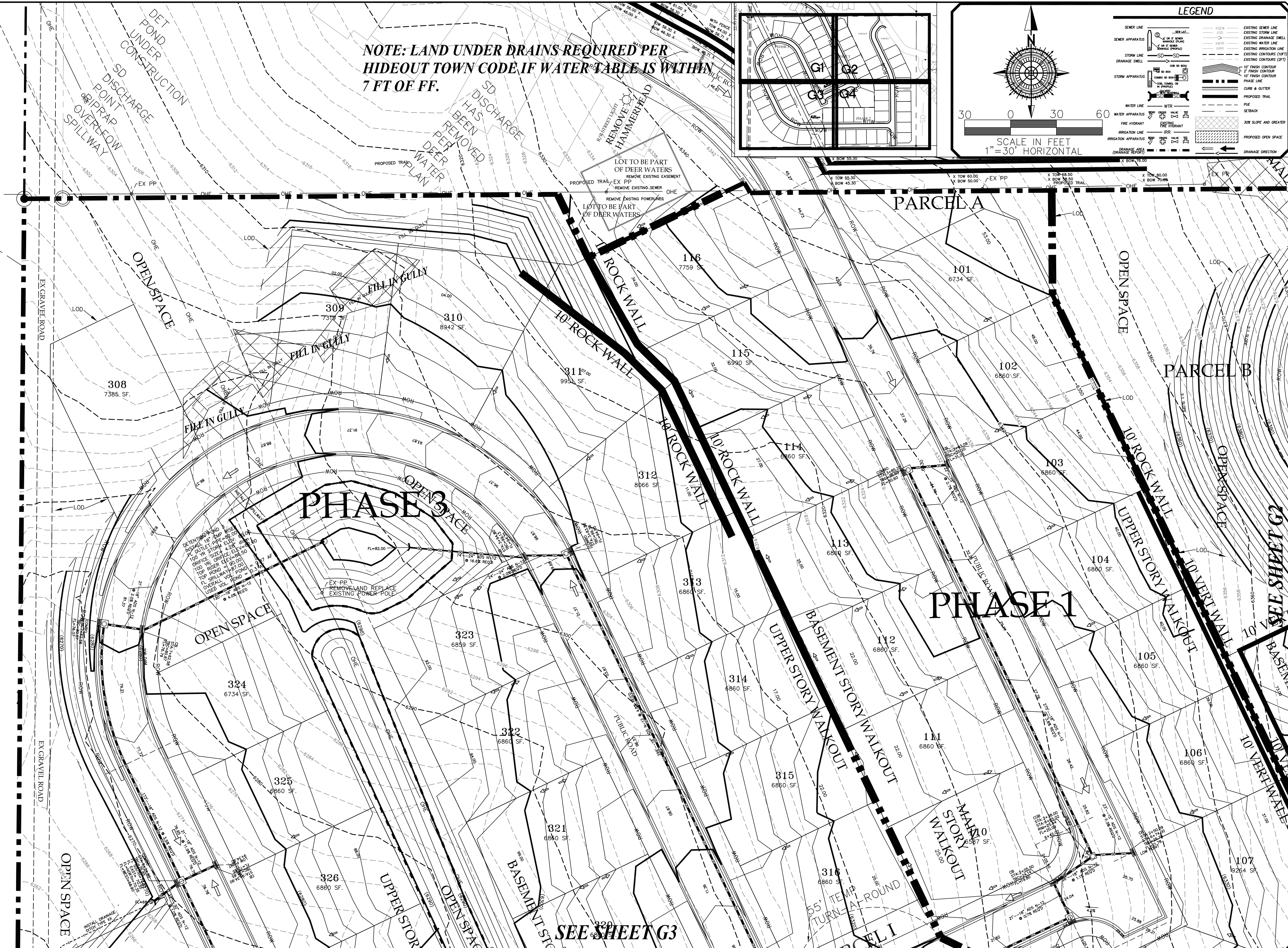
REGISTERED PROFESSIONAL

PRELIMINARY

NOT FOR CONSTRUCTION

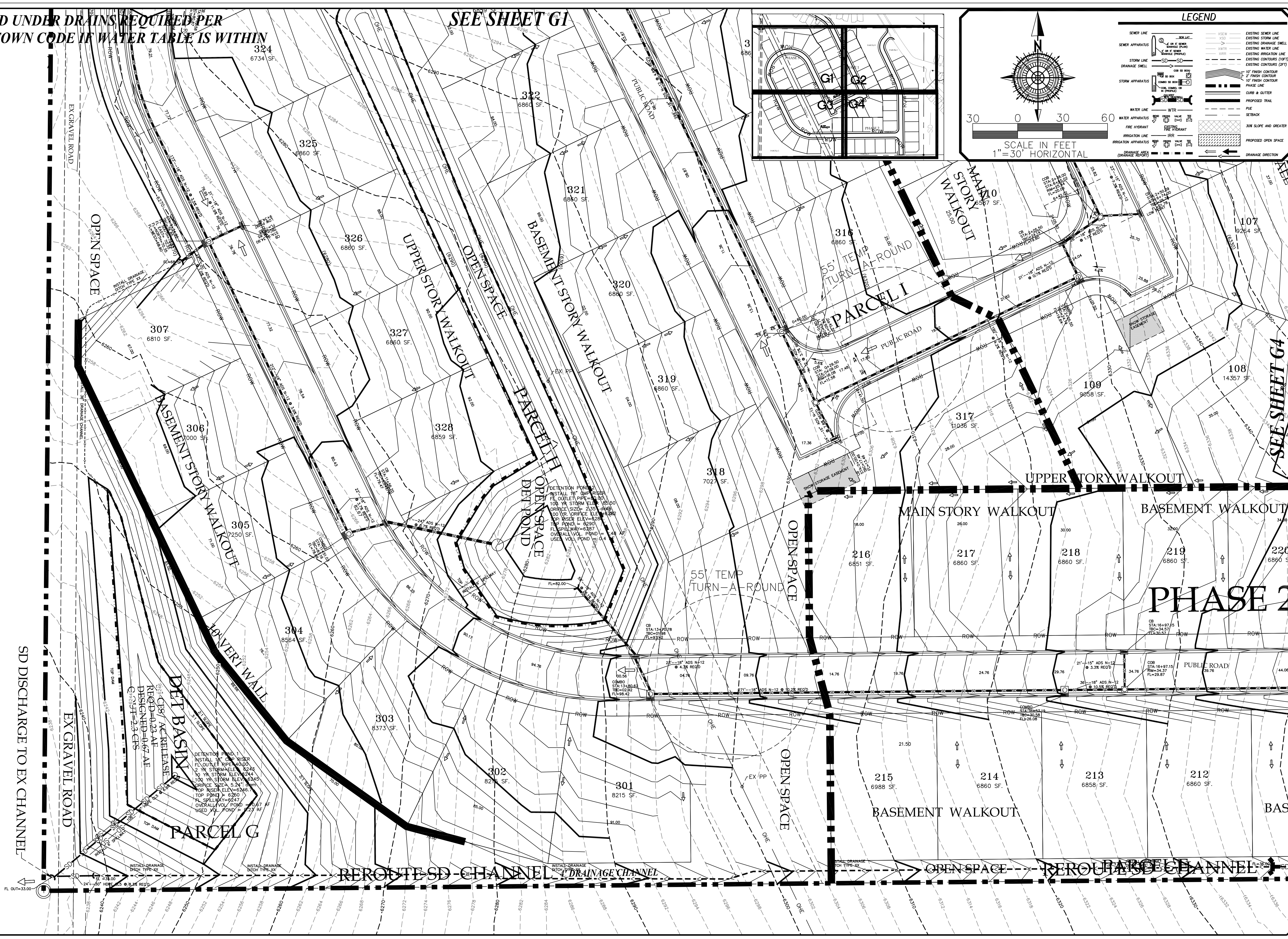
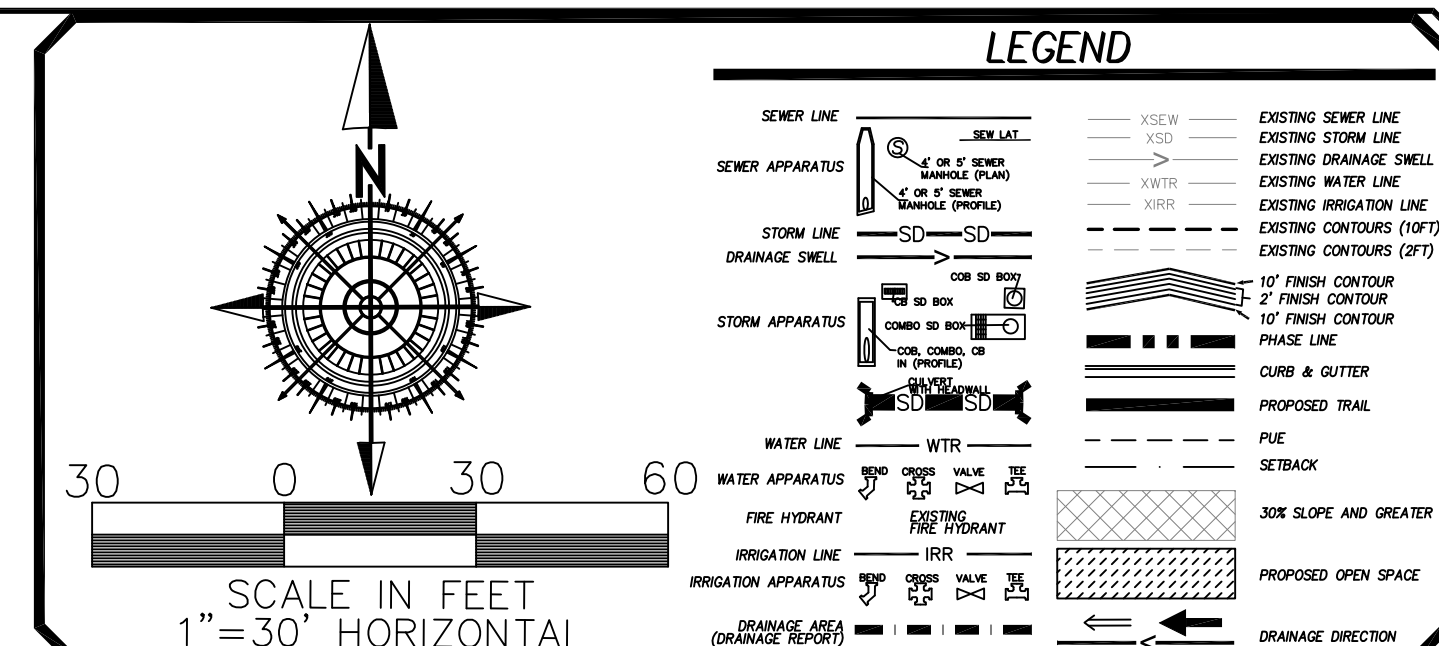
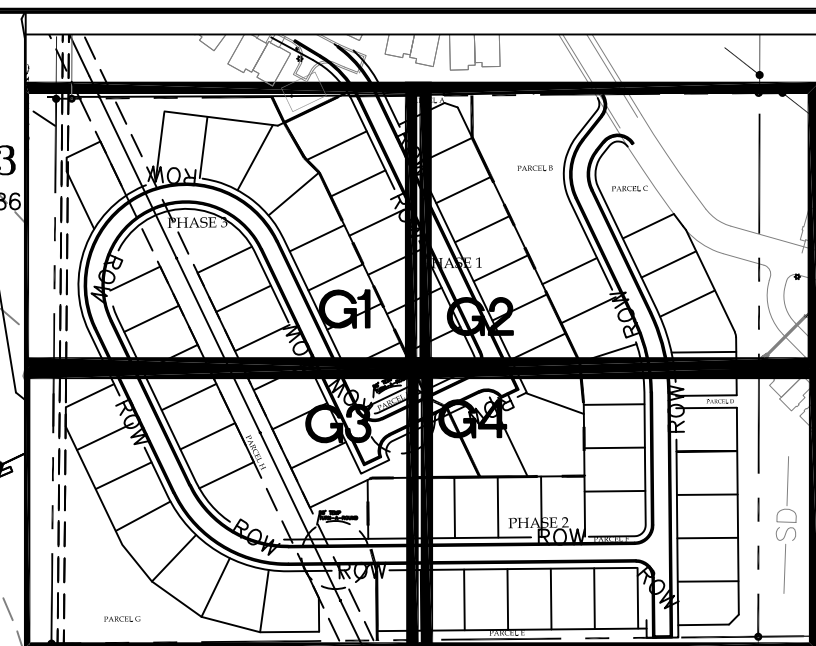
SHEET NO. 7

22.95 PROJECT
TOTAL AC



**NOTE: LAND UNDER DRAINS REQUIRED PER
HIDEOUT TOWN CODE IF WATER TABLE IS W
7 FT OF FF.**

SEE SHEET G1

[illegible]

ORIG DATE:	7-1-19
SURVEY BY:	HAWKES
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'

GATEWAY CONSULTING, Inc.
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mailto:gatewayconsulting@tc.com

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

LAKEVIEW ESTATES

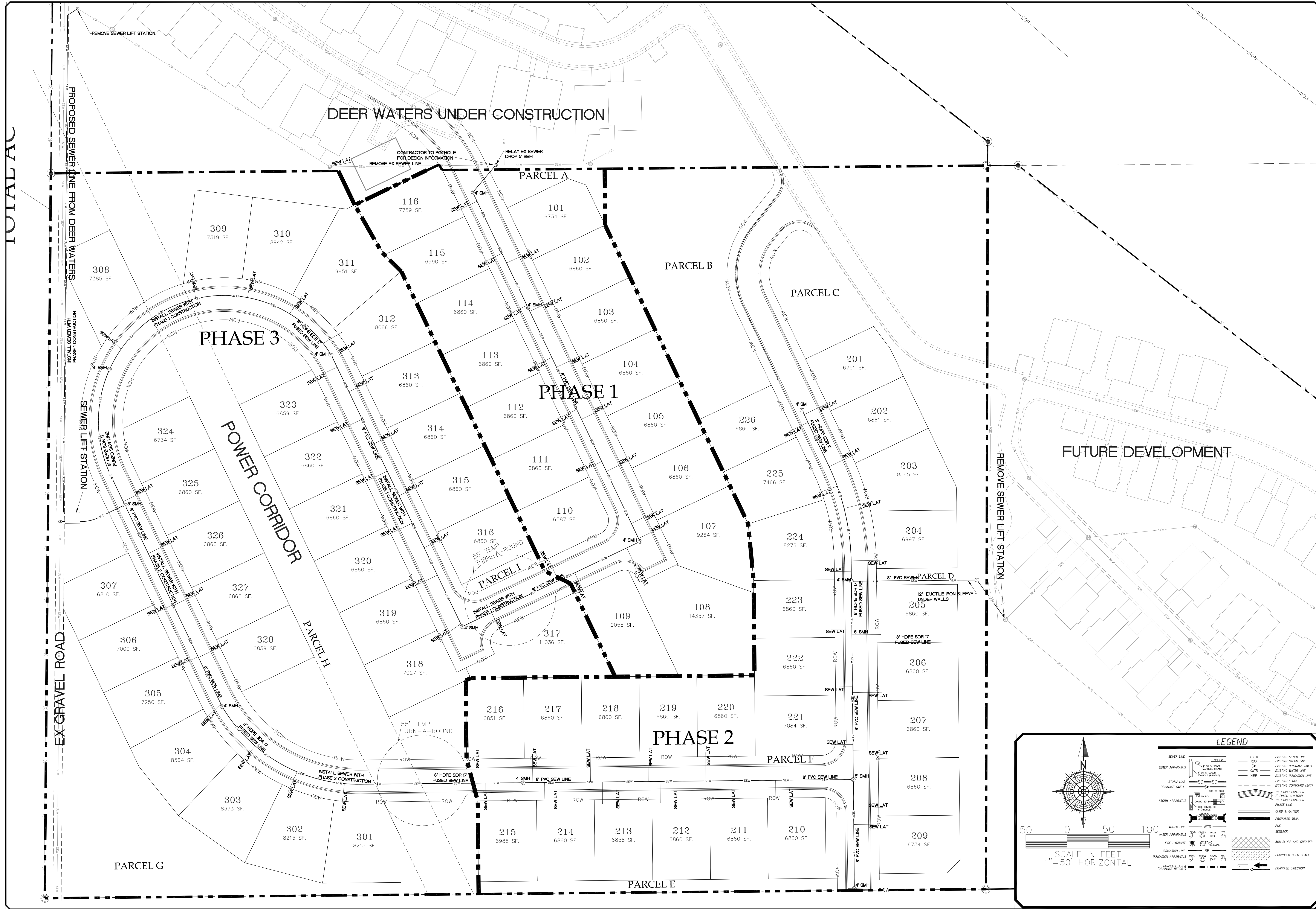
GRADING 1"=30'

2-29-20
PLOT DATE:

HIDEOUT
TOWN

REGISTERED PROFESSIONAL
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. G3



DATE: 7-1-19

SURVEY BY: GFW

DRAWN BY: GFW

DESIGNED BY: GFW

CHECKED BY: GFW

SCALE: 1"=50'

NO.

DESCRIPTION

DATE

APP'D

GATEWAY CONSULTING, Inc.

P.O. BOX 951005 SOUTH JORDAN, UT 84095

PH: (801) 694-5848 FAX: (801) 432-7050

paull@gatewayconsultingllc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING

CONSTRUCTION MANAGEMENT

IROQUOIS PH 5 LOT 7

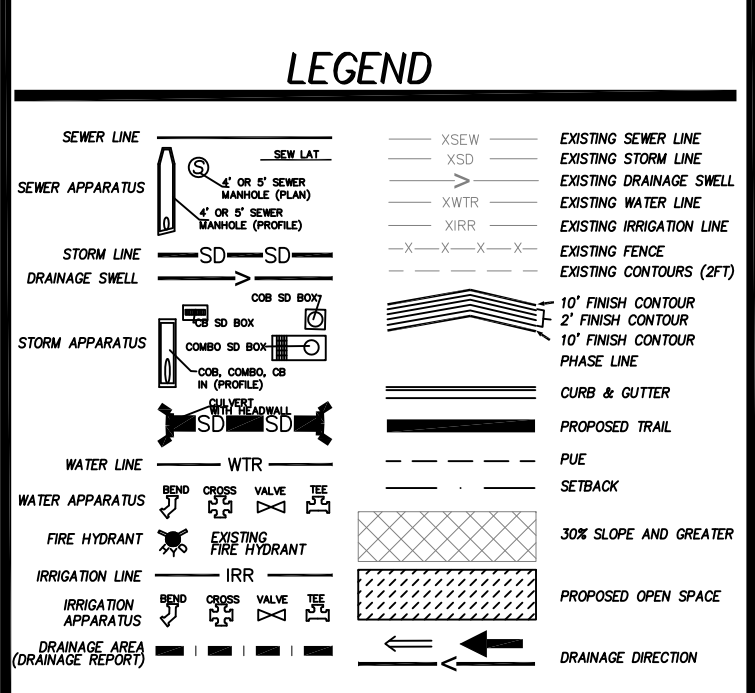
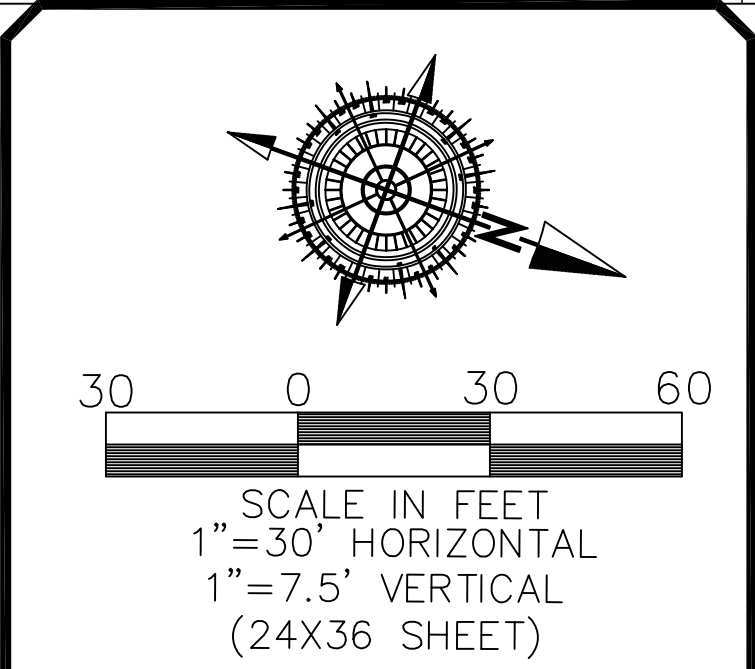
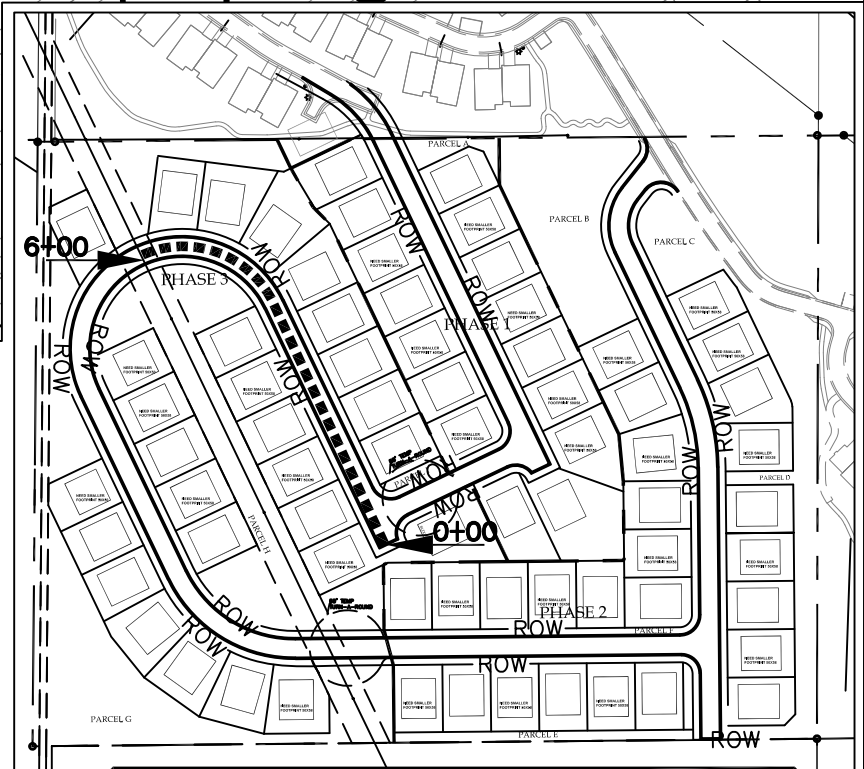
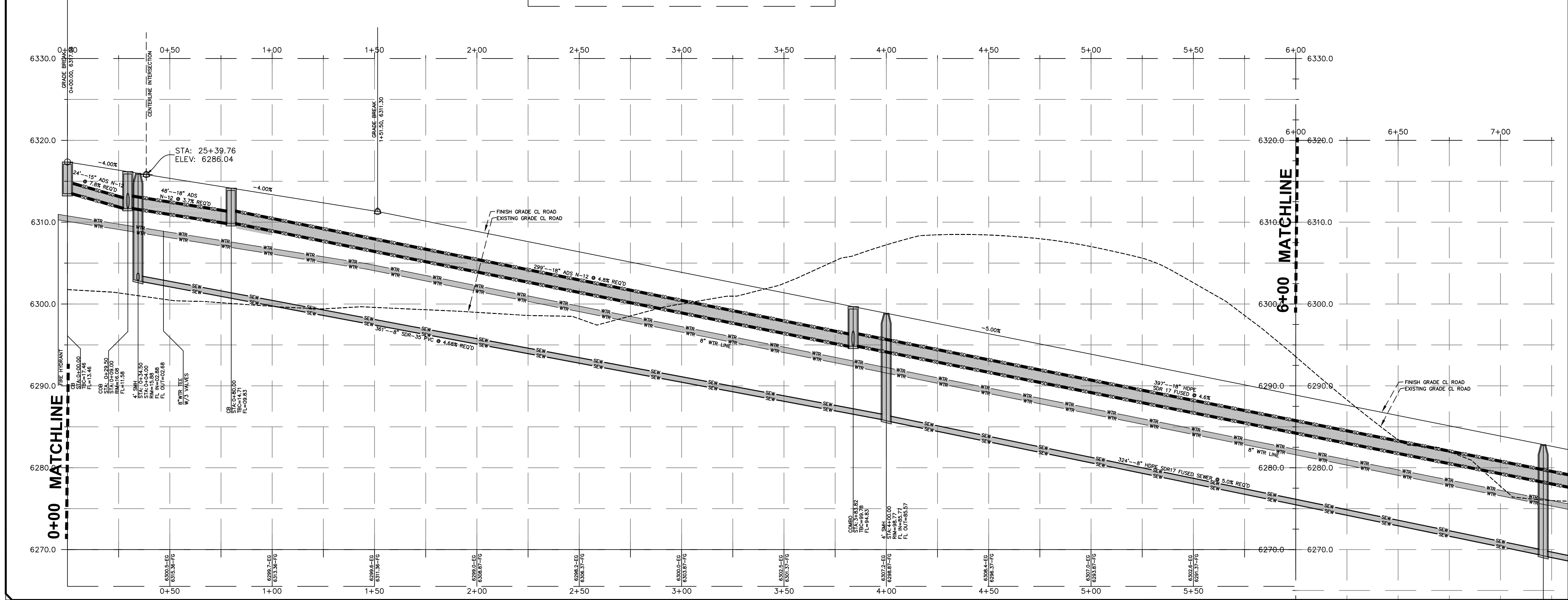
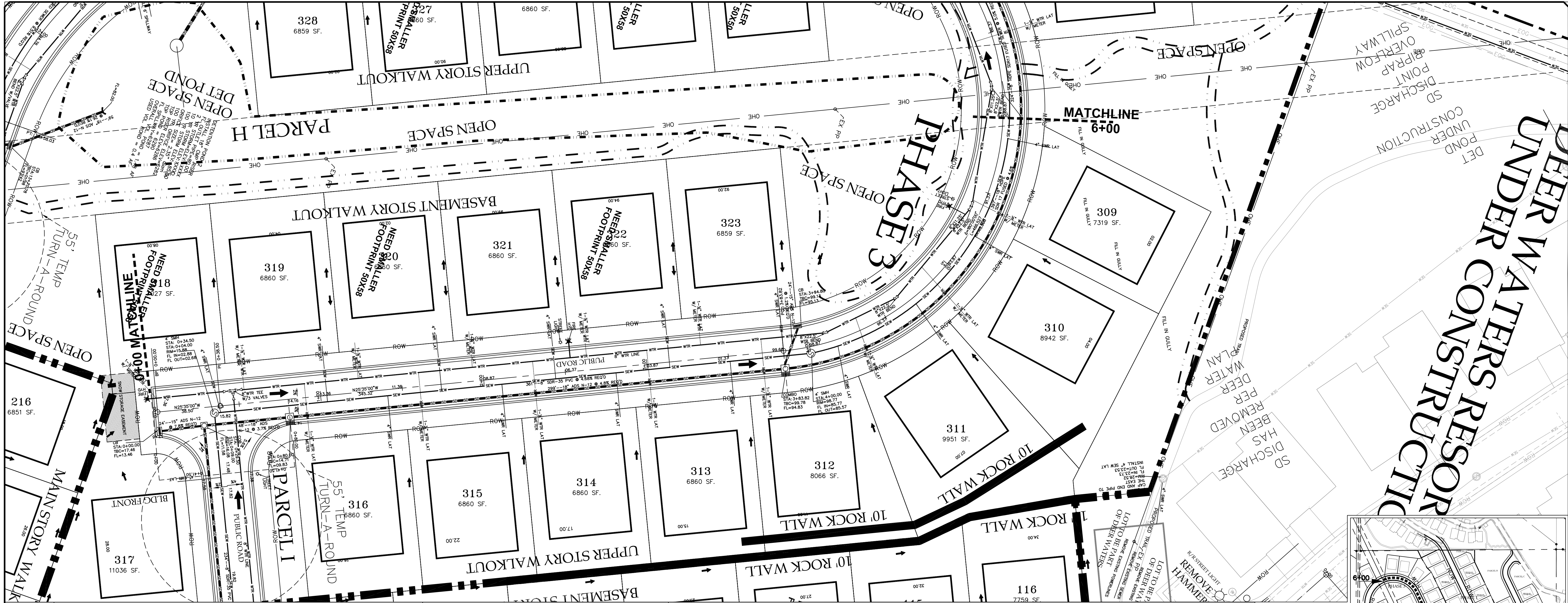
OVERALL SEWER UTILITY SHEET

PRINT DATE: 2-29-20

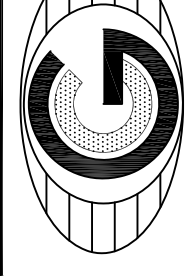
HIDEOUT TOWN

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. U2



ORIG. DATE:	7-1-19																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															</
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GATEWAY CONSULTING, Inc.
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paul@gatewayconsultinginc.com

CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

LAKEVIEW ESTATES


PLAN and PROFILE

ROAD 4B

STA: 0+00 to 6+00

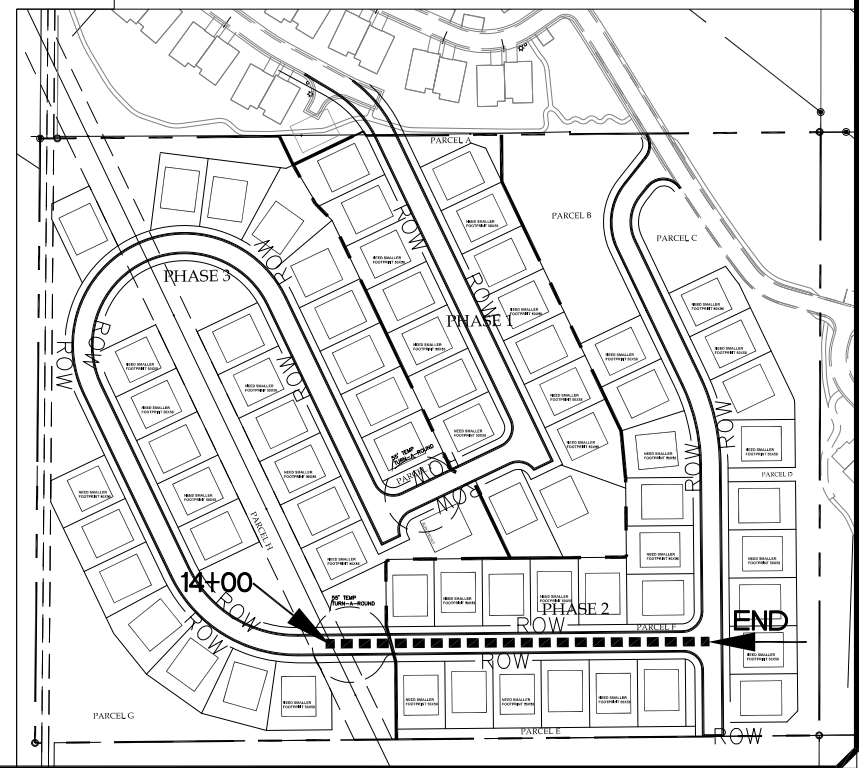
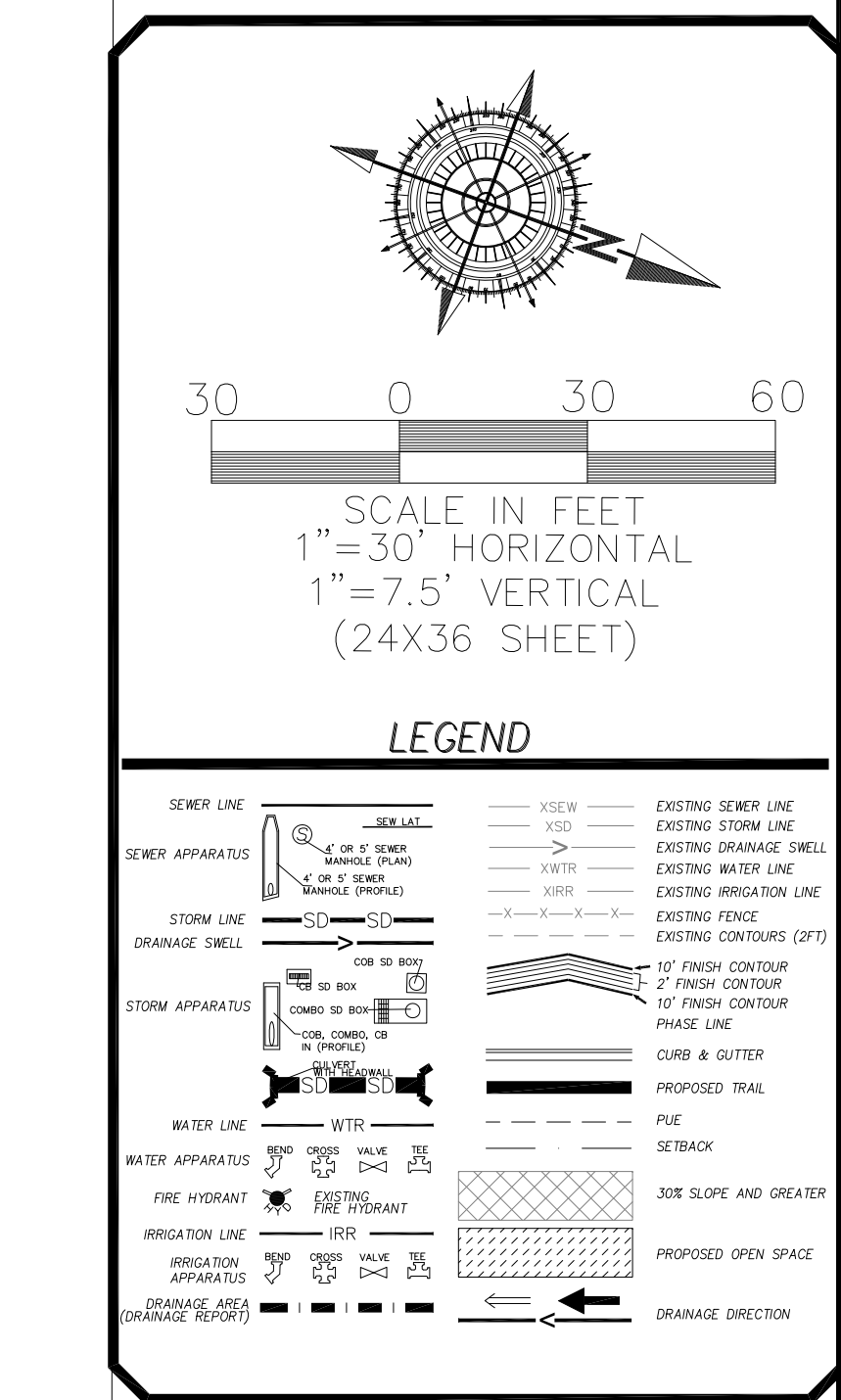
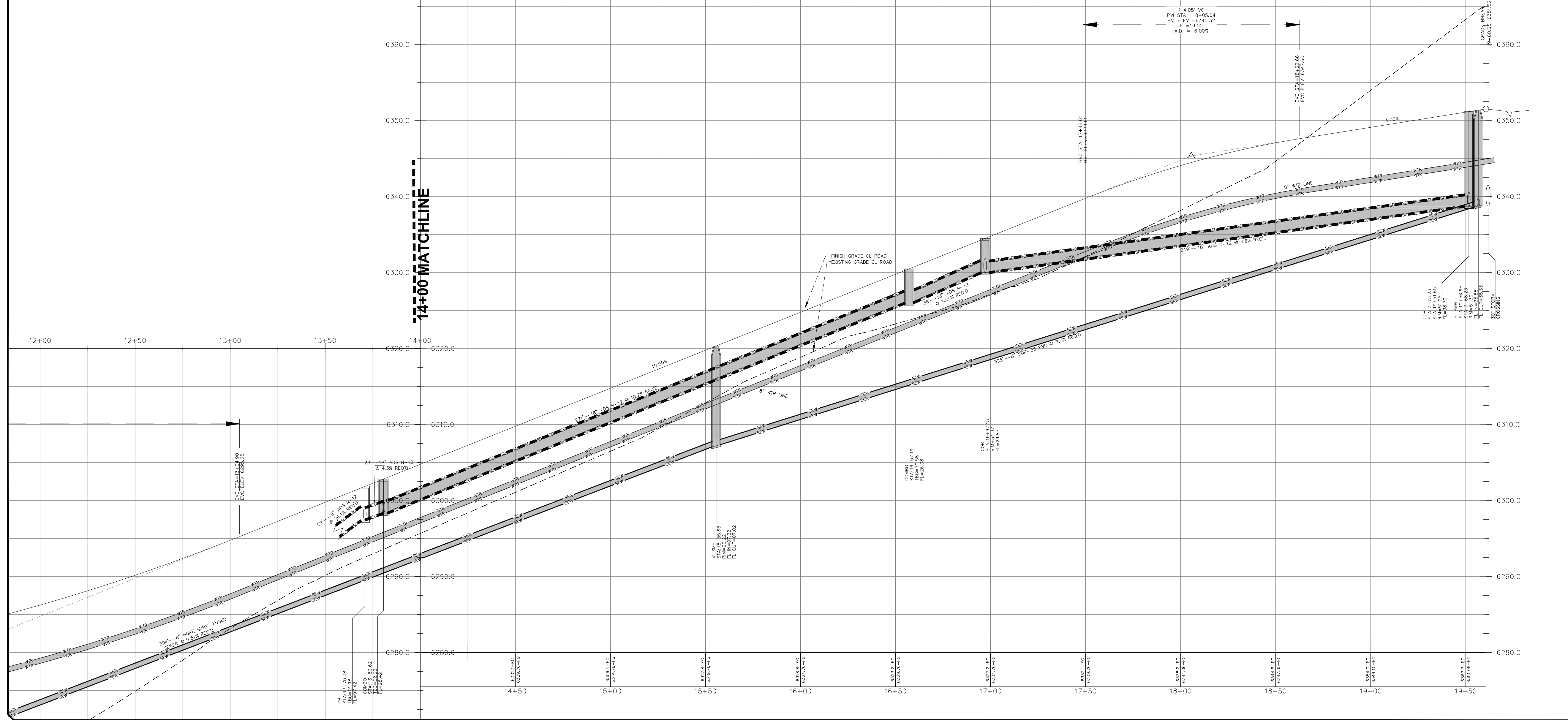
PRINT DATE: 2-29-20

HIDEOUT TOWN




REVIEW COPY
NOT FOR CONSTRUCTION

SHEET NO. PP4

[illegible]

ORIG. DATE:	7-1-19
SURVEY BY:	HAWKES
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=30'



GATEWAY CONSULTING, Inc.

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paul@gatewayconsultingllc.com

**CIVIL ENGINEERING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

LAKEVIEW ESTATES
PLAN and PROFILE
ROAD 4B
STA: 14+00 to END
PRINT DATE: 2-29-20

HIDEOUT
TOWN

SHEET NO. PP6



EX SUBDIVISION UNDER CONSTRCUTION

HIGHWAY 248

TO JORDANELLE
RESERVOIR

TO JORDANELLE
RESERVOIR

CUT 103,390 CY
 FILL 145,204 CY

EX XX" CMF

GATEWAY CONSULTING, Inc.

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CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT

LAKEVIEW ESTATES

STORM WATER POLLUTION PREVENTION

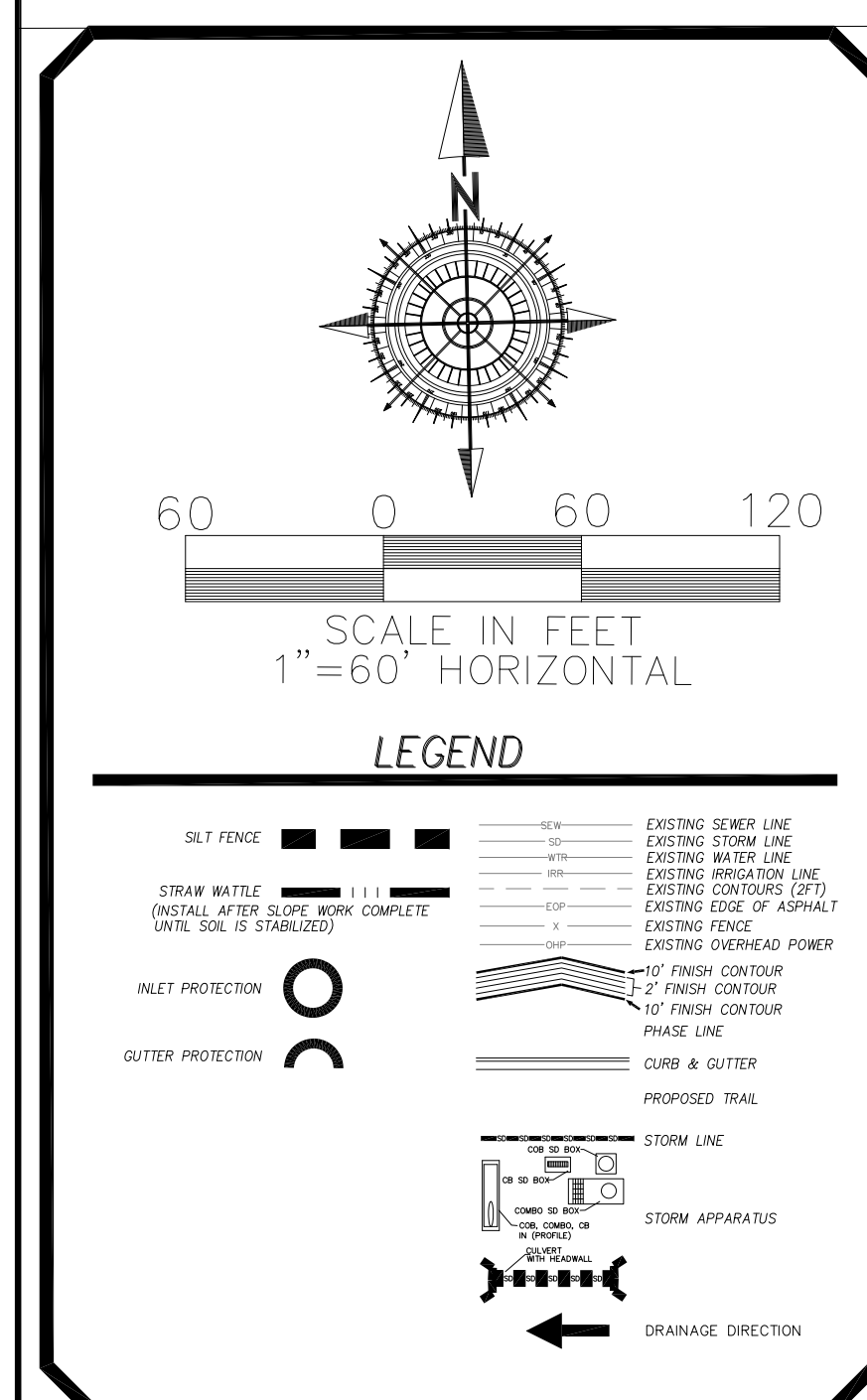
PRINT DATE: 2-29-20

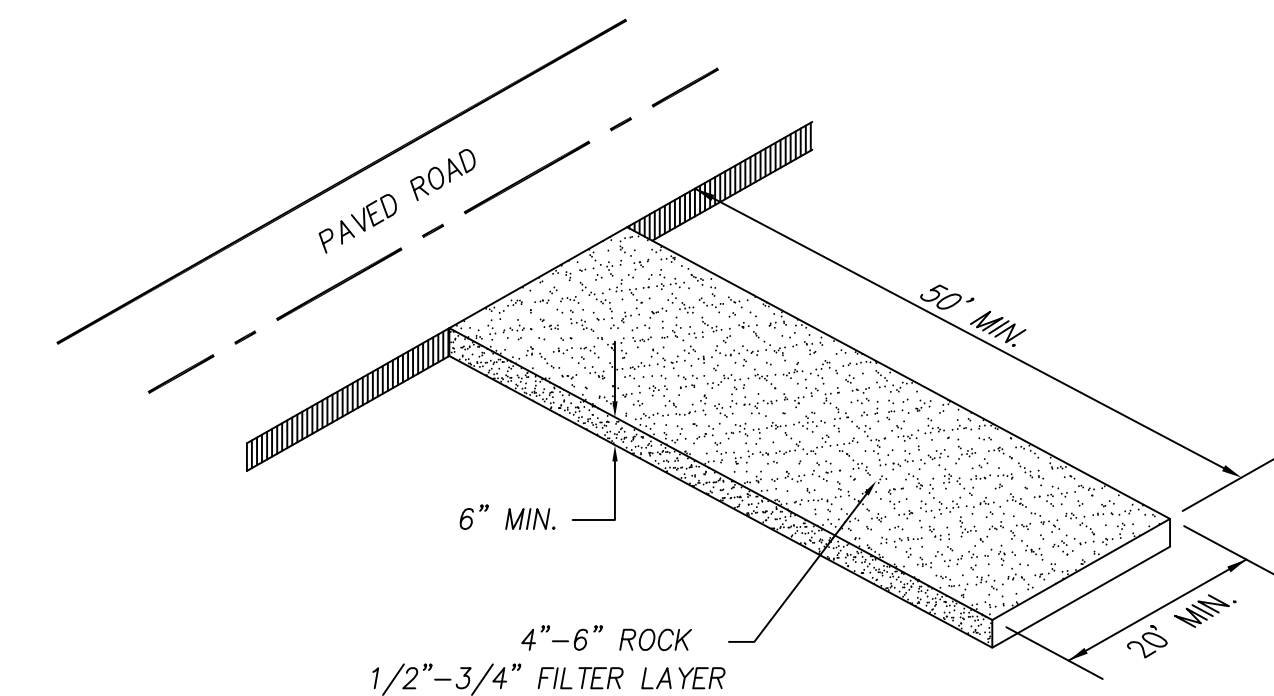
HIDEOUT
TOWN



SHEET NO. SWPPP

SEE PAGES ER1 and
ER2 FOR DETAILS





- 1-CLEAR AND GRUB AREA AND GRADE TO PROVIDE MAXIMUM SLOPE OF 2%
- 2-COMPACT SUBGRADE AND PLACE FILTER FABRIC IF DESIRED (RECOMMENDED FOR ENTRANCES TO REMAIN IN USE FOR MORE THEN 3 MONTHS)
- 3-PLACE COURSE AGGREGATE, 1 TO 2-1/2 INCHES SIZE, TO A MINIMUM DEPTH OF 8 INCHES
- 4-DAILY INSPECTIONS ARE REQUIRED FOR LOSS OF GRAVEL OR SEDIMENT. SWEEPING OF ASPHALT ROADWAY MAY BE REQUIRED TO ELIMINATE GRAVEL FROM TRACKED TO SURFACE.

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

OPTION 1

COMMERCIAL CONCRETE
WASHOUT BIN

OPTION 2

The site plan illustrates a residential development divided into six parcels (A-F). The plan shows individual lots with lot numbers, square footages, and specific notes. Key features include Phase 1, Phase 2, and Phase 3 areas, various roadways with Right-of-Way (ROW) lines, and specific signage requirements like '25 MPH SPEED LIMIT SIGN', 'STOP SIGN', 'ROADWAY CURVE SIGN', and 'ROAD DEAD END SIGN'. A north arrow is located in the bottom right corner.

Parcel A: Lots 101 (6734 SF), 102 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 103 (6860 SF), 104 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 105 (6860 SF), 106 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 107 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 108 (14357 SF), 109 (9058 SF), 110 (6587 SF, NEED SMALLER FOOTPRINT 50X58), 111 (6860 SF), 112 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 113 (6860 SF), 114 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 115 (6990 SF), 116 (725 MPH SPEED LIMIT SIGN), 309 (7319 SF), 310 (8942 SF), 311 (9951 SF), 312 (8066 SF), 313 (6860 SF), 314 (6860 SF), 315 (6860 SF), 316 (6860 SF, 55' TEMP TURN-A-ROUND), 317 (11036 SF, BACKSIGHT), 318 (7027 SF, NEED SMALLER FOOTPRINT 50X58), 319 (6860 SF), 320 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 321 (6860 SF), 322 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 323 (6859 SF), 324 (6774 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 325 (6860 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 326 (6860 SF), 327 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 328 (6859 SF), 307 (6919 SF, NEED SMALLER FOOTPRINT 50X58), 306 (7000 SF), 305 (7250 SF), 304 (8564 SF), 303 (8373 SF), 302 (8215 SF), 301 (8215 SF, NEED SMALLER FOOTPRINT 50X58).

Parcel B: Lot 201 (6751 SF, NEED SMALLER FOOTPRINT 50X58), 202 (6861 SF, NEED SMALLER FOOTPRINT 50X58), 203 (8565 SF), 204 (6897 SF, NEED SMALLER FOOTPRINT 50X58), 205 (6860 SF), 206 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 207 (6860 SF), 208 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 209 (6734 SF).

Parcel C: Lot 226 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 225 (7466 SF), 224 (8276 SF, NEED SMALLER FOOTPRINT 50X58), 223 (6860 SF), 222 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 221 (7084 SF), 220 (6860 SF), 219 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 218 (6860 SF), 217 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 216 (6851 SF), 215 (6858 SF, NEED SMALLER FOOTPRINT 50X58), 214 (6860 SF), 213 (6858 SF, NEED SMALLER FOOTPRINT 50X58), 212 (6860 SF), 211 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 210 (6860 SF).

Parcel D: Lot 201 (6751 SF, NEED SMALLER FOOTPRINT 50X58), 202 (6861 SF, NEED SMALLER FOOTPRINT 50X58), 203 (8565 SF), 204 (6897 SF, NEED SMALLER FOOTPRINT 50X58), 205 (6860 SF), 206 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 207 (6860 SF), 208 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 209 (6734 SF).

Parcel E: Lot 210 (6860 SF), 211 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 212 (6860 SF), 213 (6858 SF, NEED SMALLER FOOTPRINT 50X58), 214 (6860 SF), 215 (6858 SF, NEED SMALLER FOOTPRINT 50X58), 216 (6851 SF), 217 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 218 (6860 SF), 219 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 220 (6860 SF), 221 (7084 SF), 222 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 223 (6860 SF), 224 (8276 SF, NEED SMALLER FOOTPRINT 50X58), 225 (7466 SF), 226 (6860 SF, NEED SMALLER FOOTPRINT 50X58).

Parcel F: Lot 210 (6860 SF), 211 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 212 (6860 SF), 213 (6858 SF, NEED SMALLER FOOTPRINT 50X58), 214 (6860 SF), 215 (6858 SF, NEED SMALLER FOOTPRINT 50X58), 216 (6851 SF), 217 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 218 (6860 SF), 219 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 220 (6860 SF), 221 (7084 SF), 222 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 223 (6860 SF), 224 (8276 SF, NEED SMALLER FOOTPRINT 50X58), 225 (7466 SF), 226 (6860 SF, NEED SMALLER FOOTPRINT 50X58).

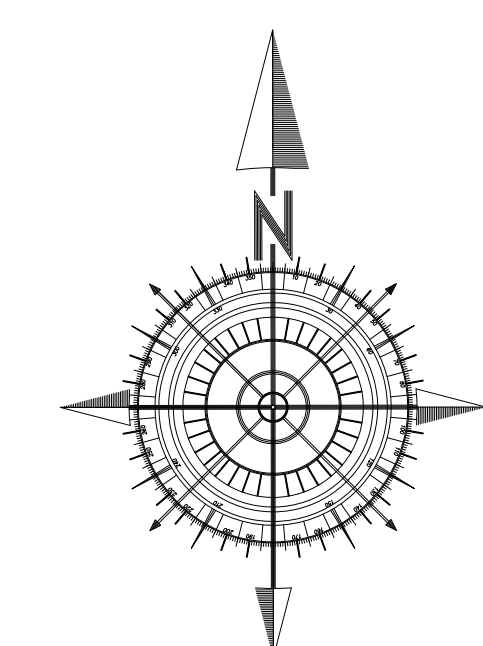
Parcel G: Lot 301 (8215 SF, NEED SMALLER FOOTPRINT 50X58), 302 (8215 SF), 303 (8373 SF), 304 (8564 SF), 305 (7250 SF), 306 (7000 SF), 307 (6919 SF, NEED SMALLER FOOTPRINT 50X58), 308 (7385 SF), 309 (7319 SF), 310 (8942 SF), 311 (9951 SF), 312 (8066 SF), 313 (6860 SF), 314 (6860 SF), 315 (6860 SF), 316 (6860 SF, 55' TEMP TURN-A-ROUND), 317 (11036 SF, BACKSIGHT), 318 (7027 SF, NEED SMALLER FOOTPRINT 50X58), 319 (6860 SF), 320 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 321 (6860 SF), 322 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 323 (6859 SF), 324 (6774 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 325 (6860 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 326 (6860 SF), 327 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 328 (6859 SF).

Parcel H: Lot 301 (8215 SF, NEED SMALLER FOOTPRINT 50X58), 302 (8215 SF), 303 (8373 SF), 304 (8564 SF), 305 (7250 SF), 306 (7000 SF), 307 (6919 SF, NEED SMALLER FOOTPRINT 50X58), 308 (7385 SF), 309 (7319 SF), 310 (8942 SF), 311 (9951 SF), 312 (8066 SF), 313 (6860 SF), 314 (6860 SF), 315 (6860 SF), 316 (6860 SF, 55' TEMP TURN-A-ROUND), 317 (11036 SF, BACKSIGHT), 318 (7027 SF, NEED SMALLER FOOTPRINT 50X58), 319 (6860 SF), 320 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 321 (6860 SF), 322 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 323 (6859 SF), 324 (6774 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 325 (6860 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 326 (6860 SF), 327 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 328 (6859 SF).

Parcel I: Lot 301 (8215 SF, NEED SMALLER FOOTPRINT 50X58), 302 (8215 SF), 303 (8373 SF), 304 (8564 SF), 305 (7250 SF), 306 (7000 SF), 307 (6919 SF, NEED SMALLER FOOTPRINT 50X58), 308 (7385 SF), 309 (7319 SF), 310 (8942 SF), 311 (9951 SF), 312 (8066 SF), 313 (6860 SF), 314 (6860 SF), 315 (6860 SF), 316 (6860 SF, 55' TEMP TURN-A-ROUND), 317 (11036 SF, BACKSIGHT), 318 (7027 SF, NEED SMALLER FOOTPRINT 50X58), 319 (6860 SF), 320 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 321 (6860 SF), 322 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 323 (6859 SF), 324 (6774 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 325 (6860 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 326 (6860 SF), 327 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 328 (6859 SF).

Parcel J: Lot 301 (8215 SF, NEED SMALLER FOOTPRINT 50X58), 302 (8215 SF), 303 (8373 SF), 304 (8564 SF), 305 (7250 SF), 306 (7000 SF), 307 (6919 SF, NEED SMALLER FOOTPRINT 50X58), 308 (7385 SF), 309 (7319 SF), 310 (8942 SF), 311 (9951 SF), 312 (8066 SF), 313 (6860 SF), 314 (6860 SF), 315 (6860 SF), 316 (6860 SF, 55' TEMP TURN-A-ROUND), 317 (11036 SF, BACKSIGHT), 318 (7027 SF, NEED SMALLER FOOTPRINT 50X58), 319 (6860 SF), 320 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 321 (6860 SF), 322 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 323 (6859 SF), 324 (6774 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 325 (6860 SF, NEED SMALLER FOOTPRINT 50X58, ROADWAY CURVE SIGN), 326 (6860 SF), 327 (6860 SF, NEED SMALLER FOOTPRINT 50X58), 328 (6859 SF).

Parcel K: Lot 301 (8215 SF, NEED SMALLER FOOTPRINT 50X58), 302 (8215 SF), 303 (8373 SF), 304 (8564 SF), 305 (7250 SF), 306 (7000 SF), 307 (6919 SF, NEED SMALLER FOOTPRINT 50X58), 308 (7385 SF), 309 (7319 SF), 310 (8942 SF), 311 (9951 SF), 312 (8066 SF), 313 (686




50 0 50 100

SCALE IN FEET

1"=60' (24"x36" SHEET ONLY)

[illegible]

ORIG. DATE:	7-1-19
SURVEY BY:	HAWKES
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=50'



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LAKEVIEW ESTATES

SIGNAGE, STRIPING AND LIGHTS

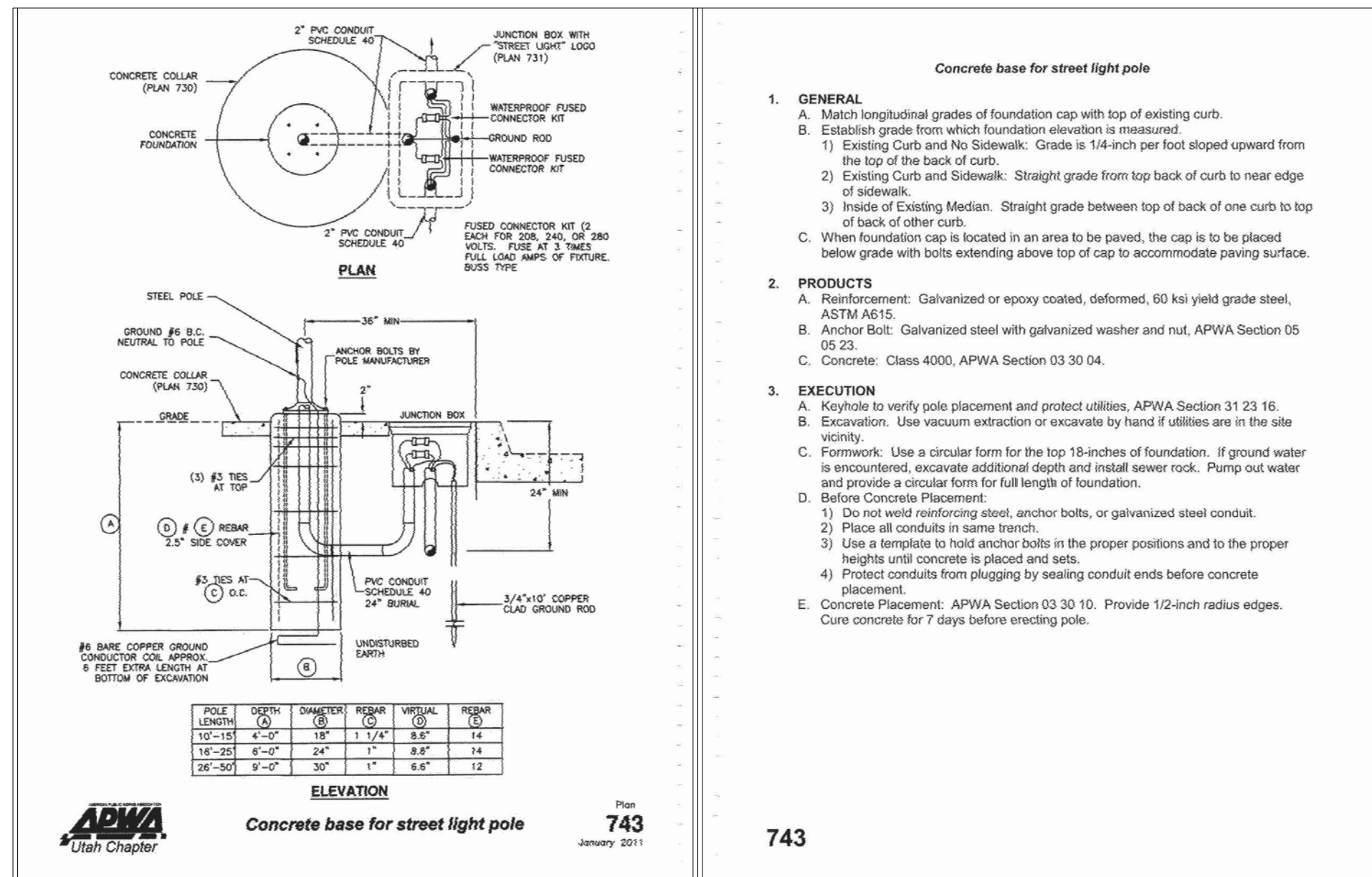
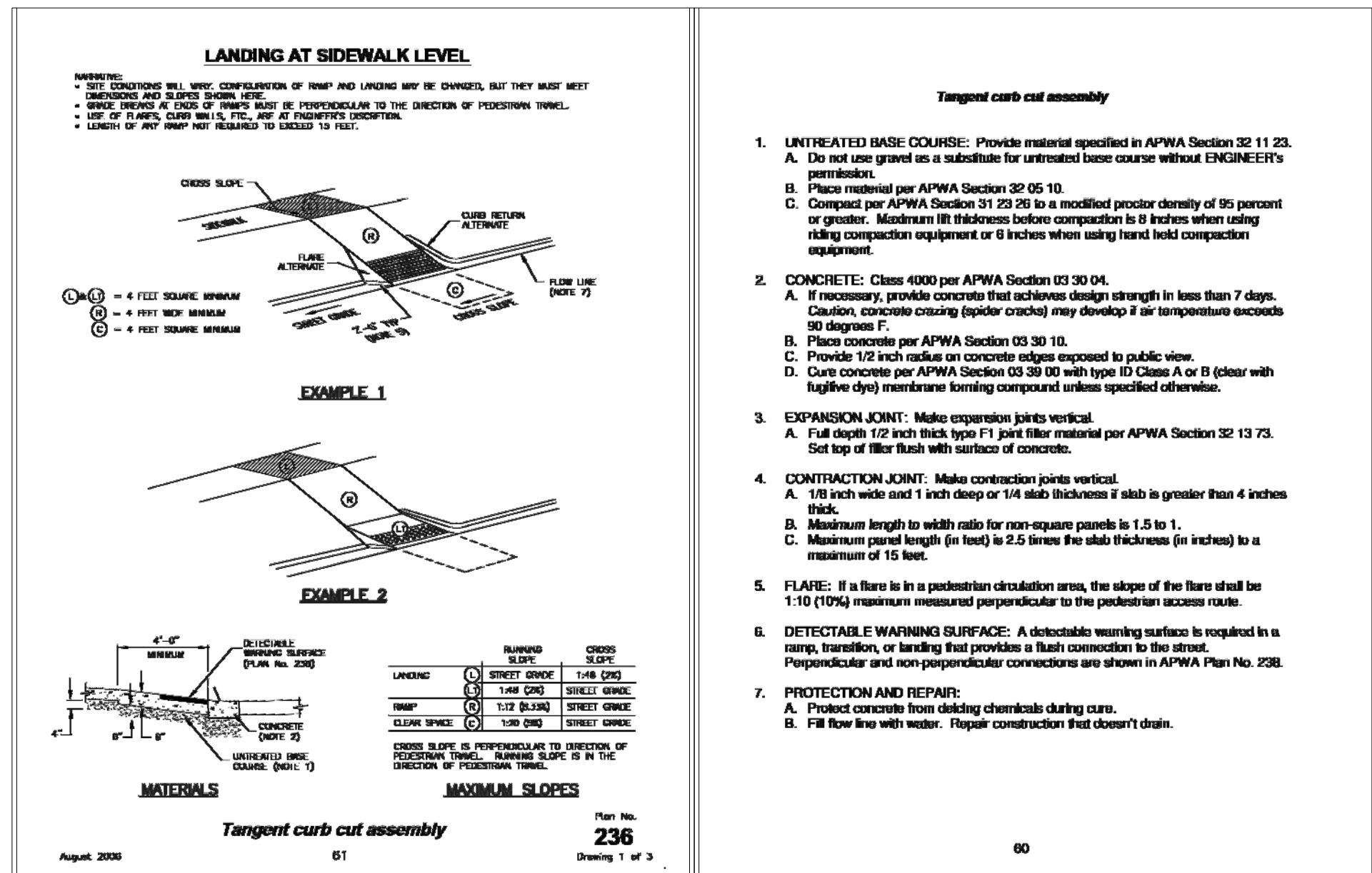
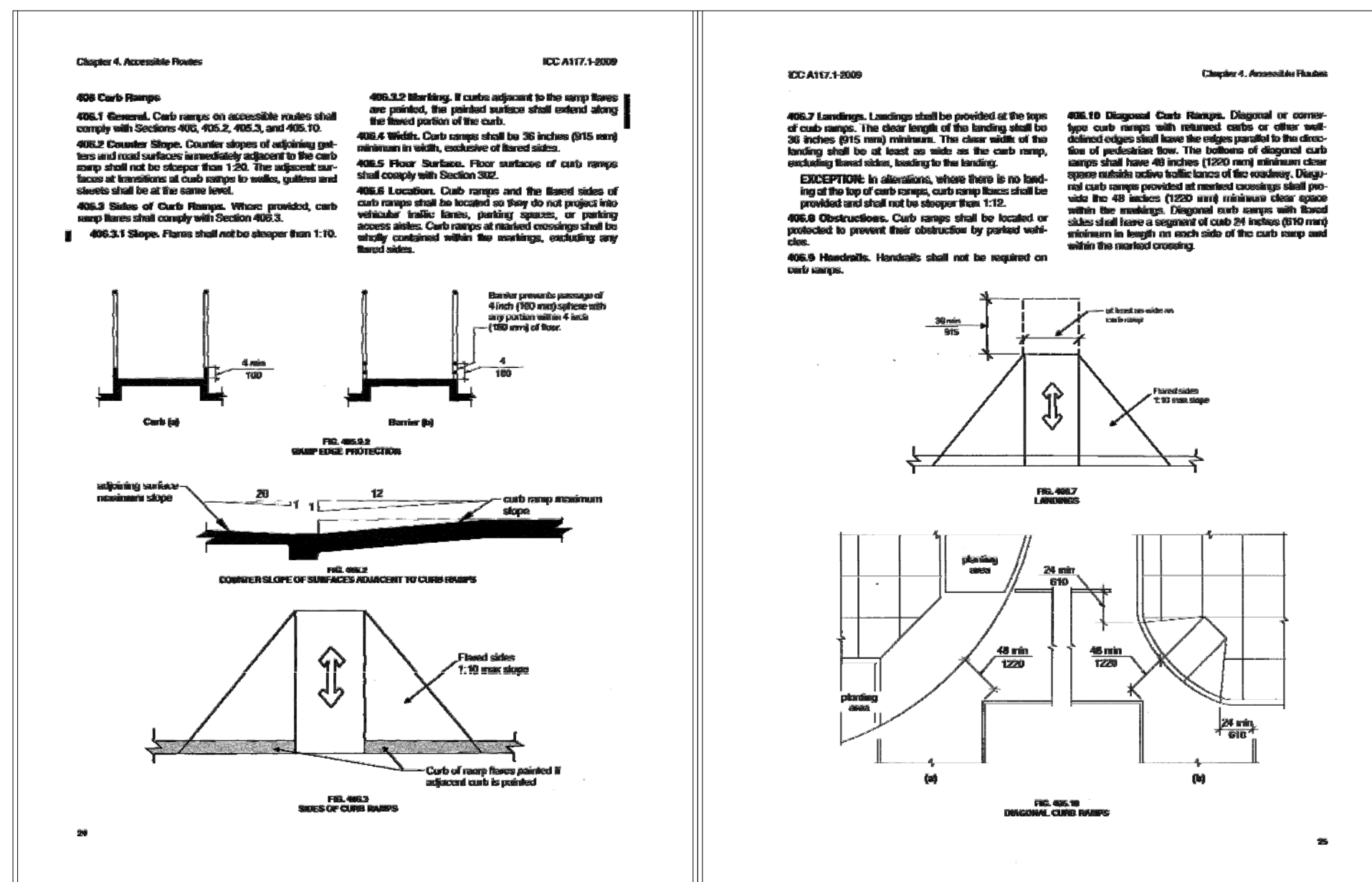
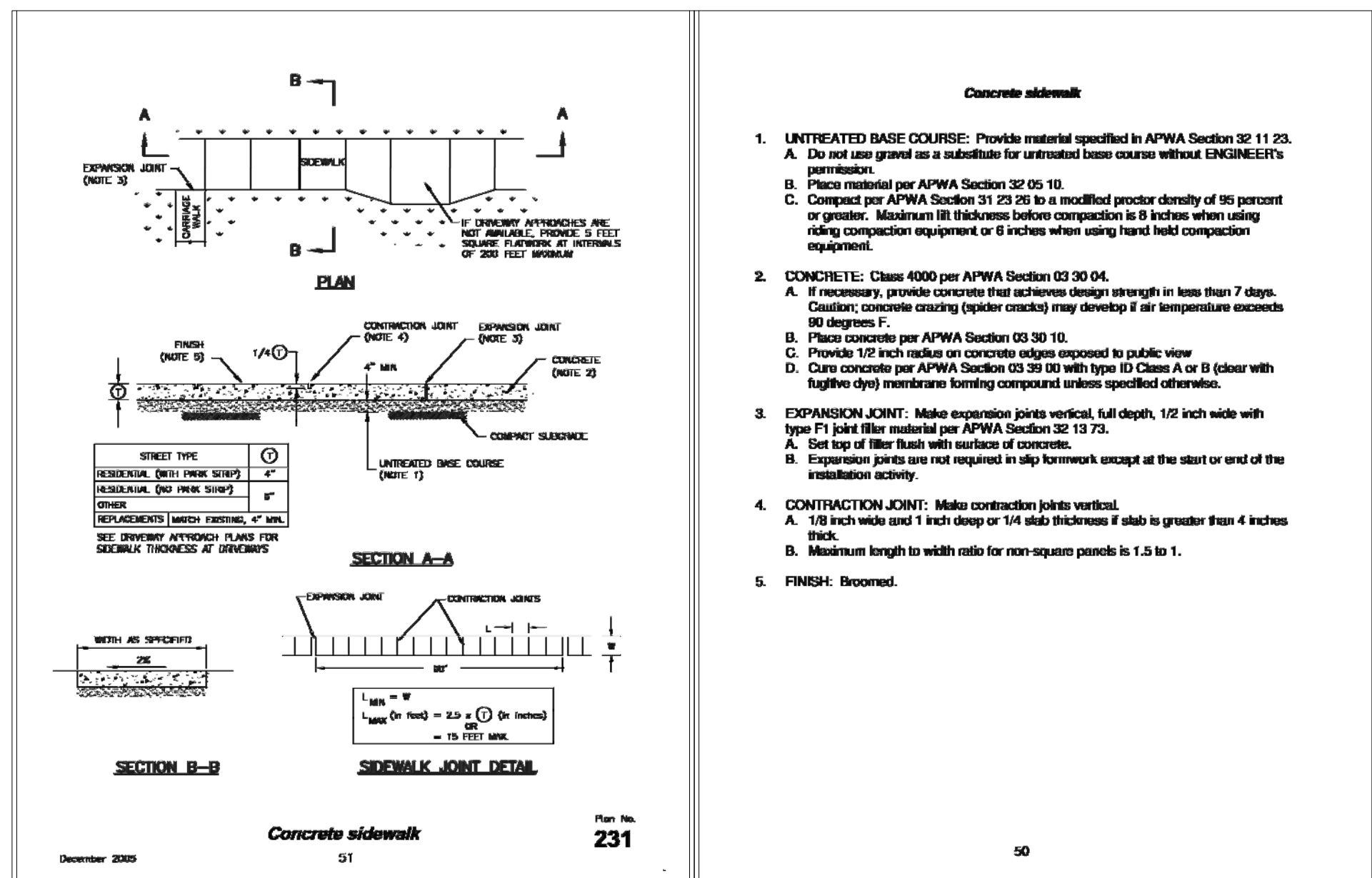
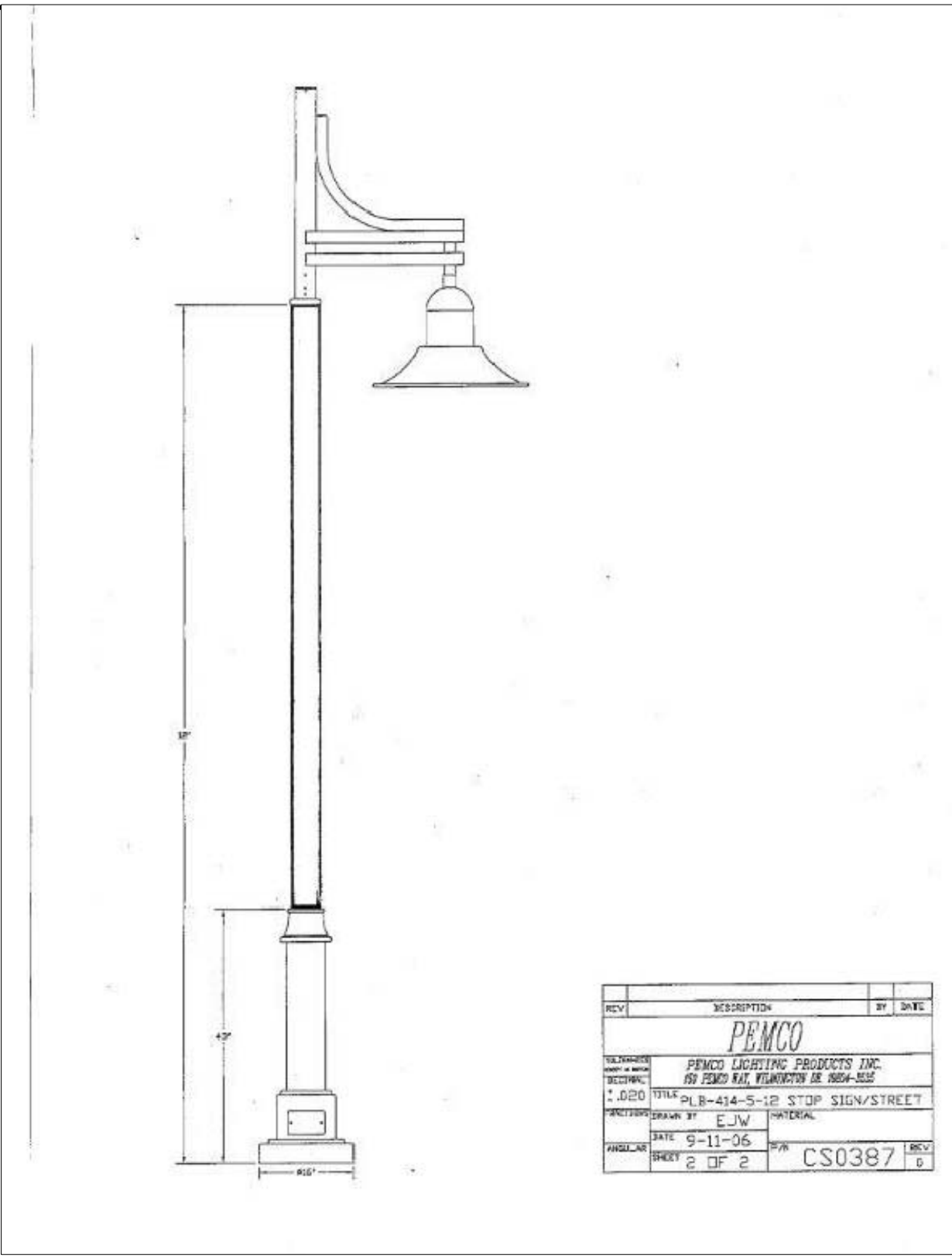
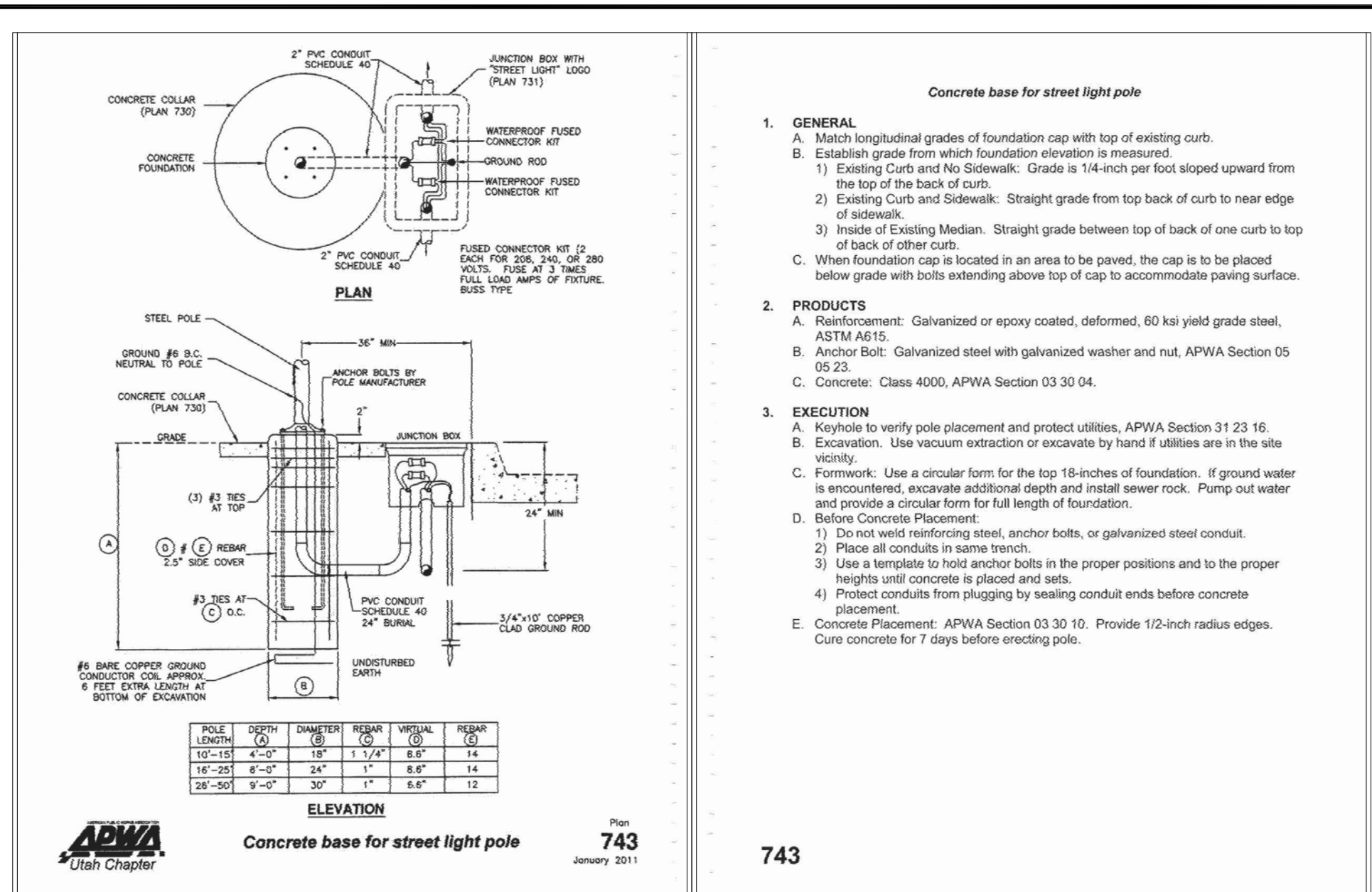
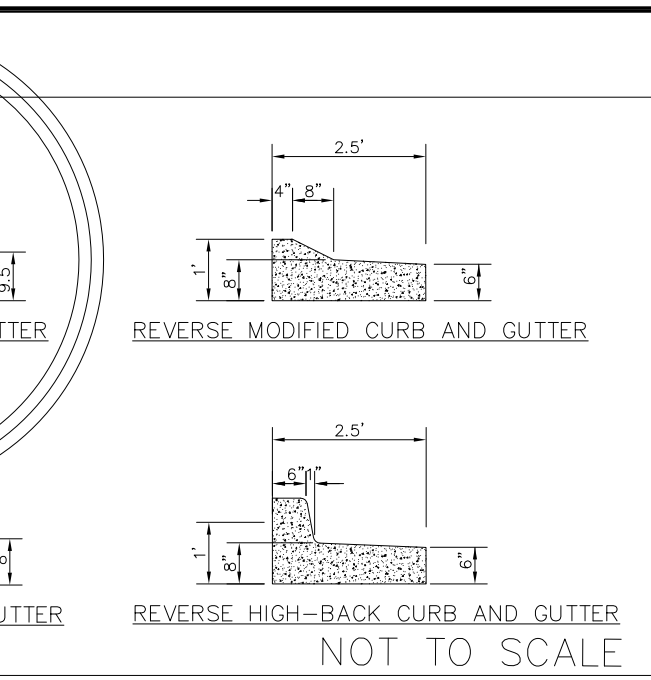
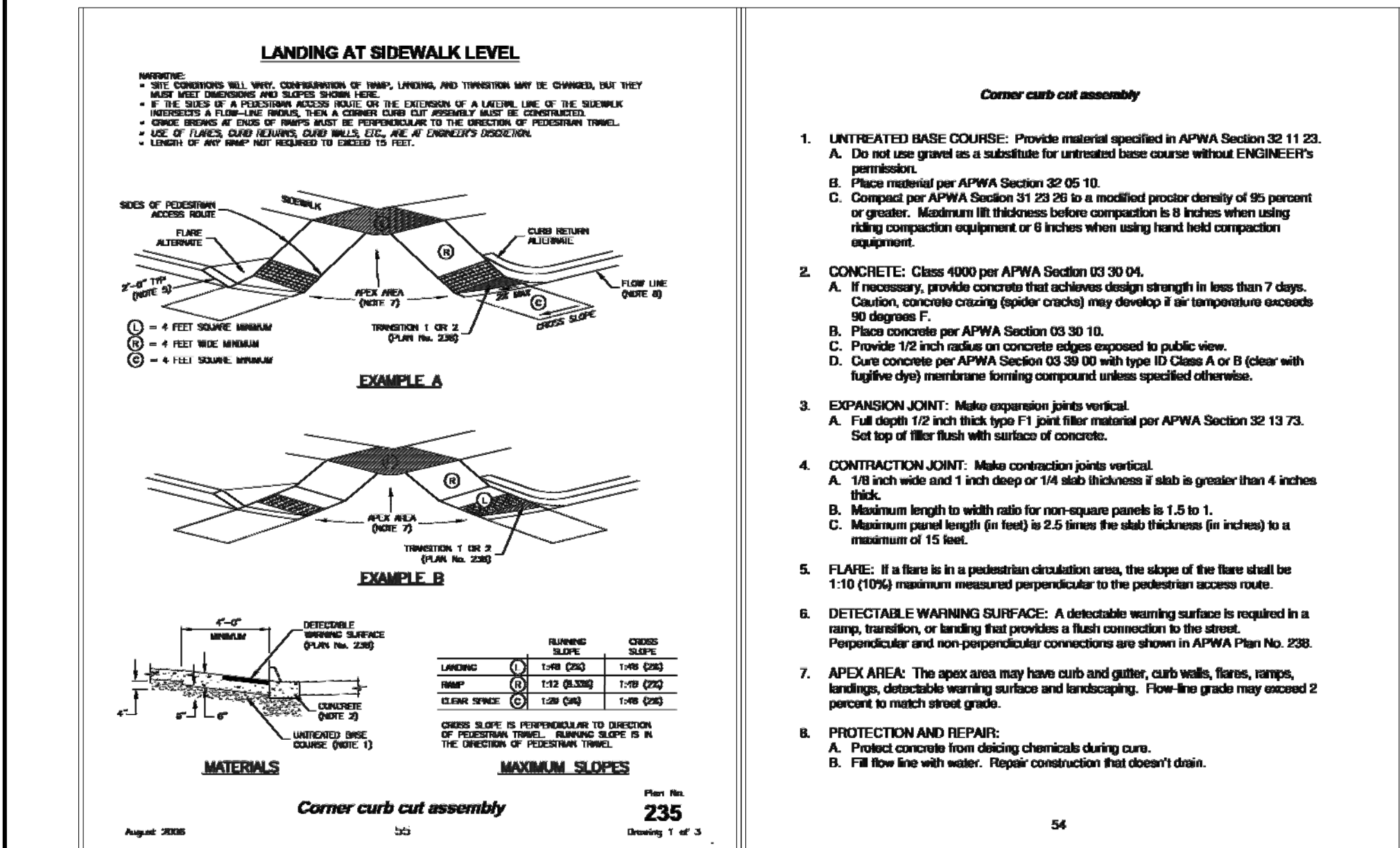
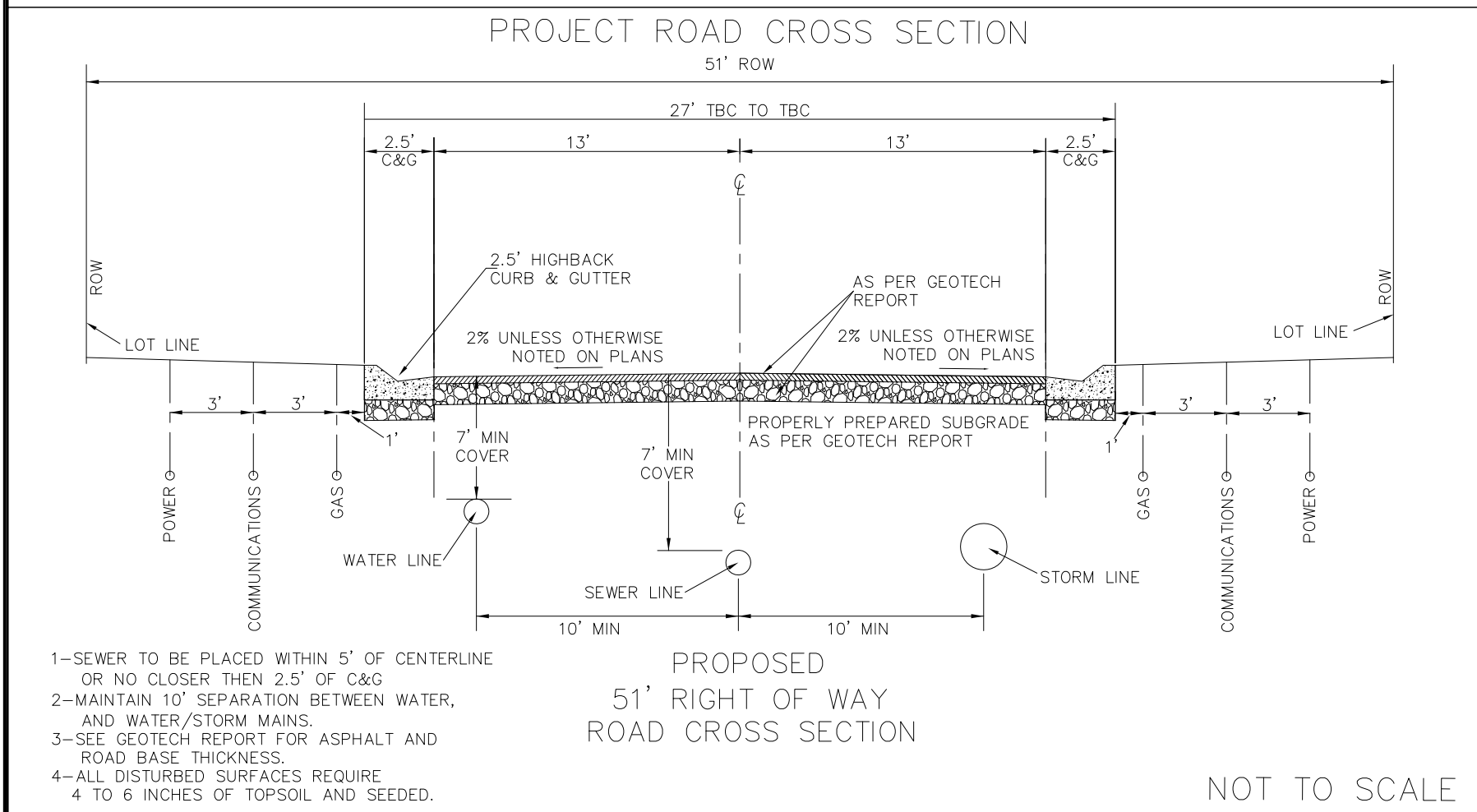
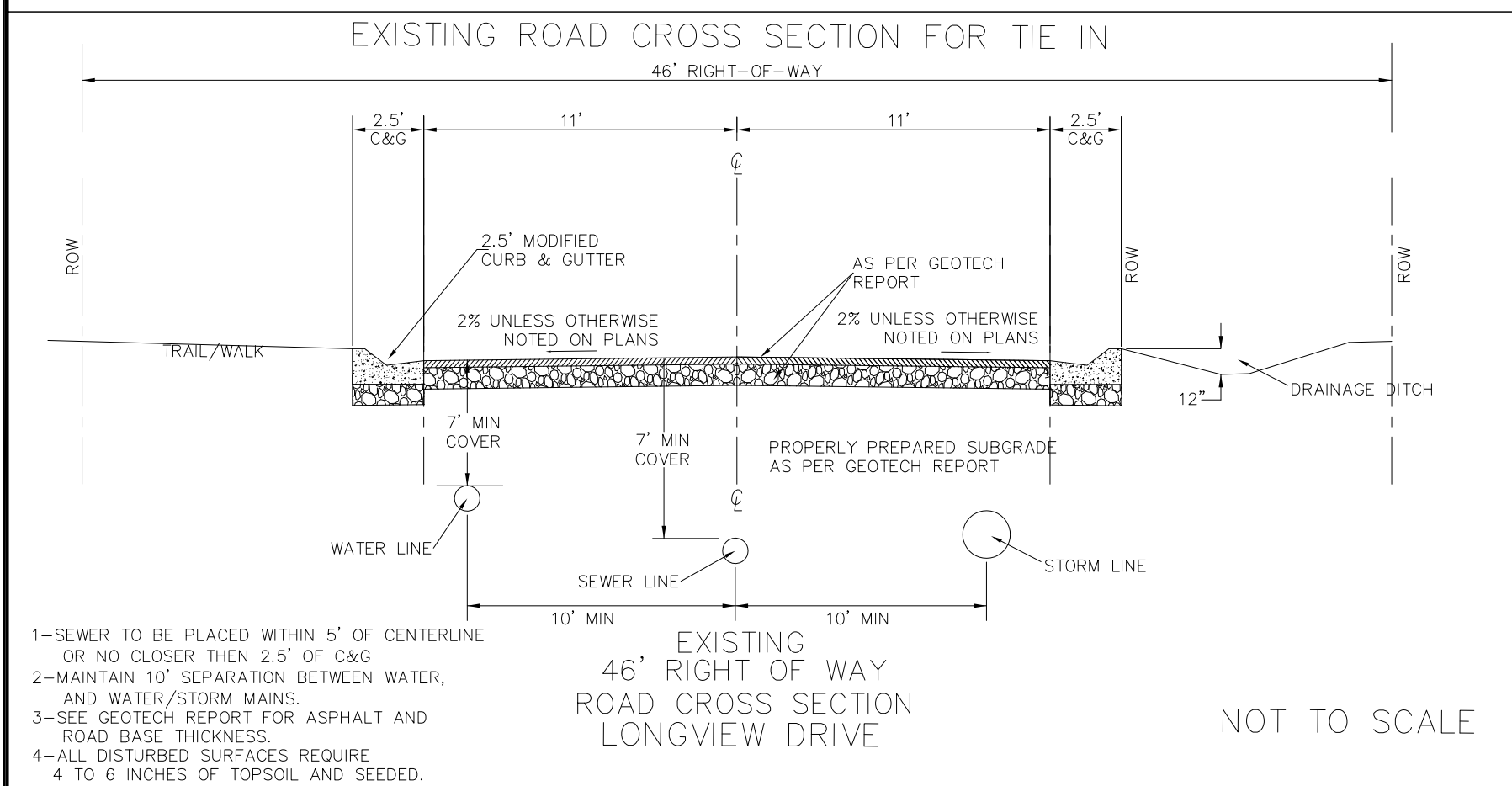
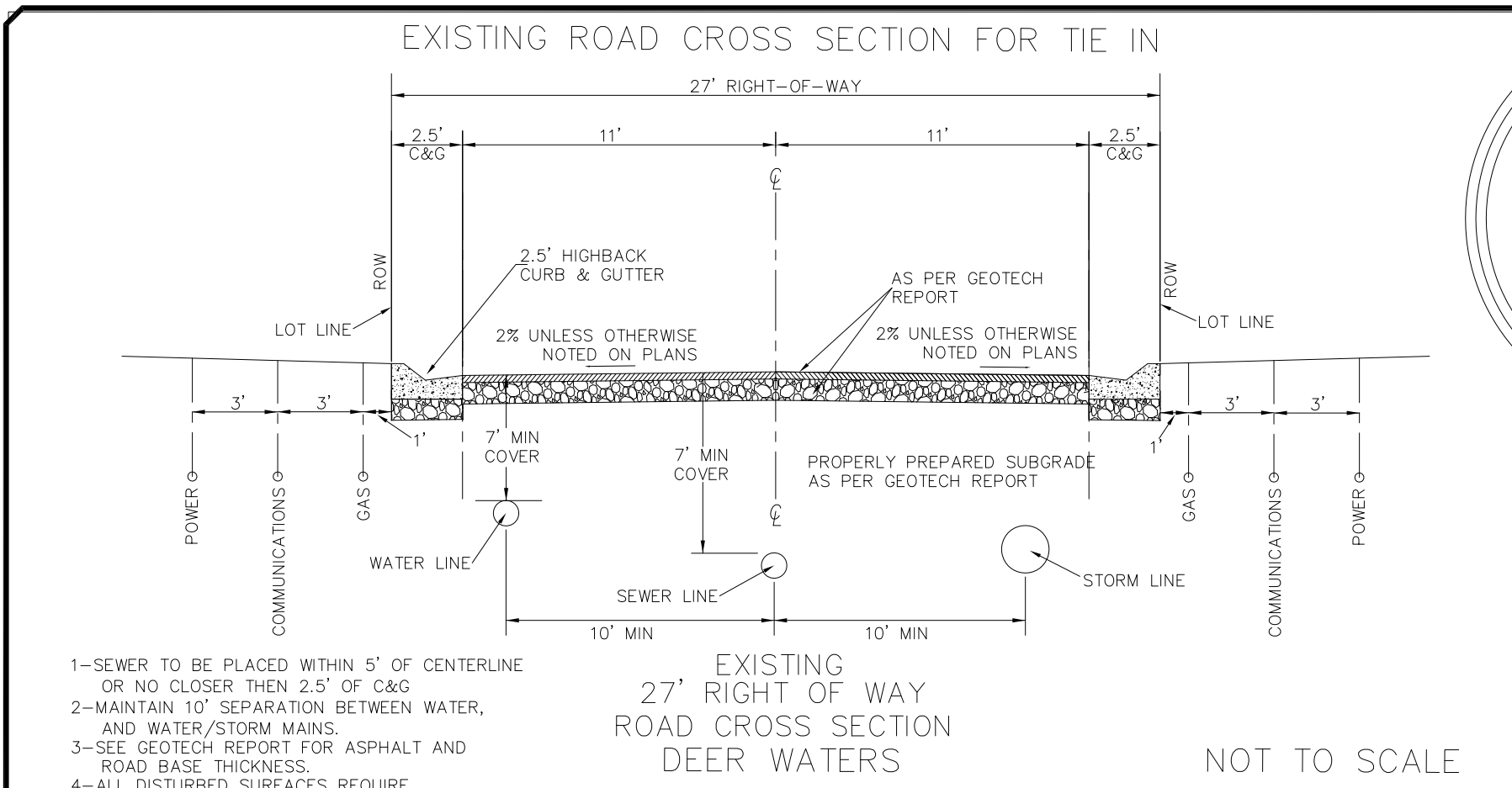
PRINT DATE: 2-29-20

HIDEOUT
TOWN



A circular professional engineer seal for the State of California is visible in the upper left corner. The seal features the text "REGISTERED PROFESSIONAL ENGINEER" around the top and "STATE OF CALIFORNIA" around the bottom. In the center is a shield with a sun, a star, and a gear. Overlaid on the seal and extending towards the center is a large, bold, black stamp that reads "REVIEW COPY" at the top, "PRELIMINARY" in the middle, and "NOT FOR CONSTRUCTION" at the bottom.

SHEET NO. SSL



ORIG. DATE:	7-1-19	DATE	APP'D
SURVEY BY:	HAWKES	GPW	
DRAWN BY:		GPW	
DESIGNED BY:		GPW	
CHECKED BY:		GPW	
SCALE:		N/A	

ORIG. DATE:	7-1-19	DATE	APP'D
SURVEY BY:	HAWKES	GPW	
DRAWN BY:		GPW	
DESIGNED BY:		GPW	
CHECKED BY:		GPW	
SCALE:		N/A	

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Lakeview Estates

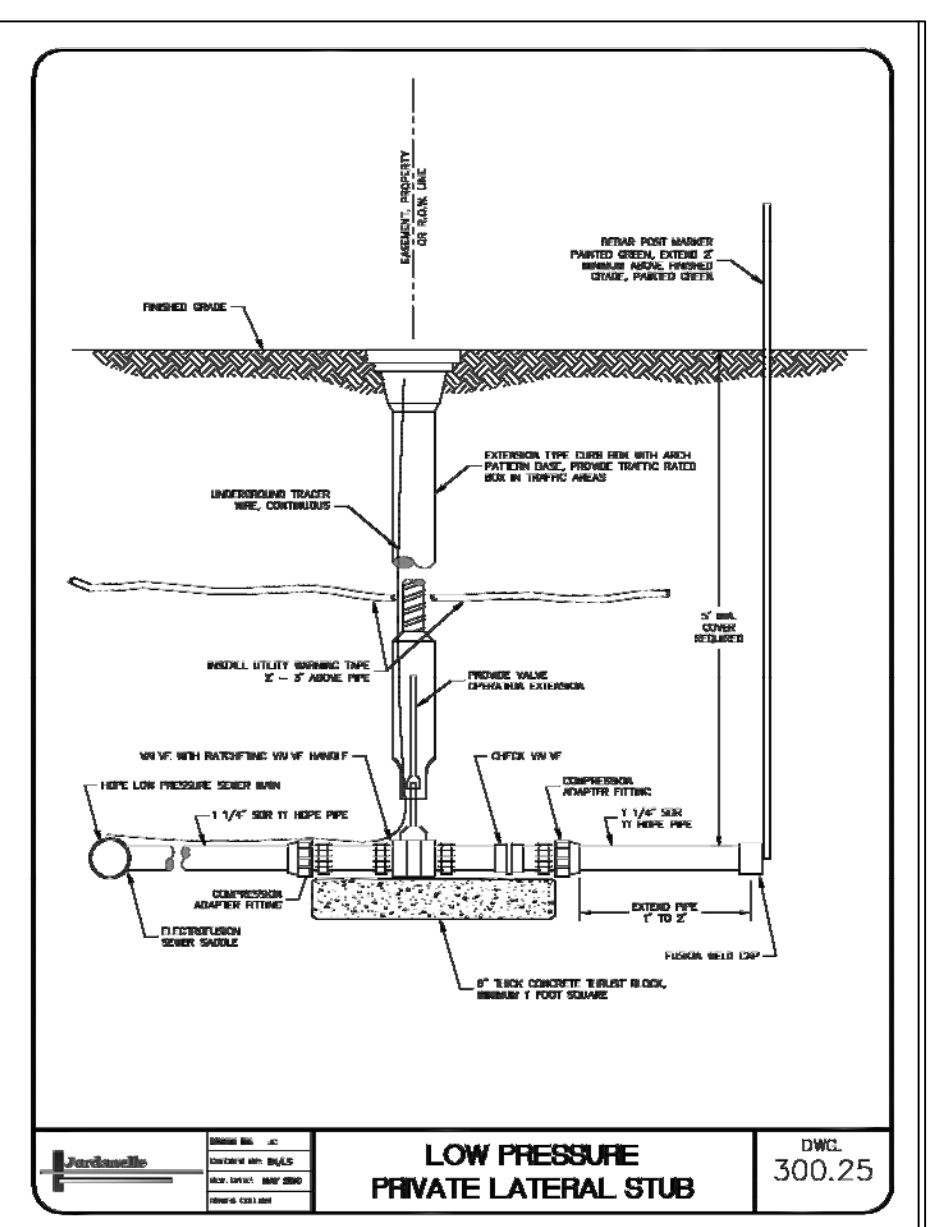
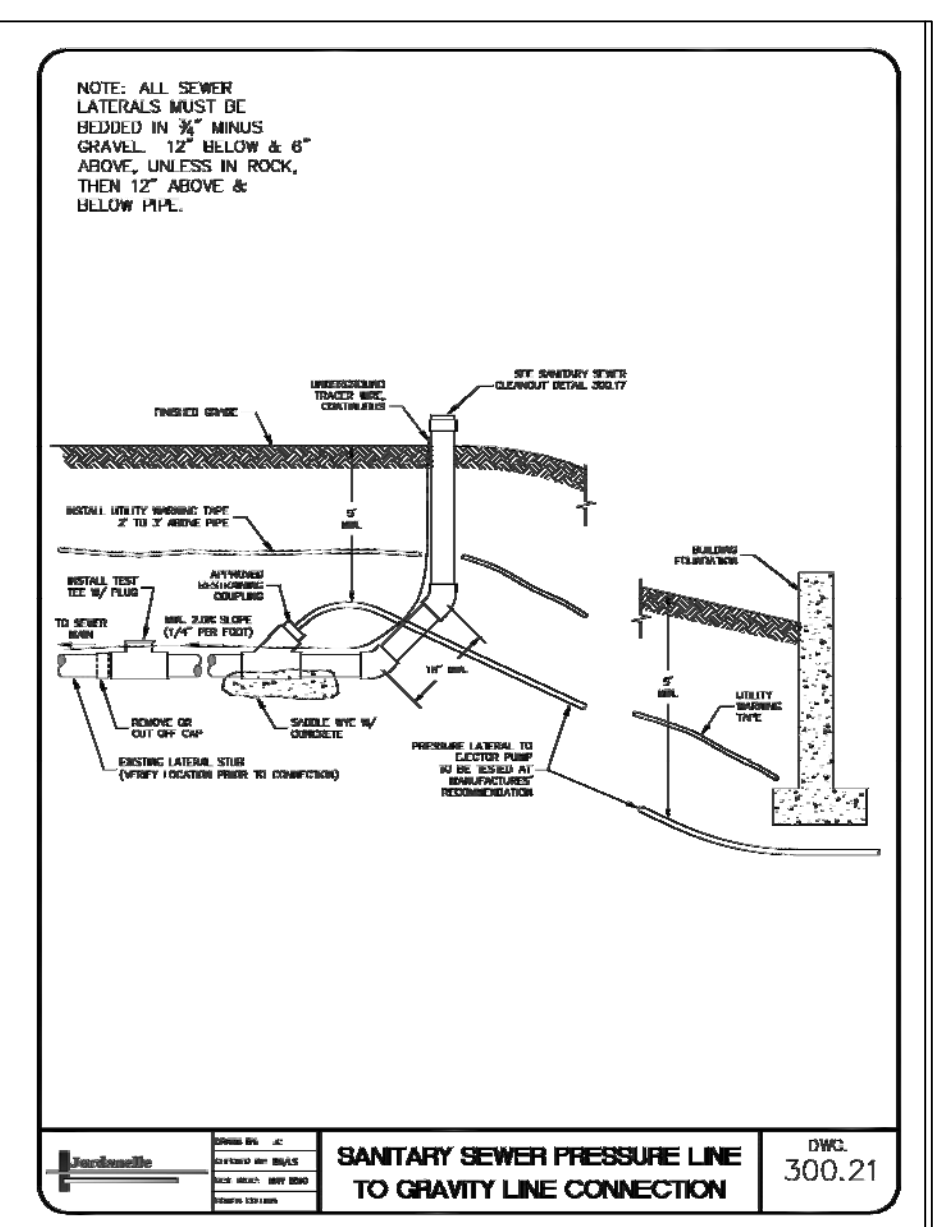
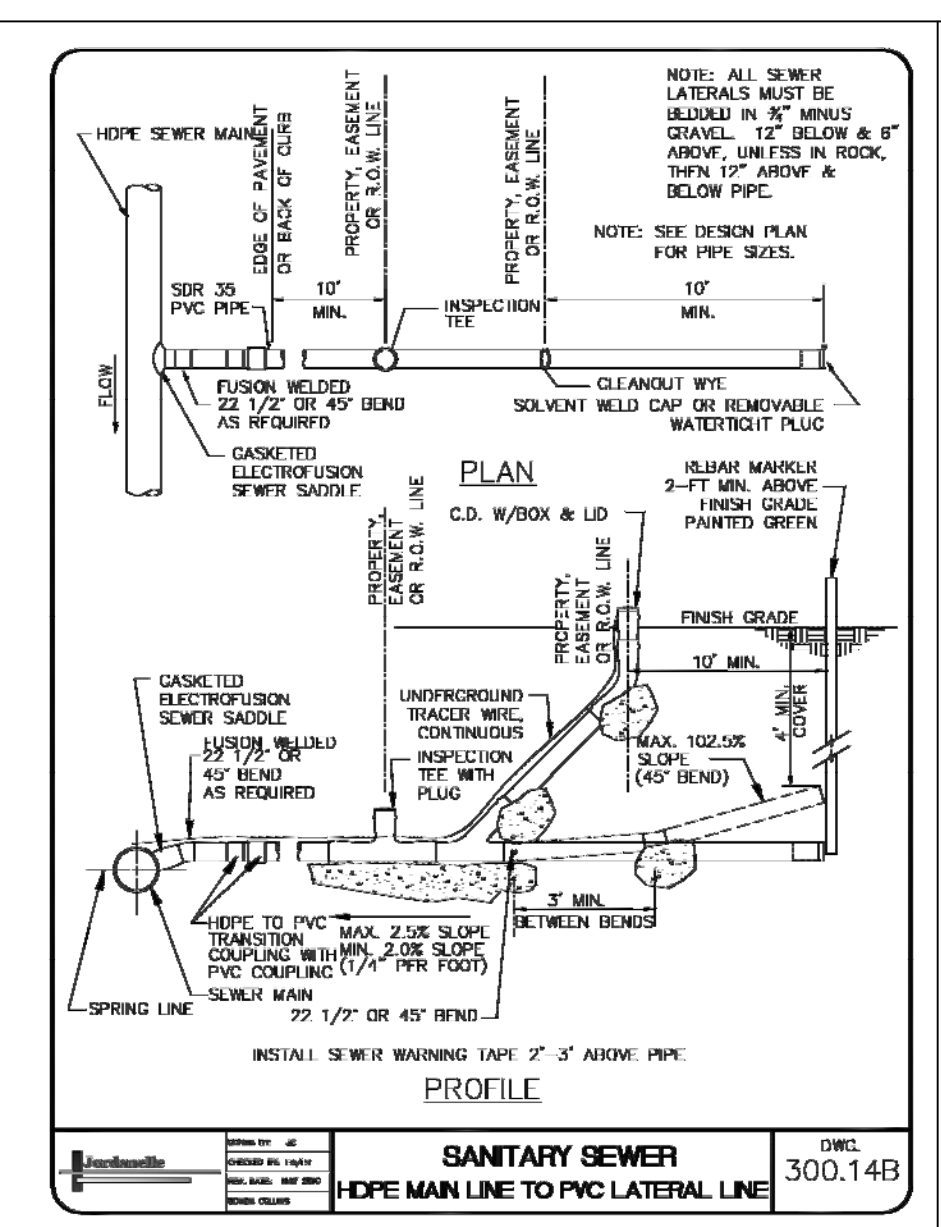
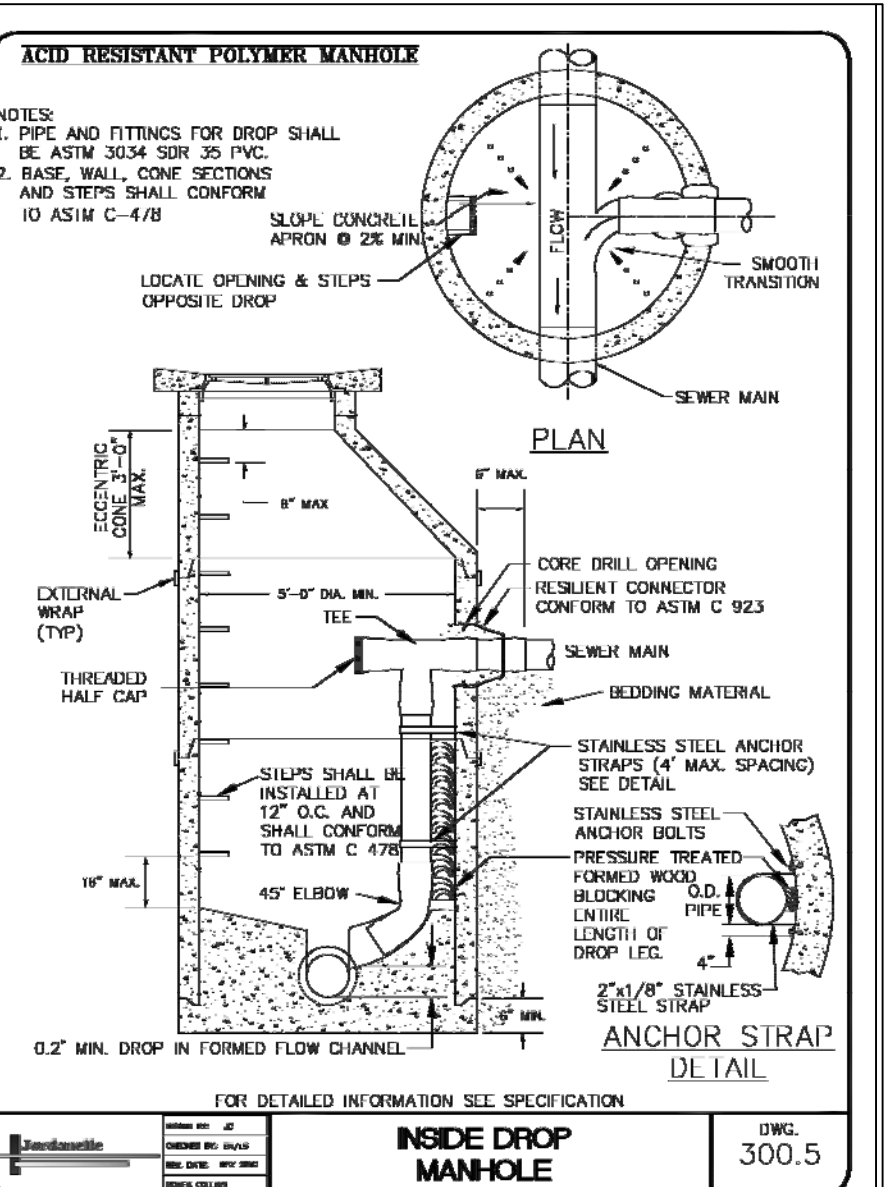
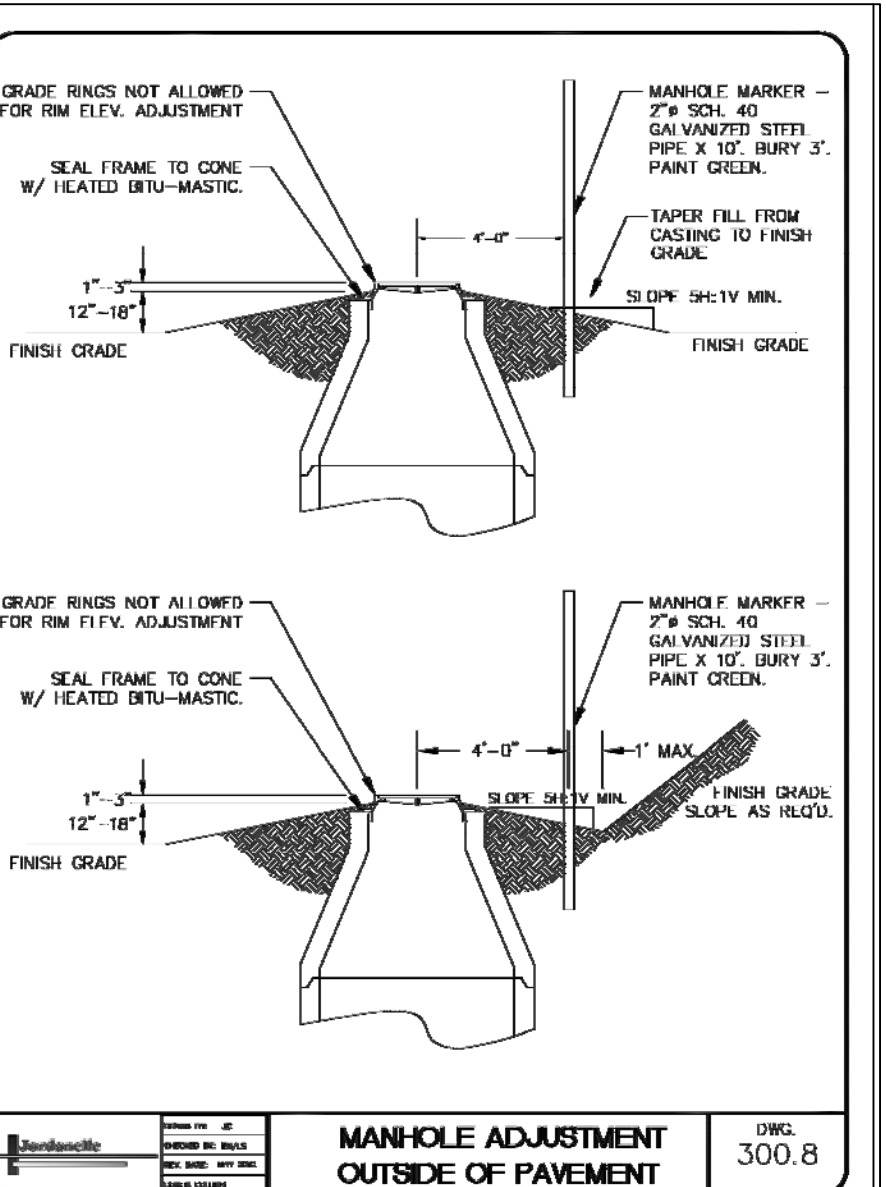
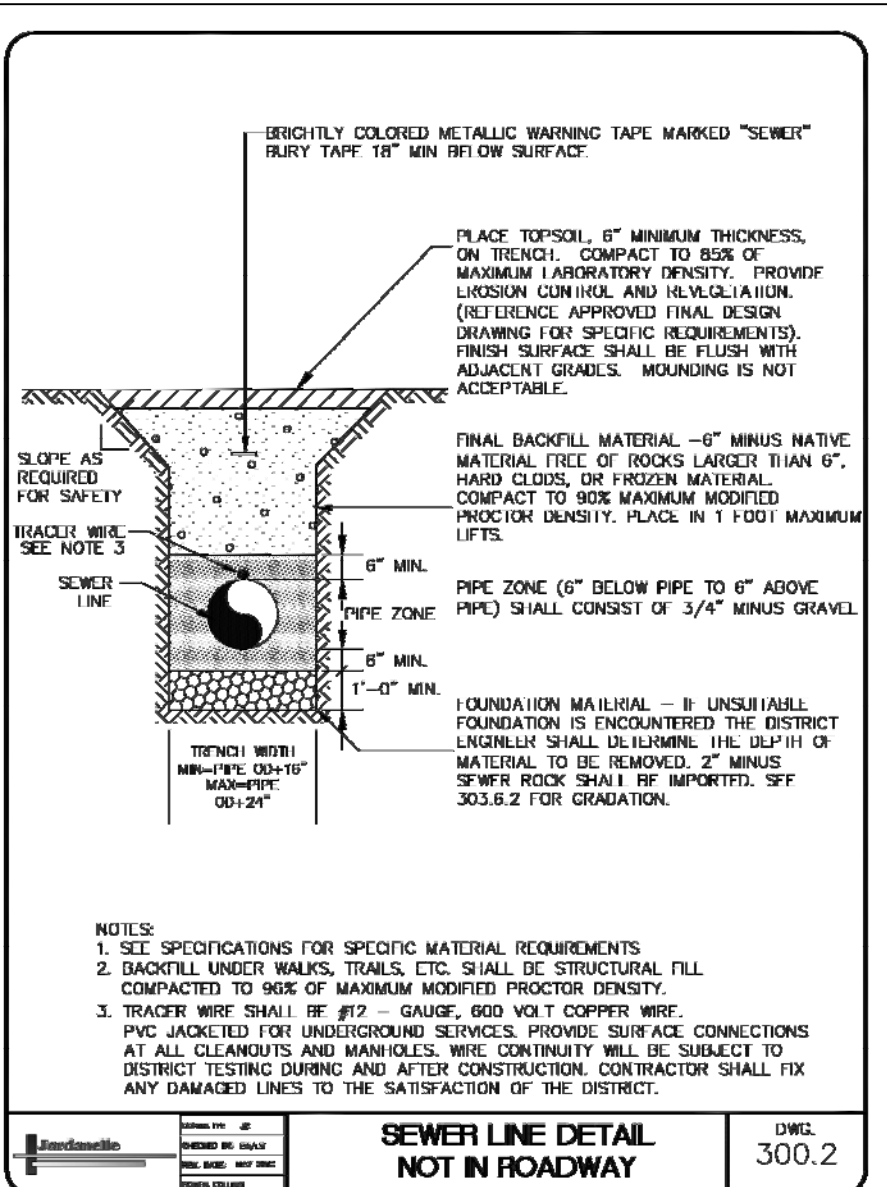
STREET DETAILS

PRINT DATE: 2-29-20

HIDEOUT TOWN

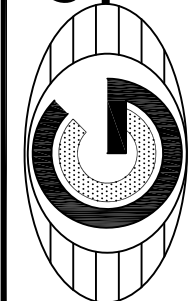
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PRELIMINARY
NOT FOR CONSTRUCTION

SHEET NO. D1

[illegible]

ORIG. DATE:	7-1-19
SURVEY BY:	HAWKES
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	N/A

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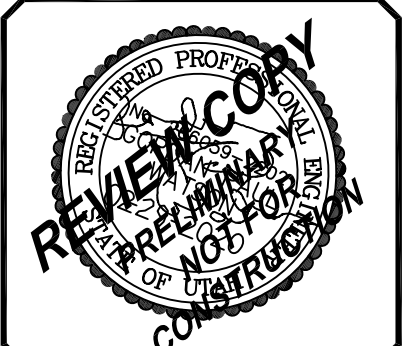
**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
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Lakeview Estates

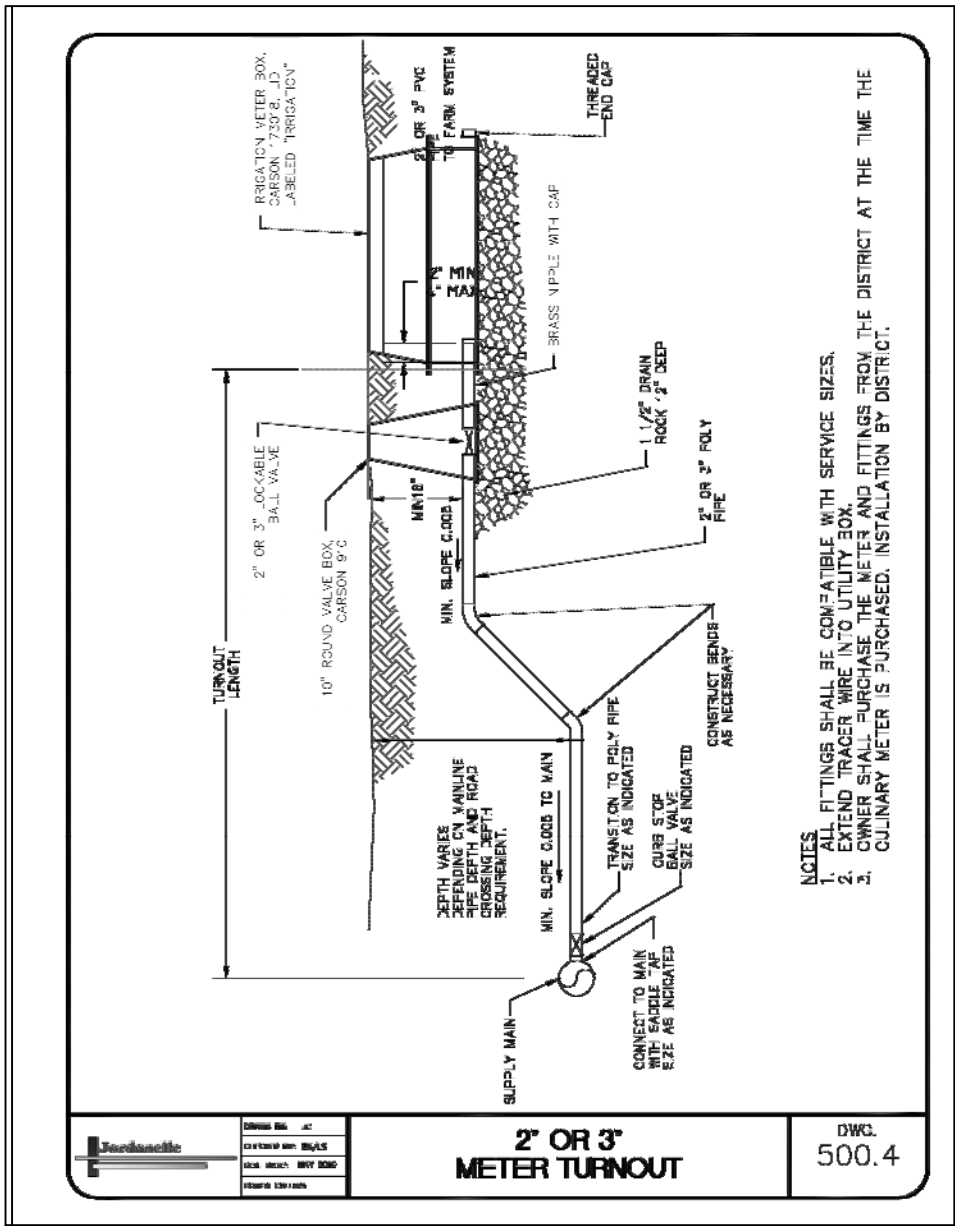
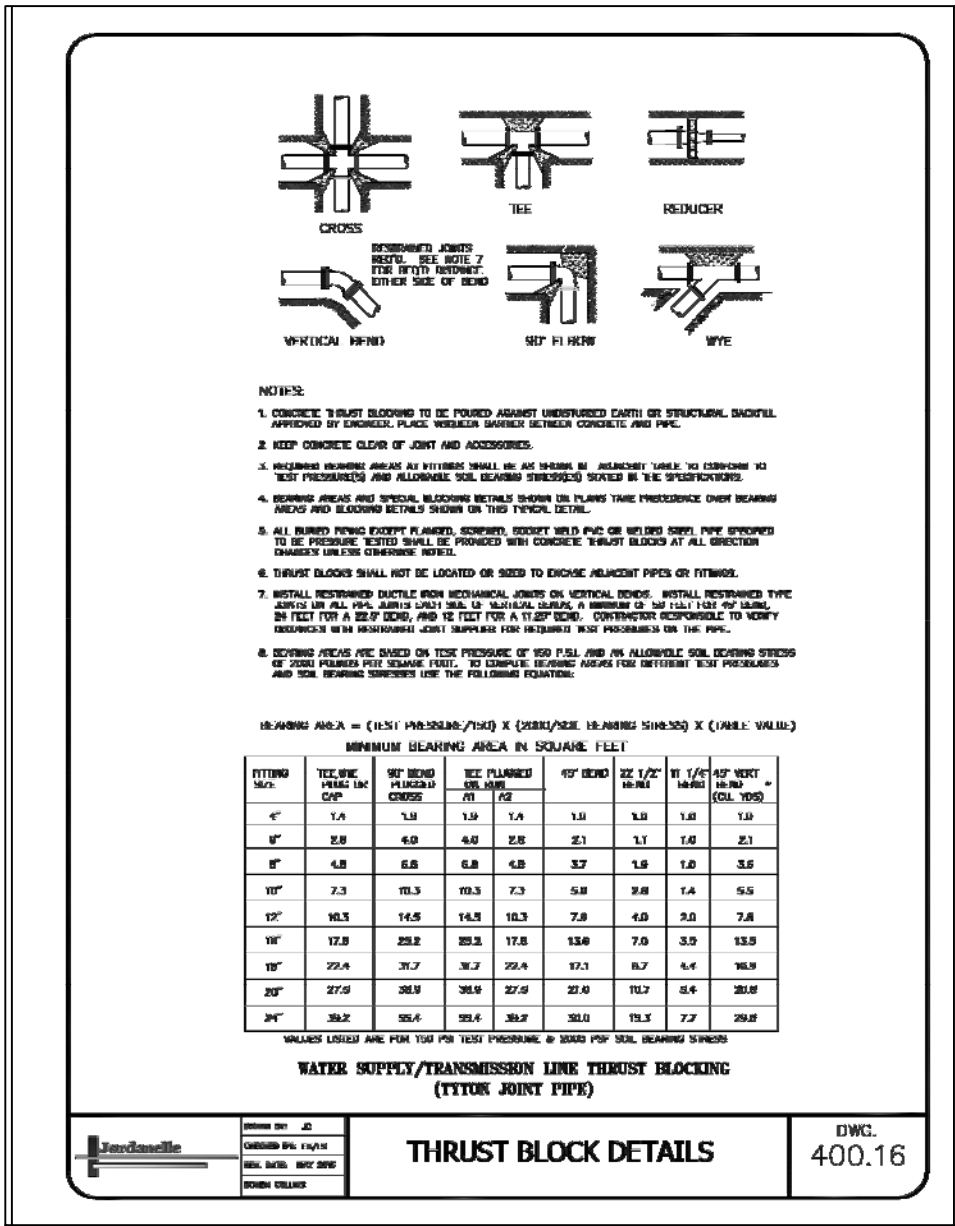
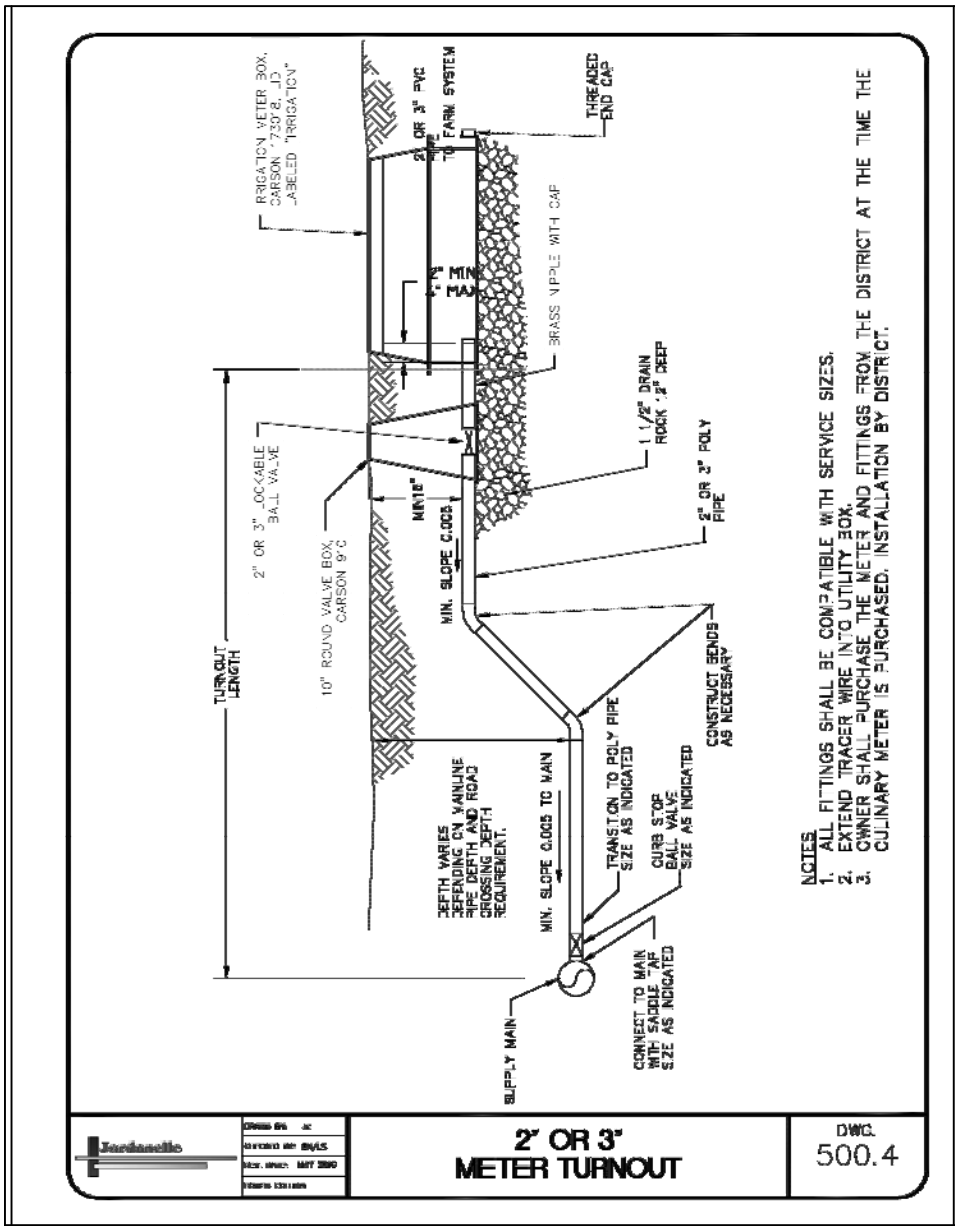
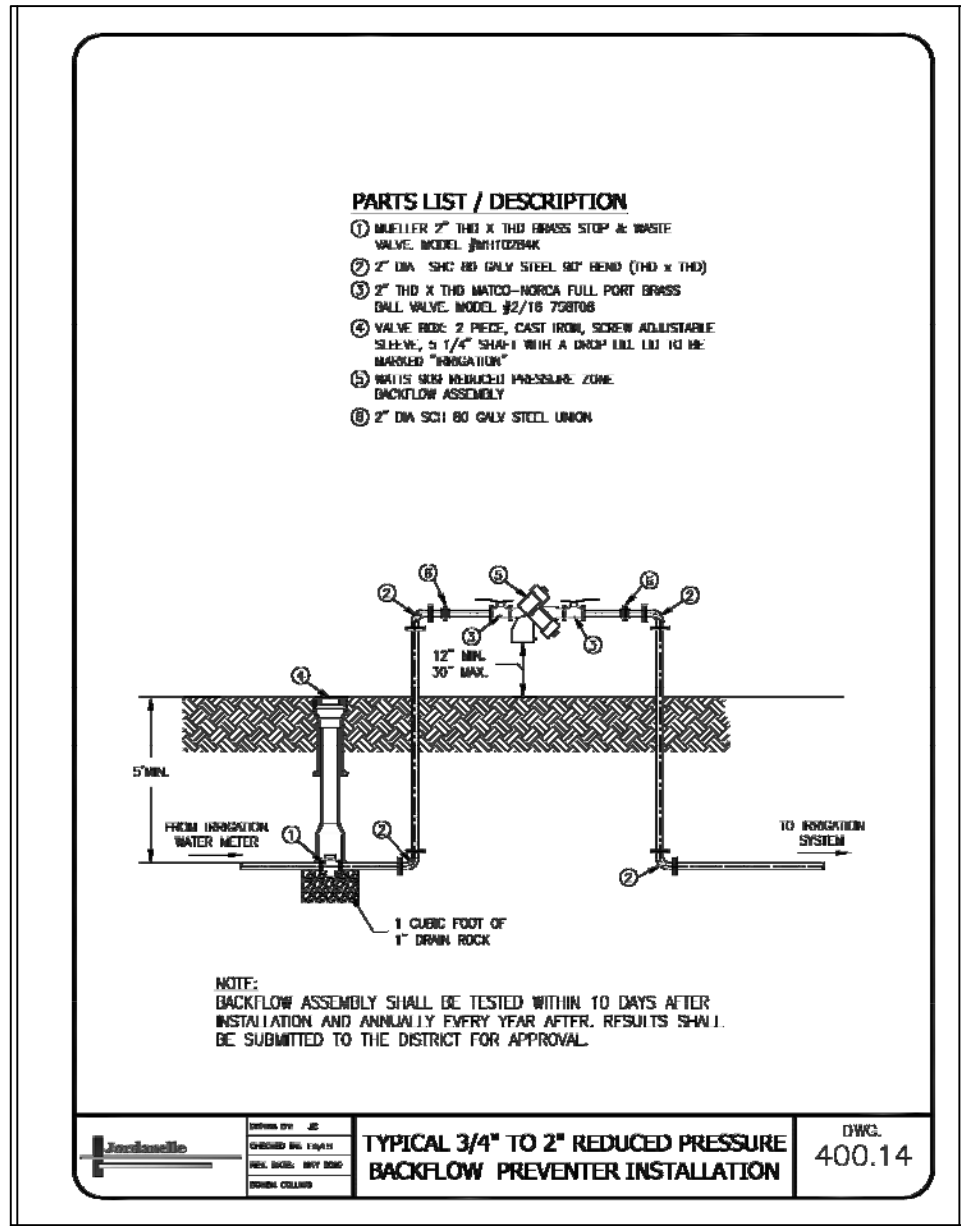
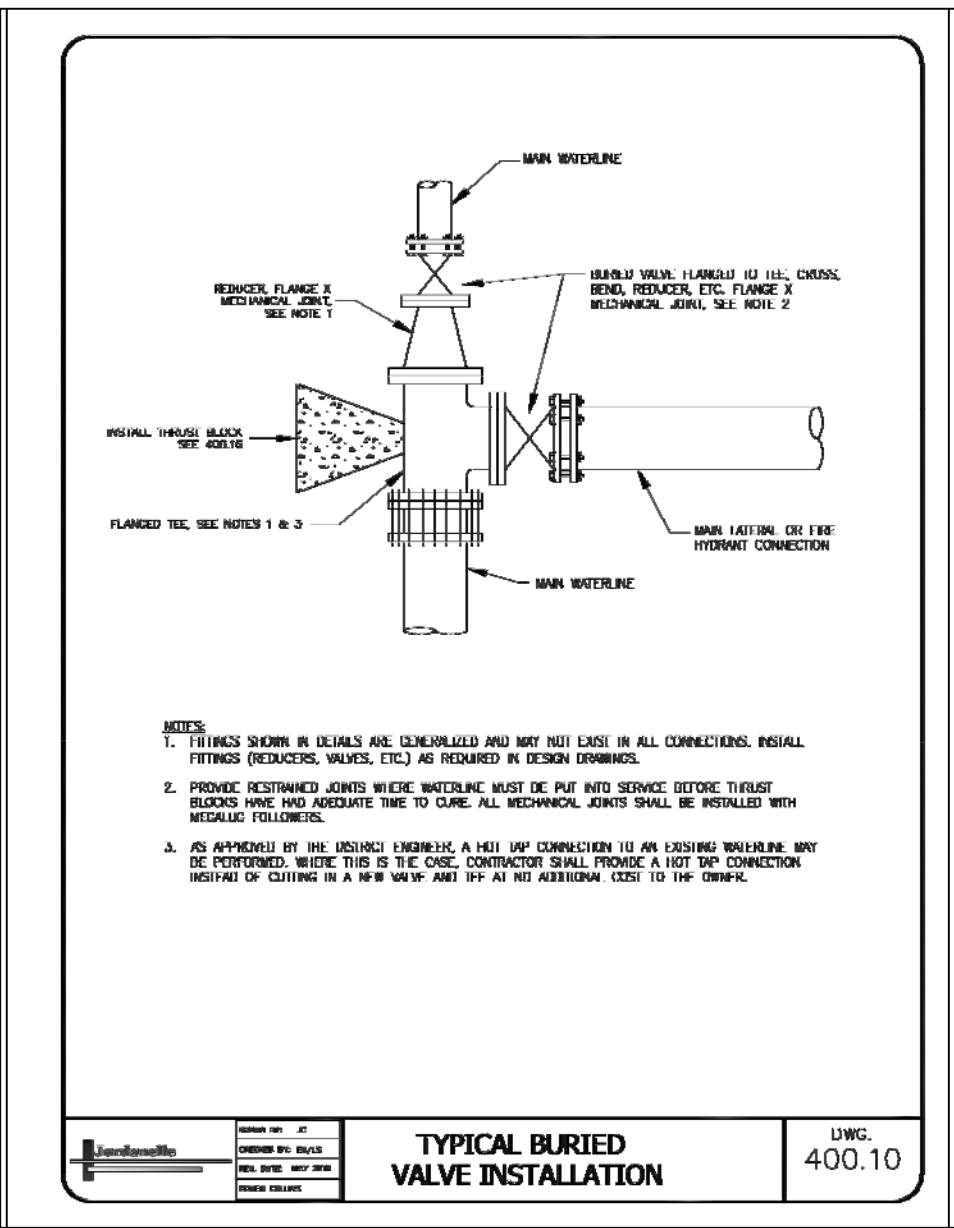
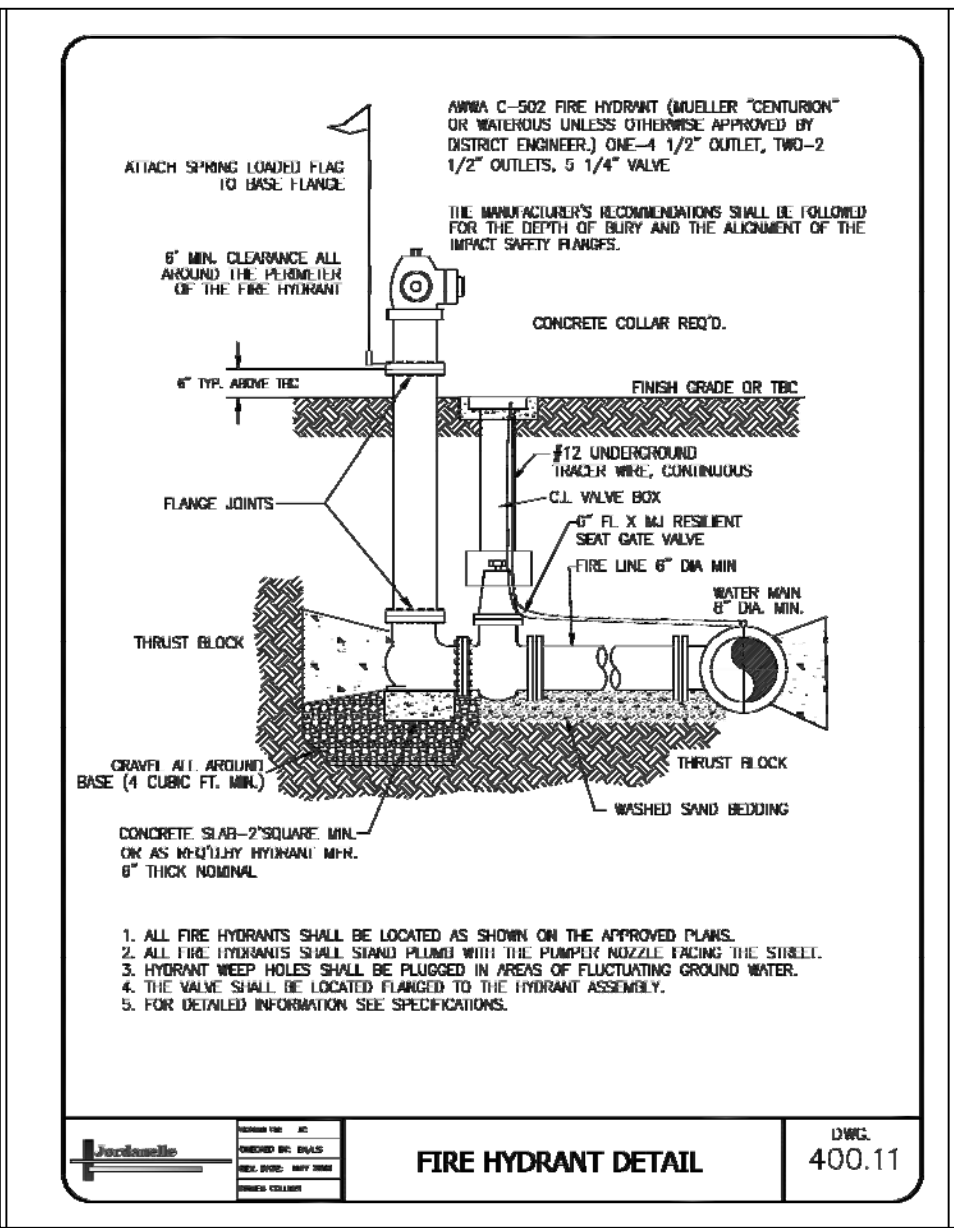
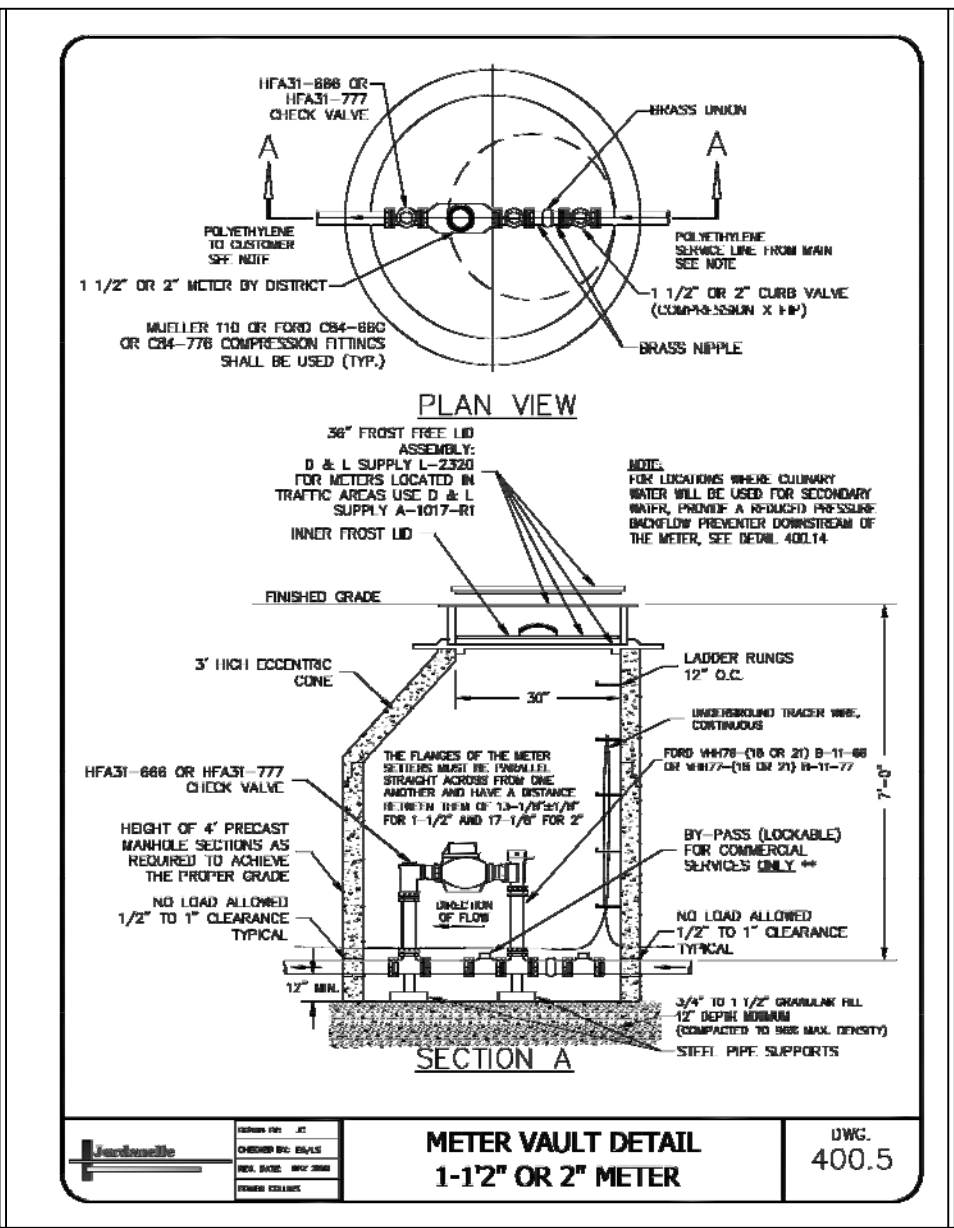
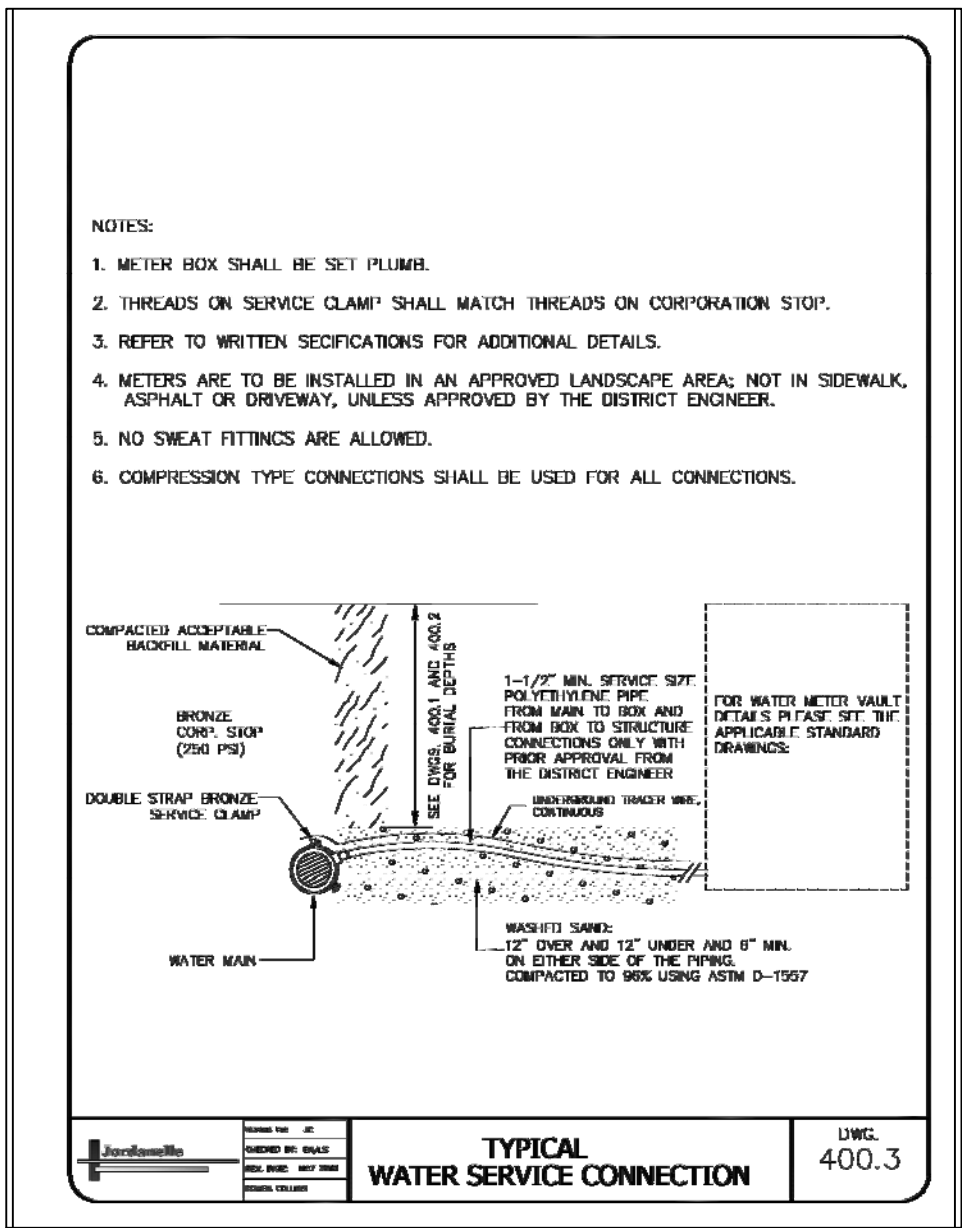
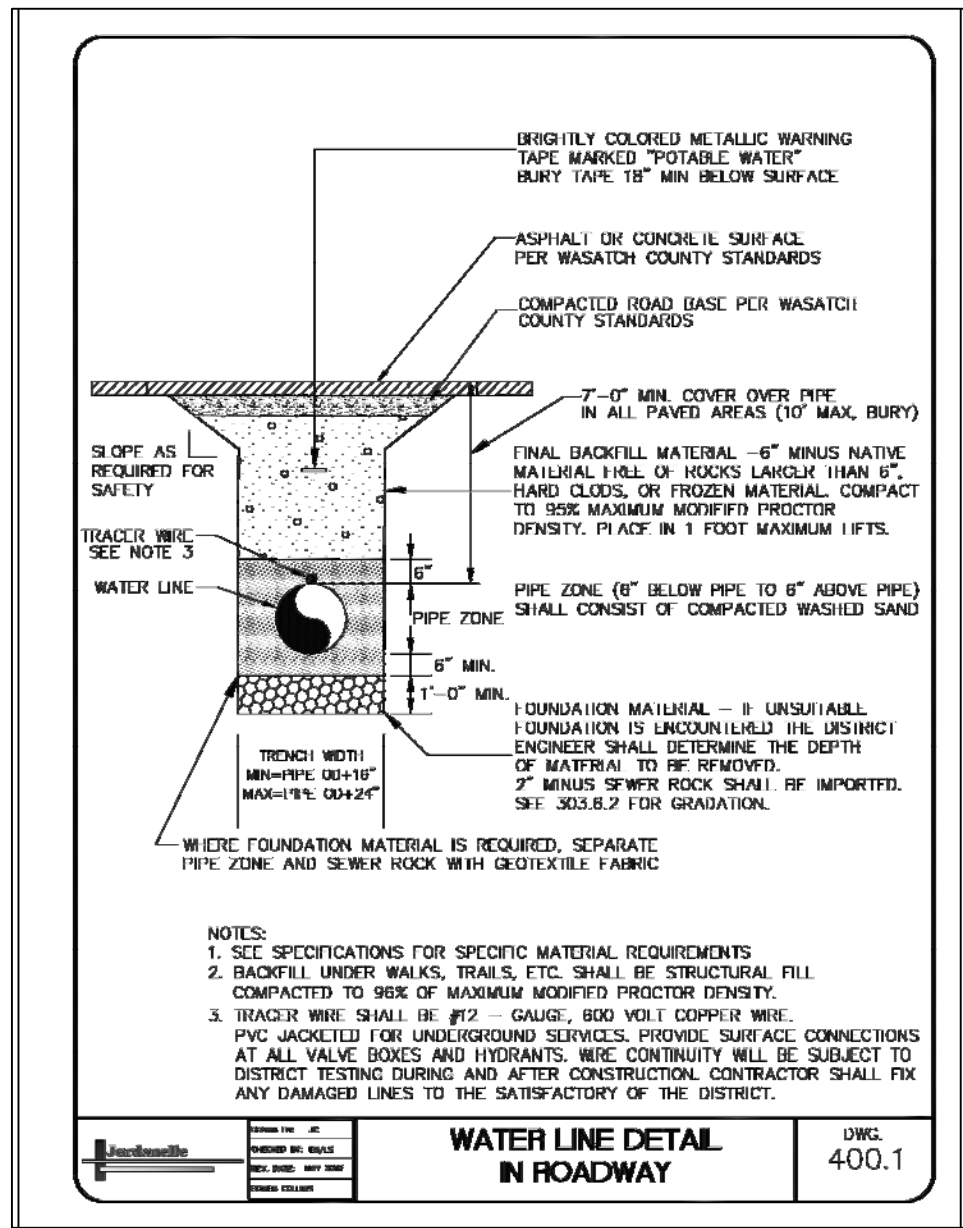
SEWER DETAILS

2-29-20

HIDEOUT
TOWN



SHEET NO. D2



NO.	DESCRIPTION	DATE	APP'D

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SURVEY BY:	HAWKES
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	N/A

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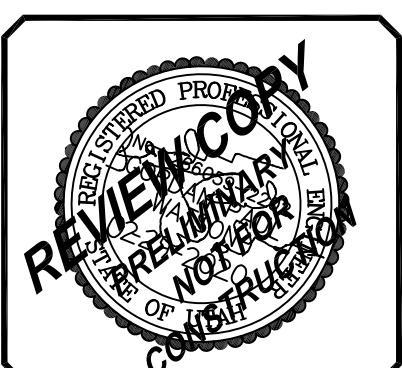
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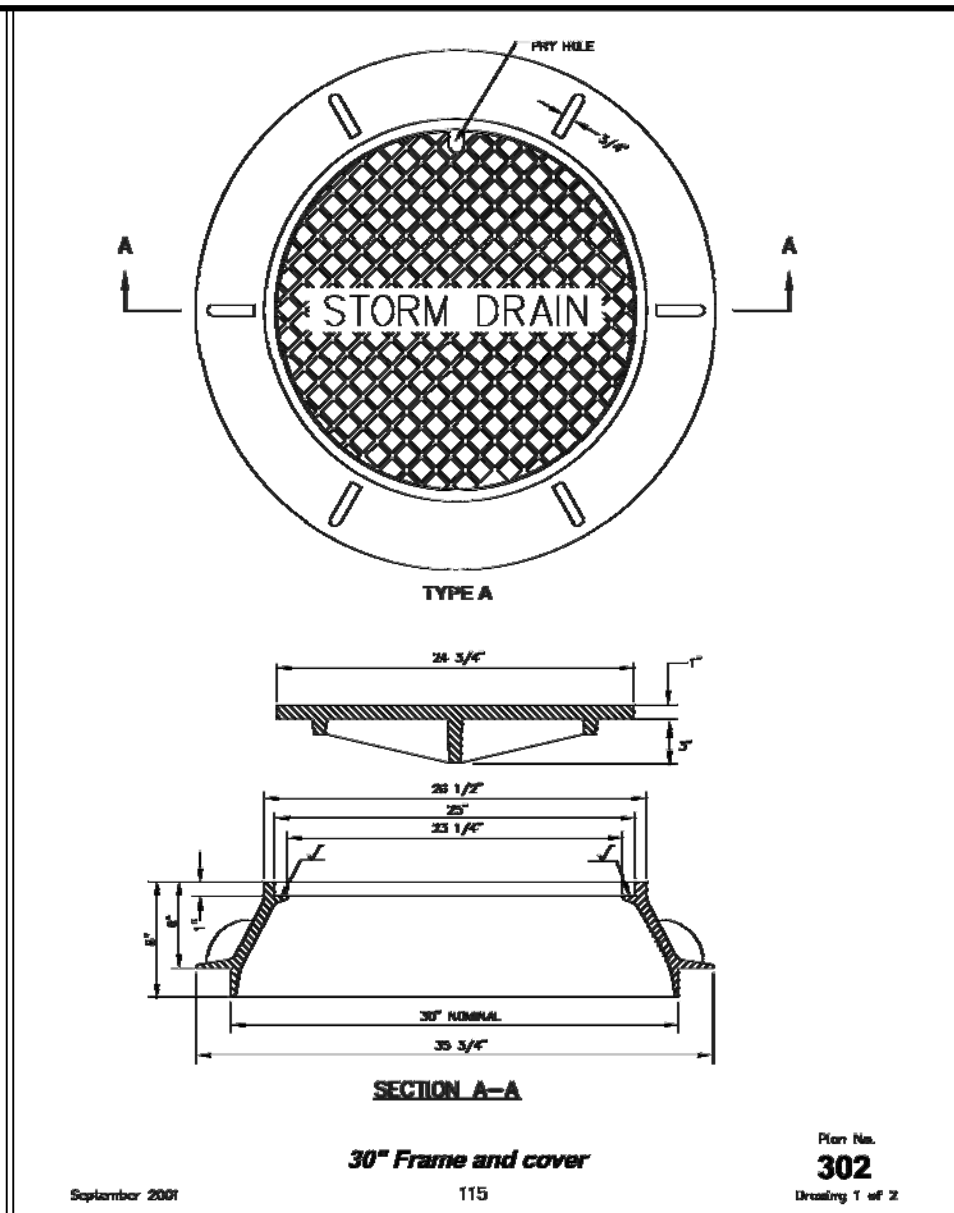
Lakeview Estates

WATER DETAIL

2-29-20

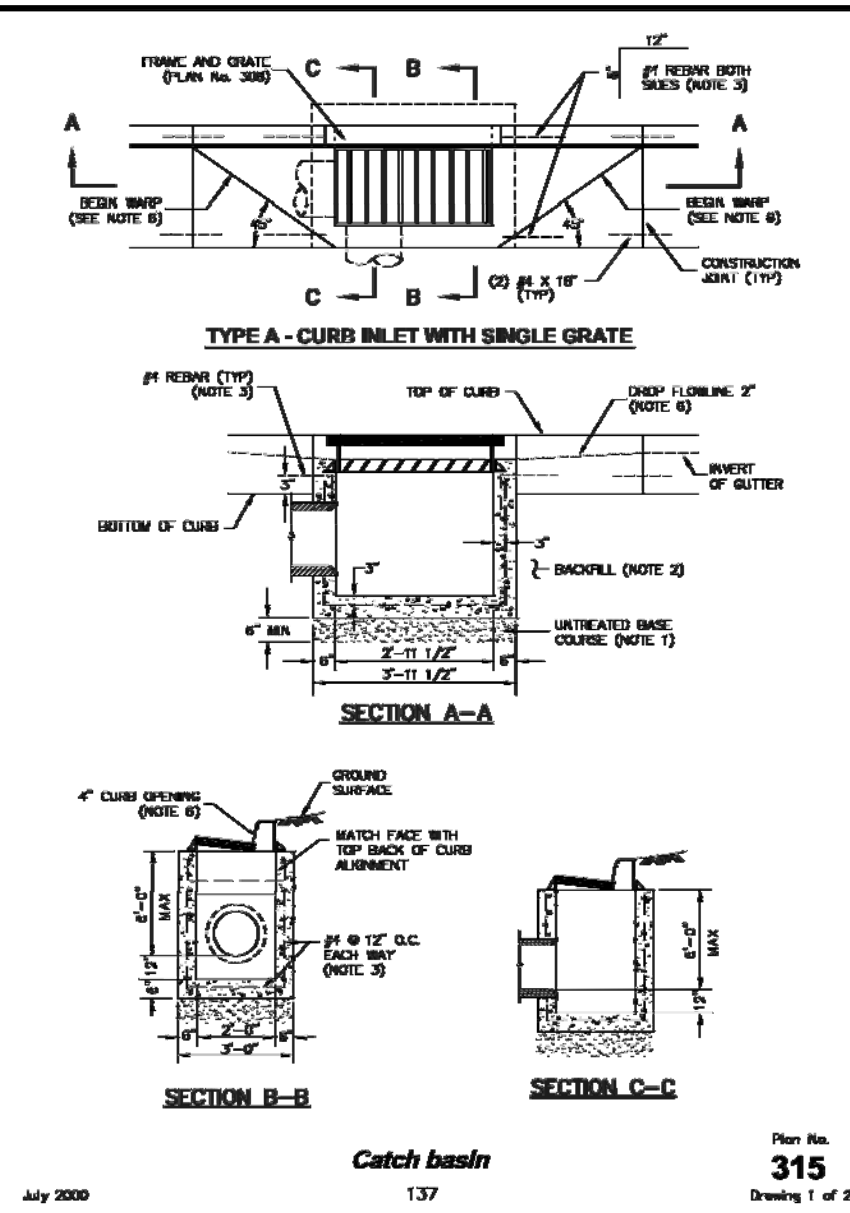
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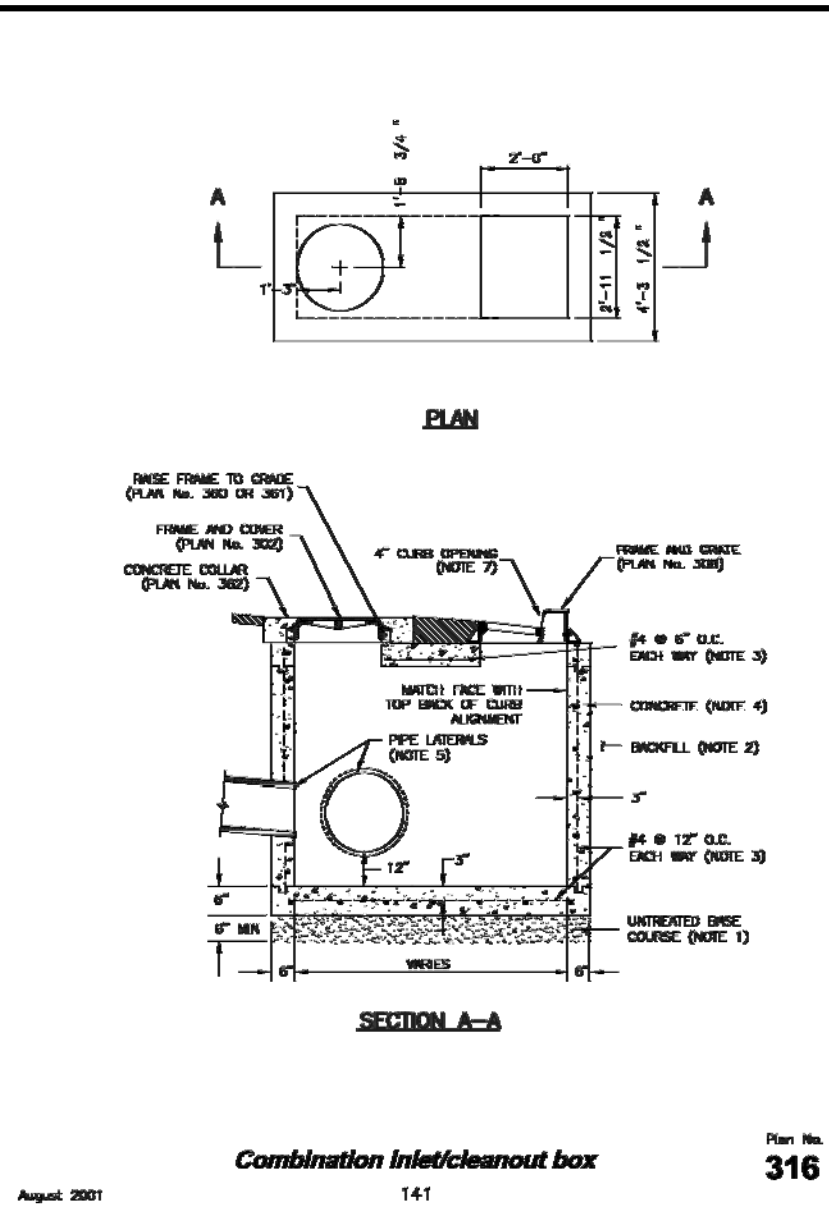
- 30" Frame and cover - type A**
1. CASTINGS: Grey iron class 35 minimum per ASTM A 48.
 2. COATINGS: Except machined surfaces, coat all metal parts with asphaltum paint.
 3. INSCRIPTIONS: Cast the words "STORM DRAIN" on the cover flush with the surface finish.
 4. HEAT NUMBER: Place foundry and heat number on the inside of the frame and on the bottom of the cover.
 5. FIT: \angle 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 residential, rights-of-way, alleys, parking lots, and all other places except paved streets, with allen socket set screw locking devices. Drill and tap two holes to a depth of 1 inch at 90 degrees to pry hole and install 3/4 x 3/4 allen socket set screws.
 7. CLEANOUT STRUCTURE: See Plan No. 330.
 8. MANHOLE STRUCTURES: See Plan No. 341.

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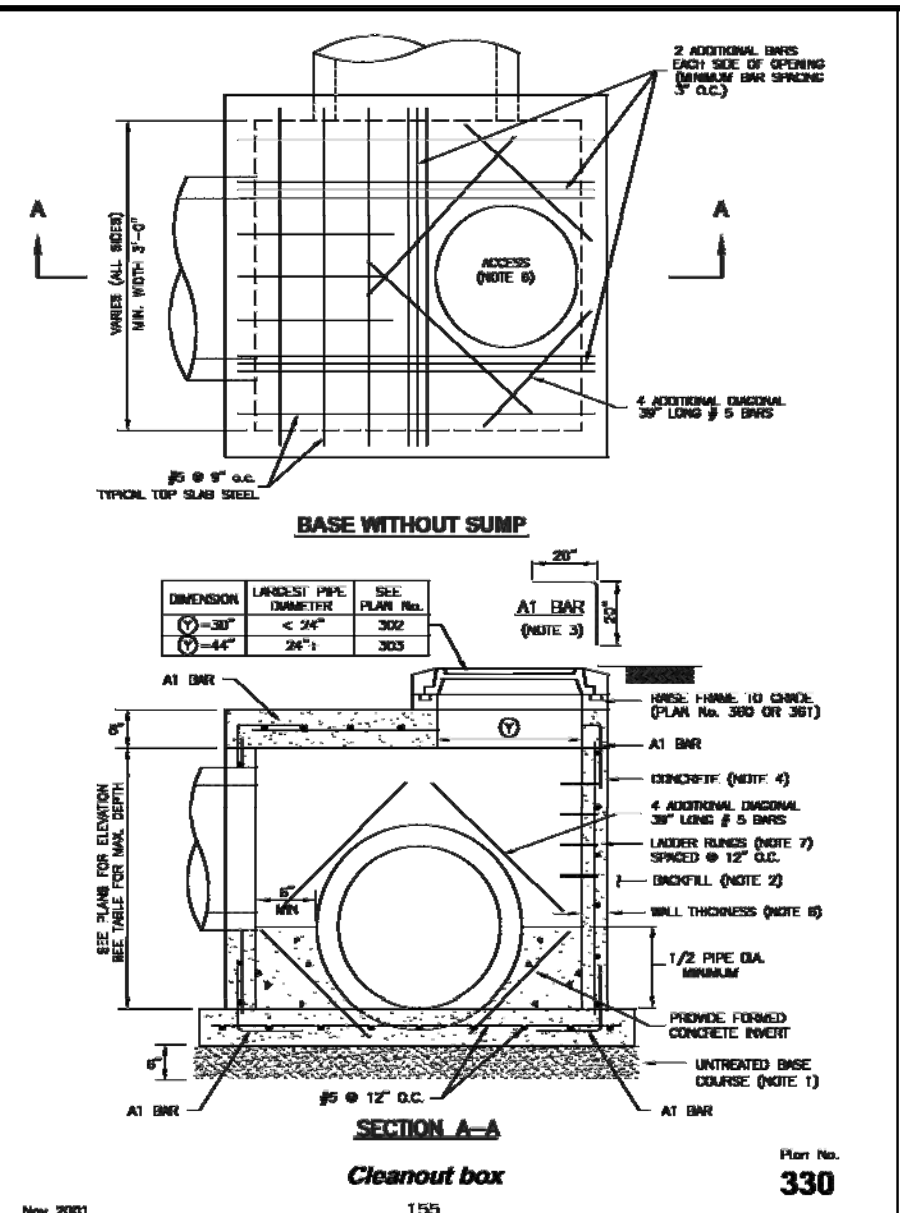
- Catch basin**
1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 31 23 23.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 2. BACKFILL: Provide and place per APWA Section 31 23 23 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
 3. REINFORCEMENT: ASTM A 615, grade 60, deformed steel.
 4. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 30 00.
 5. PIPE LATERALS: The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
 6. CURB FACE OPENING: Make opening at least 4 inches high. Provide at least a 2 inch drop between the "bogie weep" line in the gutter flow line and the top of the grate at the curb face opening.

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- Combination inlet / cleanout box**
1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 31 23 23.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 2. BACKFILL: Provide and place per APWA Section 31 23 23 on all sides of basin. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
 3. REINFORCEMENT: ASTM A 615, grade 60, deformed steel. See APWA Section 03 30 00 requirements.
 4. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 30 00.
 5. PIPE LATERALS: The drawing shows alternate connections to the catch basin. Refer to construction drawings for connection locations.
 6. LADDER RUNGS: Provide plastic coated steel ladder rungs in boxes over 6 feet deep. Place bottom rung 6 inches above top of pipe.
 7. CURB FACE OPENING: Make opening at least 4 inches high. Provide at least a 2 inch drop from the concrete gutter flow line to the top of the grate at the curb face opening.

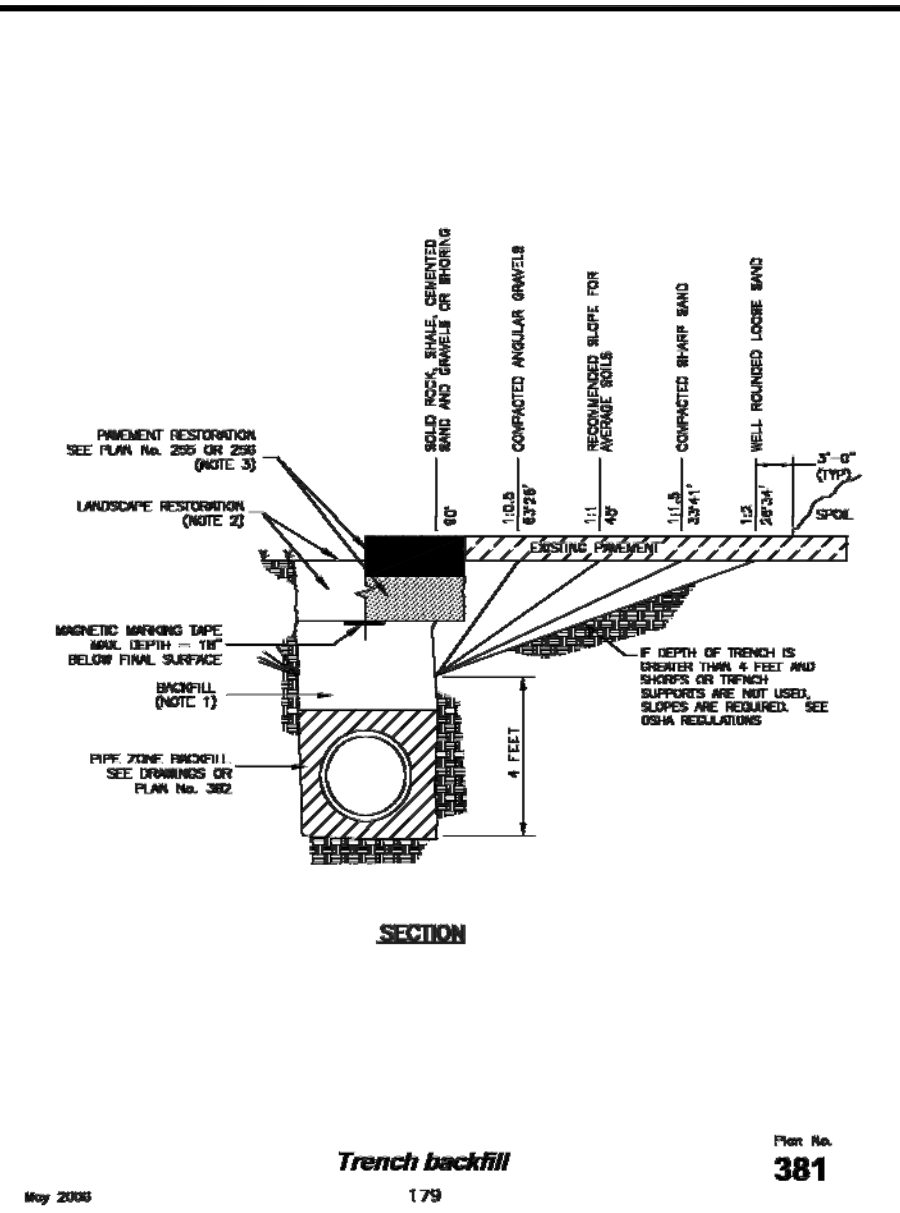
140



- Cleanout box**
1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 31 23 23.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
 2. BACKFILL: Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
 3. REINFORCEMENT: ASTM A 615, grade 60, deformed steel. See APWA Section 03 30 00 requirements. Center steel in walls and slabs with a minimum cover of 2 inches. Keep steel 2 inches clear curved pipe and fit opening. A 1 bar required at all corners, vertical and horizontal. A 1 bar connecting two walls must match slab bar size and spacing. A 1 bar connecting walls to top and bottom slabs must match slab steel size and spacing.
 4. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 30 00.
 5. PIPE LATERALS: Refer to Drawings for connection locations.
 6. ACCESS: Eccentric access is shown. Prior to construction, verify if concentric access is required. Adjust reinforcement accordingly.
 7. LADDER RUNGS: Plastic. Required in boxes greater than 6 feet deep with eccentric access. Align rungs with location of access opening. Rungs not required in boxes with concentric access.
 8. WALL THICKNESS AND WALL STEEL:

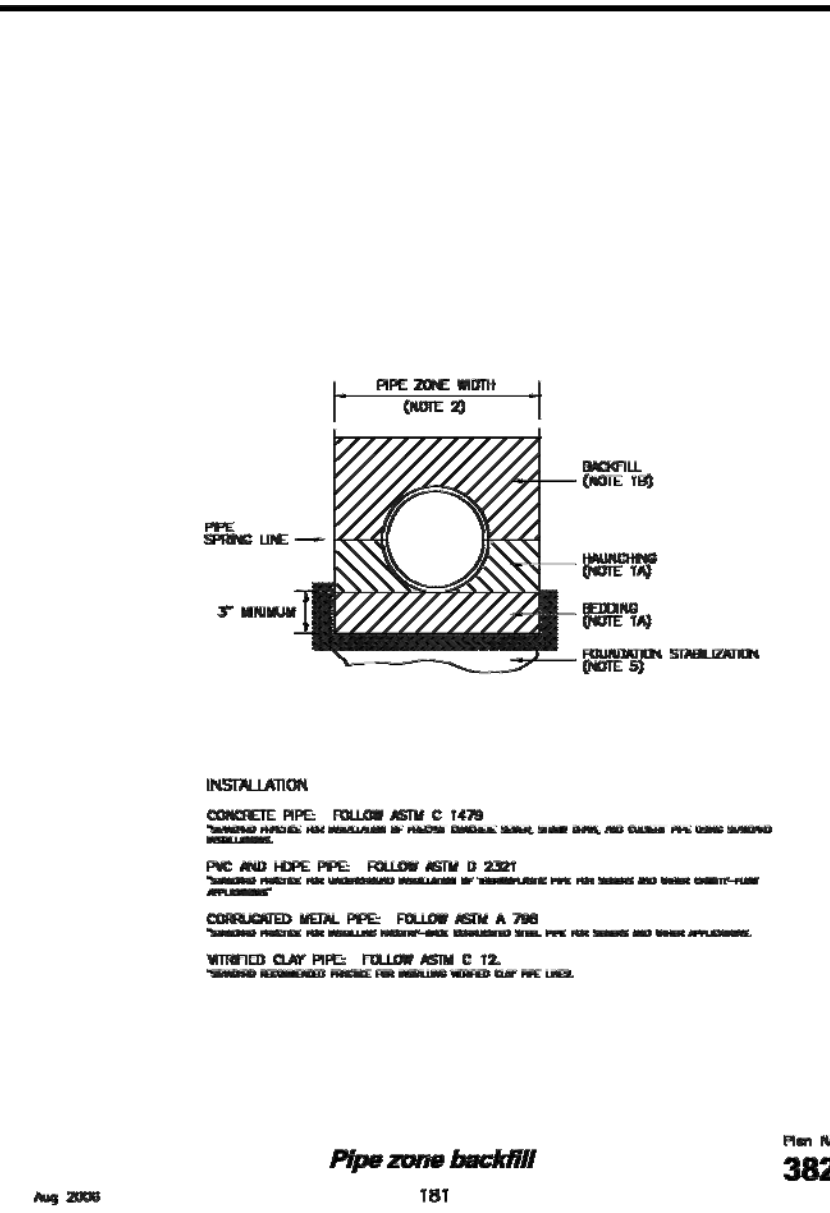
Per Water Table			
Max. Box Width	8 feet	8 feet	9 feet
Max. Box Depth	8 feet	8 feet	12 feet
Wall Thickness	8 inches	8 inches	12 inches
Wall Curtain Steel	#5 @ 12"	#5 @ 8"	#5 @ 8"
Modifications for Side Water Table			
Wall Thickness	8 inches	10 inches	12 inches
Wall Curtain Steel	#5 @ 9"	#5 @ 8"	#5 @ 8"

154



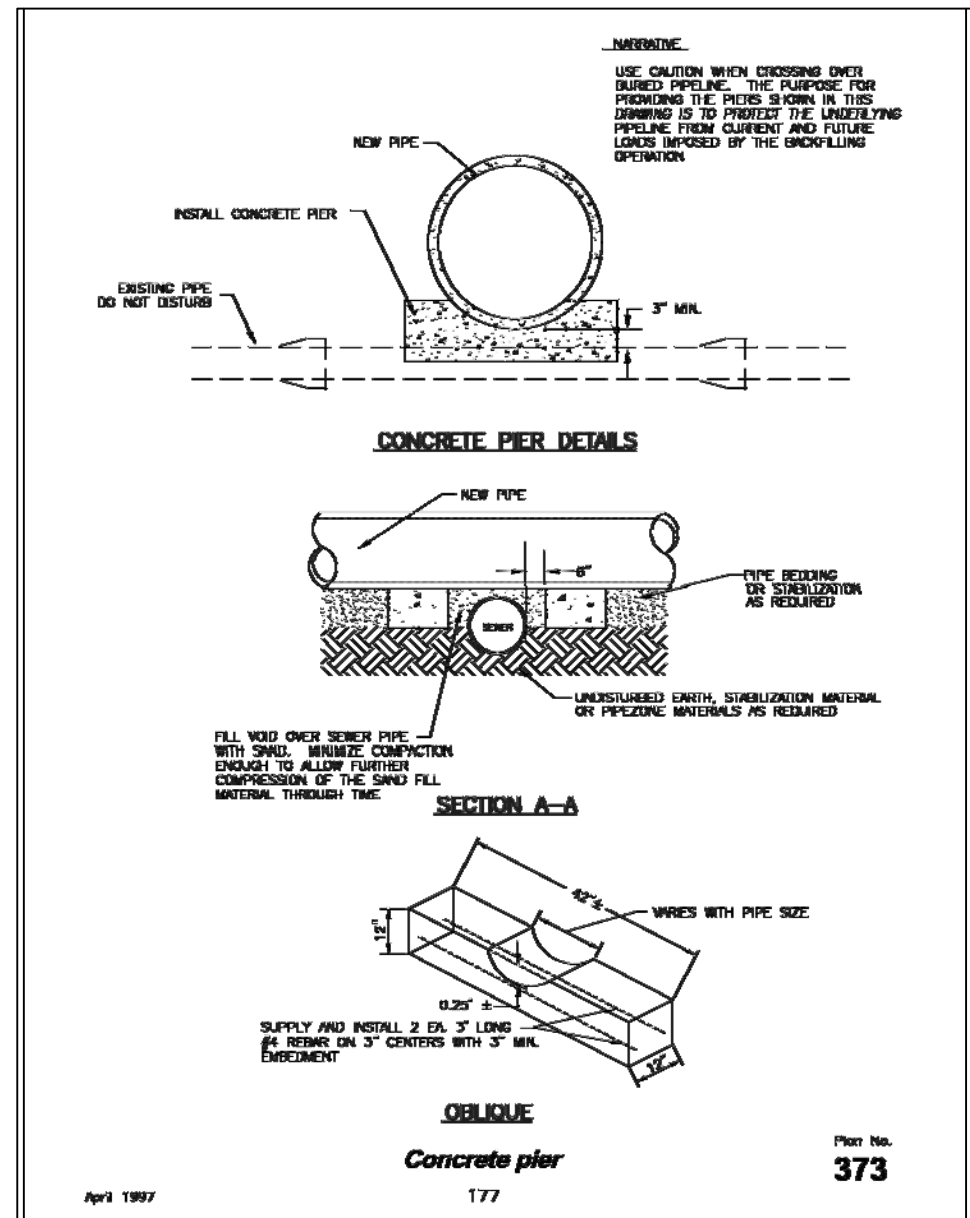
- Invert cover**
1. MATERIAL: 5/8" thick exterior grade plywood.
 2. INSTALLATION:
 - A. Install invert cover over manhole shaft. With pipe entering above the mainline pipe, install 2' x 4" bracing to raise invert cover above top of the highest pipe inlet. If necessary, install wall bracing attached to wall.
 - B. If manhole is not round, cut invert cover to match shape.
 - C. Install so no debris can enter the pipe.
 - D. Do not interfere with flow in adjacent pipes.
 - E. Nail all three pieces of each invert cover securely together.

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- Pipe zone backfill**
1. BACKFILL: Do not use sewer rock or recycled RAP aggregate in the pipe zone without ENGINEER's written approval.
 - A. Granular F8 Below Pipe Spring Line.
 - 1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 - 2) Install and compact backfill material per pipe manufacturer's recommendations.
 - 3) Water jelling is not allowed in backfilling operation.
 - 4) Submission of quality control compaction test result data developed for launching areas may be requested by ENGINEER at any time.
 - B. CONTRACTOR is to provide results of tests immediately upon request.
 - C. Granular F8 Above Pipe Spring Line.
 - 1) Furnish 3/4 inch crushed aggregate base material, unless specified otherwise by pipe manufacturer. Place in lifts not exceeding 8 inches before compaction.
 - 2) Water jelling is not allowed in backfilling operation.
 - 3) Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater unless pipe manufacturer requires more stringent installation.
 - D. Flowable Fill.
 - 1) Provide and place controlled low strength material per APWA Section 31 05 15 if allowed by pipe manufacturer.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.
 2. PIPE ZONE WIDTH: Provide width recommended by pipe manufacturer. Width of pipe zone is measured at the pipe spring line and includes any necessary sheathing in trench box applications. Follow manufacturer's recommendations.
 3. PIPE LOCATION: Install pipe in center of trench or no closer than 6 inches from wall of pipe to wall of trench.
 4. FEA GRAVEL: Pits gravel is not allowed in any part of the pipe zone.
 5. FOUNDATION STABILIZATION: Use sewer rock of APWA Section 31 05 13. Installation of stabilization/separation geotextiles per APWA Section 31 05 10 will be required to separate backfill material and native subgrade materials if sewer rock cannot provide a working surface or to prevent soil migration.

180

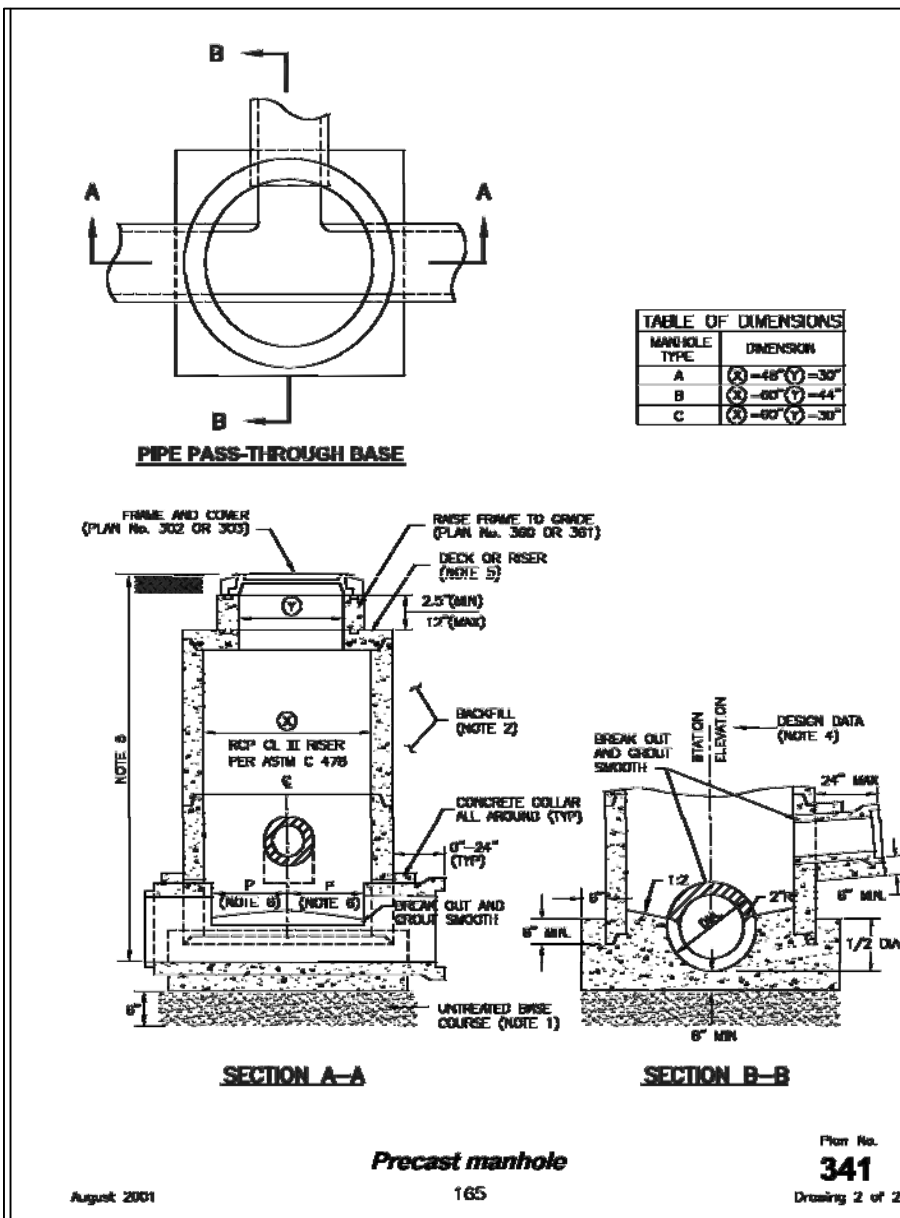


Concrete pier

April 1997

177

Plan No. 373



Precast manhole

August 2001

165

Plan No. 341

Drawing 2 of 2

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 31 23 23.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.
2. BACKFILL: Provide and place per APWA Section 31 23 23. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness is 8 inches before compaction.
3. CONCRETE: Class 4000 per APWA Section 03 30 04. Place concrete per APWA Section 03 30 10. Cure per APWA Section 03 30 00.
4. STATIONING AND ELEVATIONS:
 - A. Stations of manholes shown on the Drawings apply to the centerline of the shaft.
 - B. Elevations shown at the shaft's center refer to the prolonged (or extended) invert grade of the pipe.
 - C. Inlet pipe elevation applies to a point of intersection of the inlet pipe invert to the manhole wall.
5. CONCRETE DECK OR REDUCING RISER: When depth of manhole from pipe invert to finish grade exceeds 6'-7", use a reducing riser section.
6. DISTANCE "Y": "Y" varies on per size of pipes, such that the horizontal inside diameter of the pipe intersects the inside face of the riser.
7. JOINTS: Place flexible gasket-type sealant in all manhole joints.
8. BASE OF MANHOLE: Pour in one continuous operation.
9. FINISH: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.

164

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 7-1-19	HAWKES	N/A
SURVEY BY: HAWKES	GPW	GPW
DRAWN BY: GPW	GPW	GPW
DESIGNED BY: GPW	GPW	GPW
CHECKED BY: GPW	GPW	GPW
SCALE: 1"=1'-0"	GPW	GPW

GATEWAY CONSULTING, Inc.
 P.O. BOX 951005 SALT LAKE CITY, UT 84105
 PH: (801) 694-5848 FAX: (801) 432-7050
 paul@gatewayconsultinginc.com

CIVIL ENGINEERING CONSULTING LAND PLANNING CONSTRUCTION MANAGEMENT

Lakeview Estates

STORM DETAIL

2-29-20

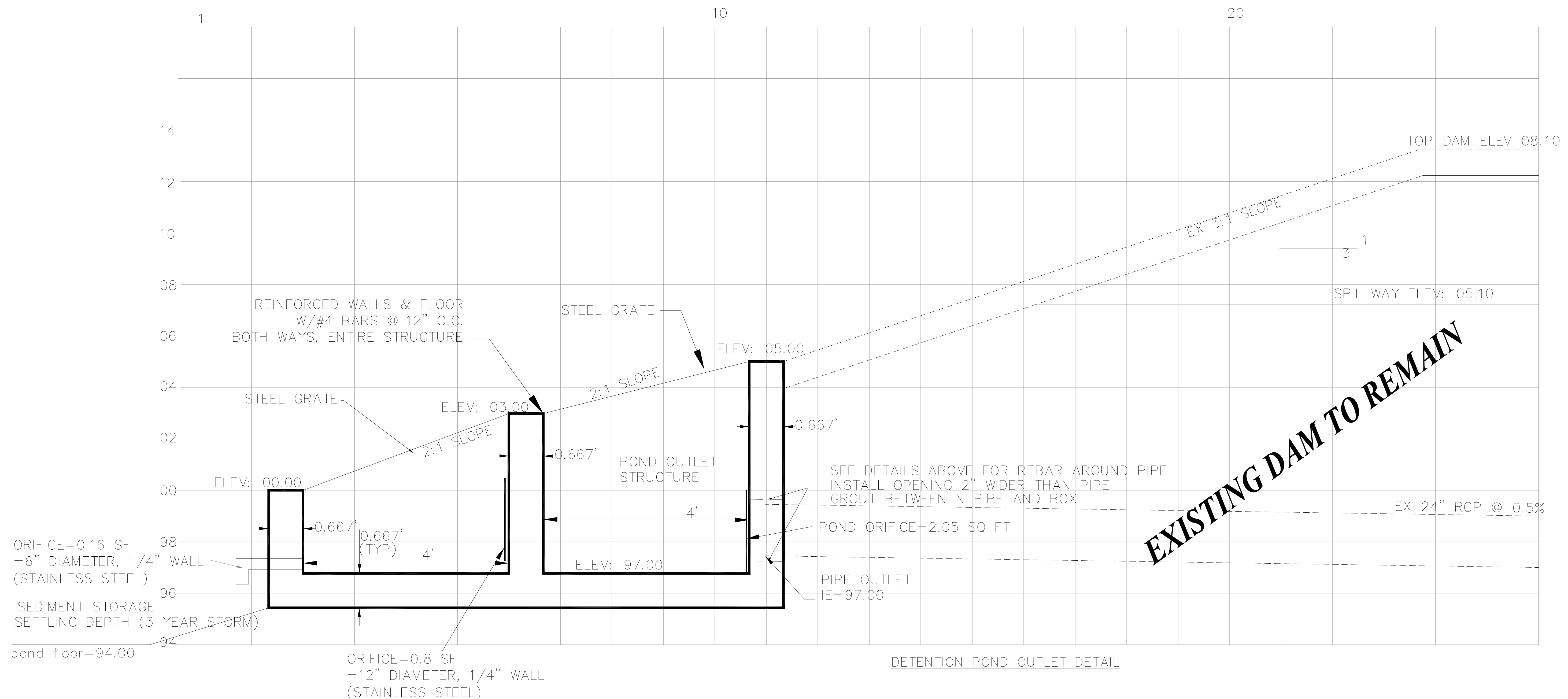
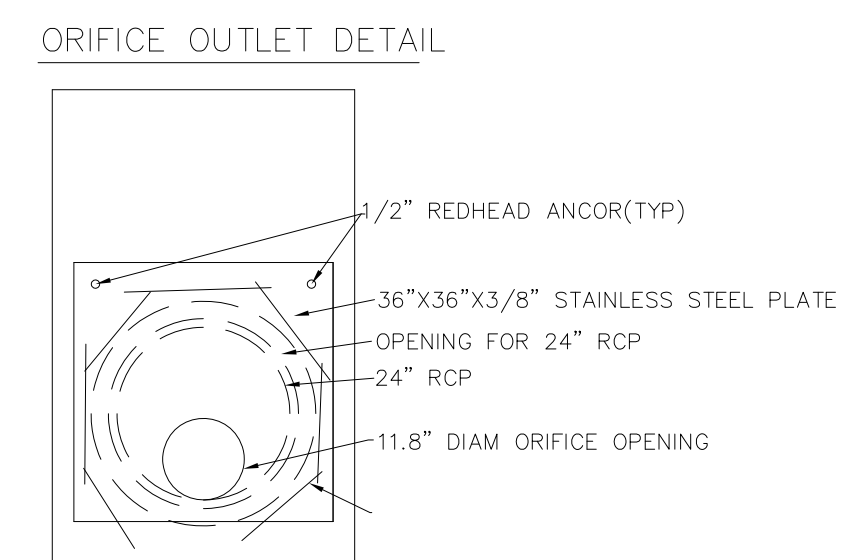
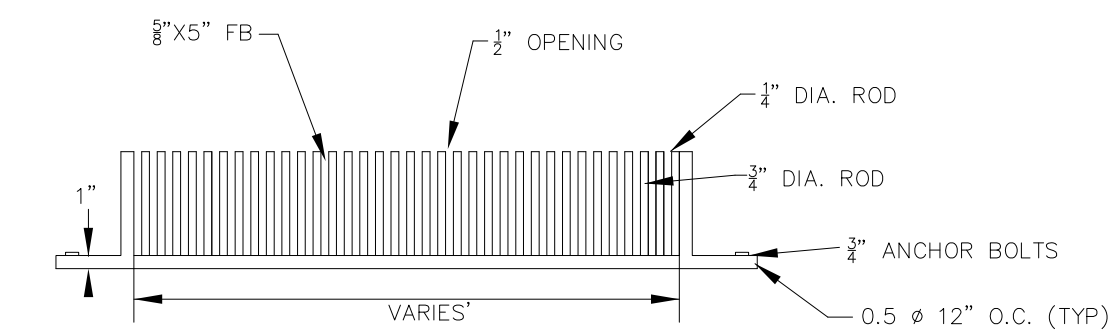
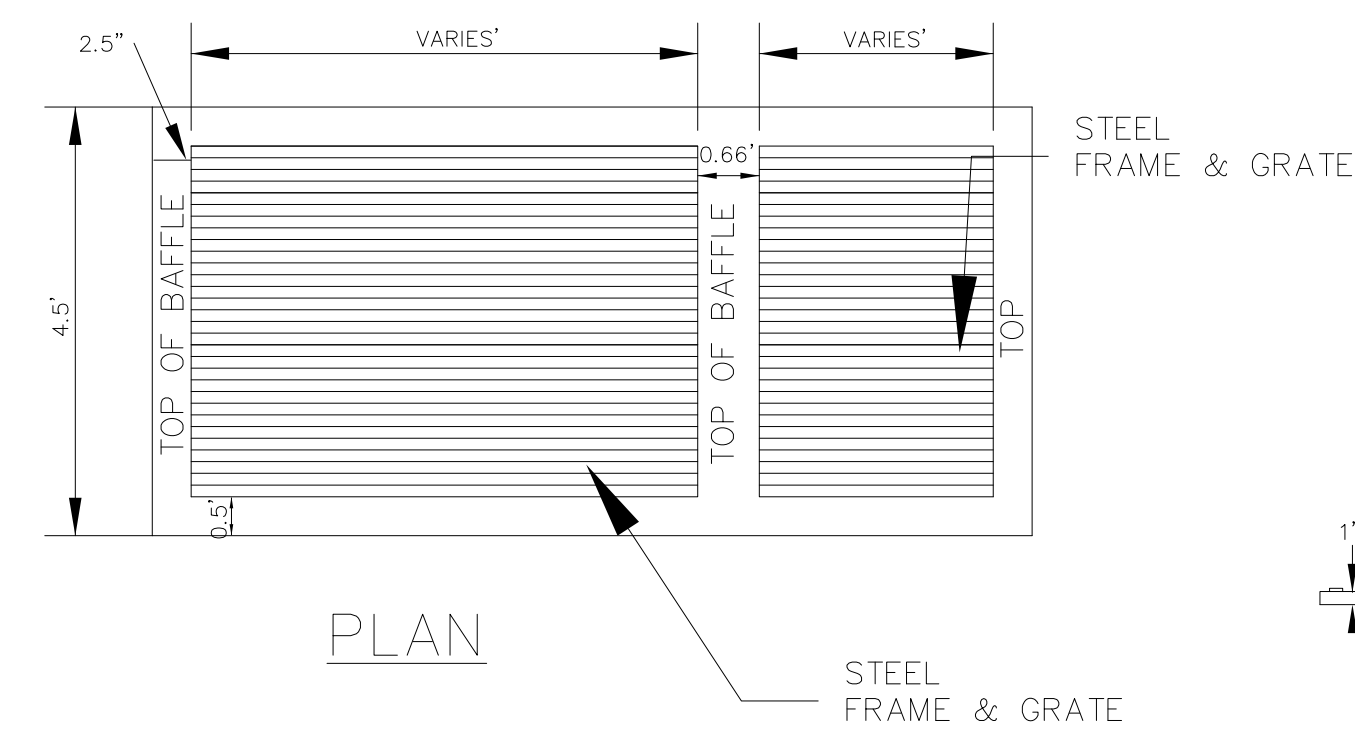
HIDEOUT

TOWN


REVIEW COPY

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

SHEET NO. **D4**

[illegible]

ORIG DATE:	7-1-19
SURVEY BY:	HAWKES
DRAWN BY :	GPW
DESIGNED BY :	GPW
CHECKED BY :	GPW
SCALE :	1"=100'



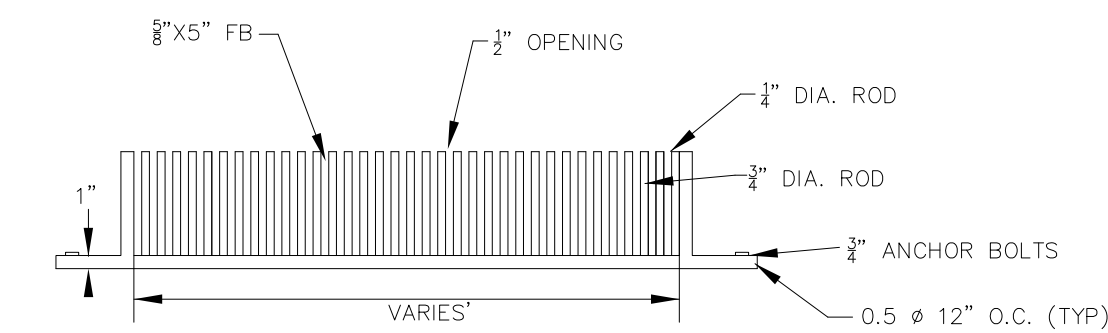
GATEWAY CONSULTING, Inc.
P.O. BOX 957005 SOUTH JORDAN, UT 84095
PH: (801) 694-5848 FAX: (801) 432-7150
psatl@gatewayconsultingllc.com

**CIVIL ENGINEERING * CONSULTING * LAND PLANNING
CONSTRUCTION MANAGEMENT**

Lakeview Estates
DETENTION POND DETAILS
2-7-20
PLOT DATE:

HIDEOUT
TOWN

SHEET NO. D5



ORIFICE OUTLET DETAIL

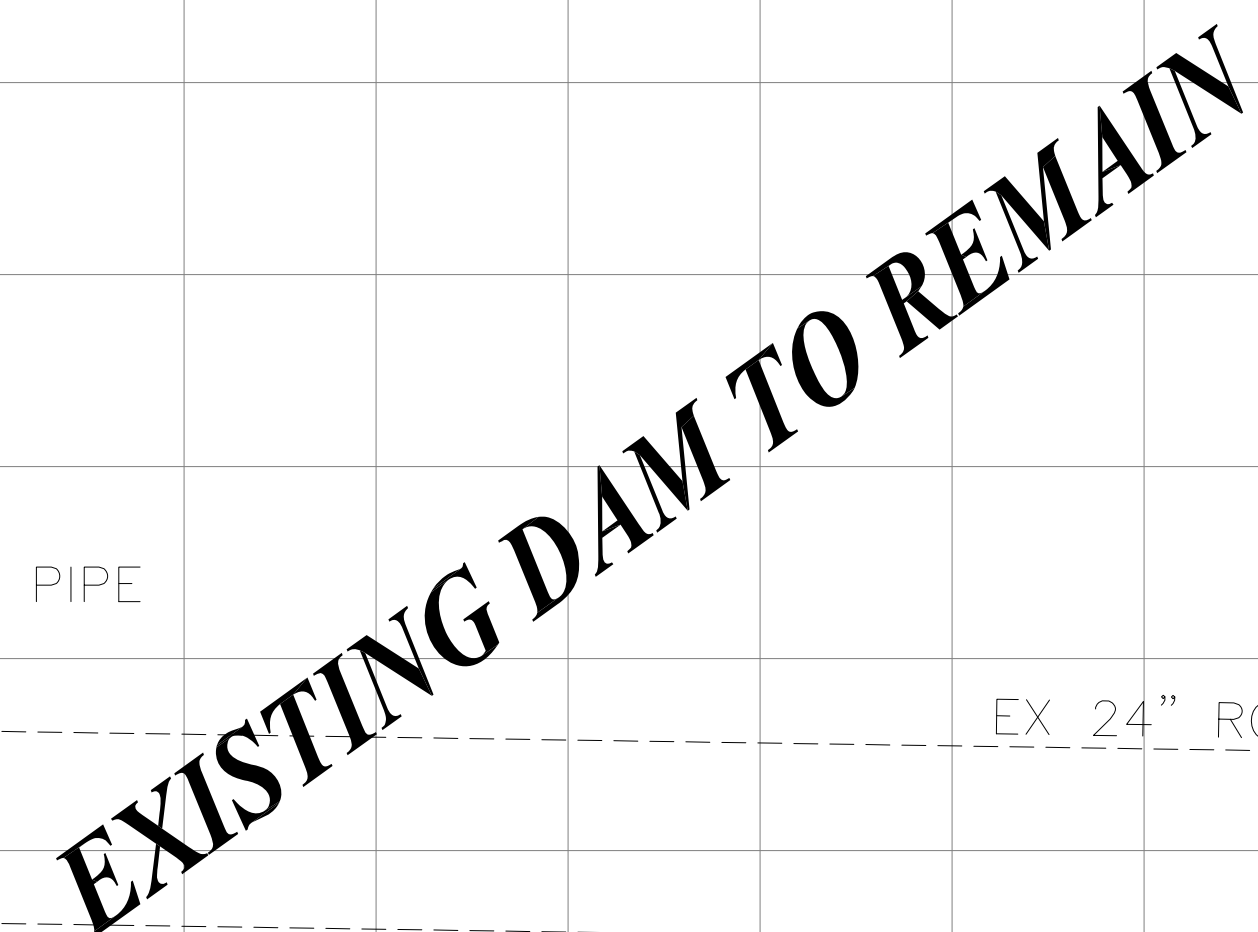
1/2" REDHEAD ANCOR(TYP)

36"X36"X3/8" STAINLESS STEEL PLATE


OPENING FOR 24" RCP

24" RCP

11.8" DIAM ORIFICE OPENING

[illegible]

ORIG DATE:	7-1-19
SURVEY BY:	HAWKES
DRAWN BY:	GPW
DESIGNED BY:	GPW
CHECKED BY:	GPW
SCALE:	1"=100'



GATEWAY CONSULTING, Inc.
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**CIVIL ENGINEERING • CONSULTING • LAND PLANNING
CONSTRUCTION MANAGEMENT**

Lakeview Estates
DETENTION POND DETAILS
2-7-20
PLOT DATE:

HIDEOUT
TOWN

SHEET NO. D6

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

Building Fees [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] <i>The values per square foot are reflective of the February 2019 Building Valuation Data</i>	.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

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
Administrative Fee	10% of Town Engineer estimated fees for plan review and inspections
State Surcharge	1% of Town Engineer estimated fees for plan review and inspections

**Section 1.2
Planning Fees**

1.2.1 Development Fees

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

**RESOLUTION 2019-14
EFFECTIVE OCTOBER 14, 2019**

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

1.2.2 Conditional Use Permit

Conditional Use Permit	\$200.00 plus costs \$2,500 (plus costs)
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1.2.3 Temporary Use Permit

Temporary Use Permit	\$100.00 plus costs \$750 (plus costs)
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1.2.4 General Plan Amendment

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

Zone Change	\$150.00 plus \$25.00 per acre \$4,500 + \$50/acre (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 of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	\$10,000 (plus costs)

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

**RESOLUTION 2019-14
EFFECTIVE OCTOBER 14, 2019**

Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued 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**

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

**RESOLUTION 2019-14
EFFECTIVE OCTOBER 14, 2019**

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
<i>Note: renter will be charged actual cost for cleaning after usage.</i>	

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

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

**RESOLUTION 2019-14
EFFECTIVE OCTOBER 14, 2019**

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
Water Reservation Fees	\$160.00 per Hideout Unit (HU) defined as a planned 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 10,000 gallons
-----------	---------------------------------------

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

**RESOLUTION 2019-14
EFFECTIVE OCTOBER 14, 2019**

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

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure
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6.5 Water Reconnection Fee

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

**TOWN OF HIDEOUT
FEES AND RATES SCHEDULE**

**RESOLUTION 2019-14
EFFECTIVE OCTOBER 14, 2019**

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

Per residential or commercial unit	\$28.60
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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
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**Section 9
Storm Drain Fee**

9.1 Monthly Storm Drain Fee

Per Billable Meter	\$6.00
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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 Order 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:

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

Section 2 – Temporary Meeting Restrictions. 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. **Electronic Meetings.** 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. **No Anchor Location.** 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. **Notice.** 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. **Public Comment.** 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. **Meeting Materials Available Electronically.** 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. Additional Restrictions. 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. Restrictions of Other Authorities Incorporated. 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.

Section 4 – Clerk to Post Restrictions. 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.

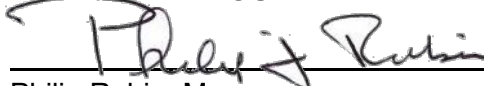
Section 4 – Duration. The following restrictions will be in effect for 30 days following the passage of this Ordinance. Notwithstanding the foregoing, the Mayor is authorized to extend the term of this ordinance by an addition 30 days, if he determines such extension to be necessary to the public welfare,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


Philip Rubin, Mayor

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.