

TOWN COUNCIL MEETING MINUTES
December 14, 2017

1. Call to Order and Pledge of Allegiance

Mayor Pro Temp Dean Heavrin called to order the meeting of the Town Council of the Town of Hideout at 6:00 p.m. on December 14, 2017 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

2. Roll Call

The mayor pro-temp conducted a roll call. The following Council Members were present:

Dean Heavrin
Hanz Johansson
Doug Egerton
Absent: Mayor Martino
Cyndie Neel
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Public Works – Kent Cuillard, Chris Baier, Bill Bartlett, Lisa Bartlett, Ken Bloch, Melyssa Davidson, Chris Ensign, Glen Gabler, Brett LaBar, Dan Mouthaan, Mary Mouthaan, Will Pratt, Phil Rubin, Ralph Severini, Kurt Shadle, Lynne Shadle, Rick Shapiro, Mike Stewart and Jack Walkenhorst

3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of November 9, 2017

Council Member Doug Egerton motioned to approve the minutes of the regular meeting of November 9, 2017. Council Member Hanz Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Egerton, Johansson and Heavrin.

4. PUBLIC HEARING – Possible Approval of the Final Plat for KLAIM, formerly Jordanelle Ranches, subdivision located at approximately 7003 East SR248, Hideout, Utah

Chris Ensign reported he had met last week with the Planning Commission which gave a positive recommendation to the Council. Mr. Ensign pointed out the trails and amenities and stated he had worked with Dave Erichsen on the things he had requested.

Council Member Hanz Johansson asked if the trails were public trails. Chris Ensign stated they were public. There was further discussion between Councilor Johansson and Chris Ensign concerning the trails.

Councilor Doug Egerton clarified Mr. Ensign has went over the plans with Dave Erichsen. Mr. Ensign said he had and referred to the list from Mr. Erichsen the Council and he had a copy of. Councilor Egerton asked if this development was a part of the Community Preservation HOA or on their own. Chris Ensign stated they would have their own HOA. Councilor Egerton asked if there would be any Master HOA services needing to be shared. Chris Ensign said not to his understanding. Scott Dubois, representing Mustang Development, felt cost-sharing of electric and gas across SR 248 does need to be addressed. Chris Ensign said he did not have any information about the matter and would like to be able to read about it.

Councilor Doug Egerton stated the language in the Master Development Agreement gives the master developer the right to be reimbursed on utilities. The Town has not yet decided how that will be done. There is an impact fee study being done. If another development attaches to those utilities, there would probably be an argument through the MDA and through fairness, those cost a certain amount of money. Some methodology would be involved in determining what that cost is. Chris Ensign stated he would like to get a better understanding of the situation. Scott Dubois said he could talk to Mr. Ensign.

Council Member Hanz Johansson asked about the grade of the roads. Chris Ensign replied the steepness of the property starts to occur just above the development. Councilor Johansson inquired if a 12 percent slope is something we can plow. Mr. Ensign said he would push for a 10 percent slope. Councilor Johansson asked about the entrance(s).

Council Member Doug Egerton liked the design because it is different but had some concerns about the flat roofs. Chris Ensign admitted he is not quite sure on the flat roof. Mr. Ensign said has built over 300 and has had no issues. Mr. Ensign stated he will explore the snow load, and offered that the roofs could have a little pitch.

Councilor Hanz Johansson asked what will grow on top of these roofs. Chris Ensign said it would be natural grasses. Mr. Ensign stated they might not be able to do it, but they will do what they have to do. Chris Ensign stated he is excited about the project.

Council Member Johansson asked about the acceleration and deceleration lanes. Mr. Ensign answered they have submitted a proposal to UDOT. Councilor Egerton asked if it was anticipated UDOT would agree. Chris Ensign said he felt comfortable with the prospect.

Council Member Hanz Johansson asked where the developer got the name of KLAIM for the developer. Chris Ensign talked about the mining town history of the area and stated the name came from there.

Council Member Dean Heavrin commented about the length of the driveways. Chris Ensign detailed they will be 20 to 22 feet.

Councilor Johansson expressed his appreciation for the 73 percent open space and the pavilion.

Chris Ensign commented on their CCR's and HOA. The design requirement will cover all exterior surfaced. Mr. Ensign stated they only build attached products.

Council Member Hanz Johansson asked about the CCR's. Mr. Ensign indicated he had given Dave Erichsen a template

Mayor pro-temp Dean Heavrin opened the hearing to public comment.

Rick Shapiro commented on representation of revegetation and slope control. How is enforcement carried out? Does the Town retain leverage to insure revegetation occurs as promised? Mr. Shapiro felt like the residents are on their own to remedy problems. Chris Ensign stated they use a blend of natural seed. Mr. Shapiro brought up irrigation and asked if revegetation is going to be satisfactory. Council Member Johansson said it takes four years. Mayor pro-temp Dean Heavrin asked if they have a landscape engineer. Mr. Ensign said they did and while it is under construction, they are motivated to keep it looking good so they can sell the properties.

The mayor pro-temp said they do have requirements to a certain extent. Mayor pro-temp Heavrin stated Dave Erichsen will look at the situation and push back to the HOA to possibly put more money back to revegetation. Chris Ensign said they will have retention, most likely boulders.

Will Pratt asked, with this project not being part of the Community Preservation Association, what process will be used for design review; how will the quality standard be maintained? Chris Ensign said they are not part of the Master HOA and do not have some of the amenities that HOA provides. Mr. Ensign indicated their history as builders is they like a nice product. The developer said they want to be unique and cater to a higher end product.

Mayor pro-temp Dean Heavrin said the developer will have to come in with final elevations to the Town Council. Mayor pro-temp Heavrin pointed out their proposed products and materials are natural wood and real rock.

Ralph Severini asked if there Town regulations to deal with vegetation and slopes during the development process or after; it is incumbent on the Town to have a better policy on vegetation. Mike Stewart said vegetation doesn't do well with rock. Rustler vegetation gets thicker every year, and the Master HOA doesn't like grass.

Council Member Doug Egerton stated the Town Code requires certain engineering standards. There may be conflicting engineering assessments. If it truly is rock, maybe we're just dealing with aesthetics. Rustler and GCD need to come to a resolution.

Lisa Bartlett asked what control the Town has over the DRC and the HOA. Councilor Egerton said the Town has no control; the most onerous requirement wins.

Chris Baier was thankful for the major depiction of trails – good trails. People will come to use them and see our beautiful area. Ms. Baier recommended there be better trailhead parking and asked how many miles of trails there are. Chris Ensign stated would like to meet with Ms. Baier.

Chris Baier stated flat roofs are a concern and asked if the developer had built this type of home in this type of climate and environment. Mr. Ensign stated they have built in Salt Lake City, and their engineers take into consideration snow load, weather, etc. The push and pull having a unique product and the utility of the product. Chris Ensign said they could possibly increase the pitch. On actual build site everything will be engineered.

Mayor pro-tem Heavrin asked about the size of the homes. Chris Ensign replied they will be 2200-2500 square feet, 3 bedroom town homes

Kurt Shadle asked if this was the first public presentation for this project. He was told it was not. Chris Ensign stated this was the fourth time they had presented.

Mayor pro-tem Dean Heavrin closed the public hearing.

Council Member Doug Egerton made the motion to approve the project with the stipulation the Town engineer gives the go-ahead. There was further discussion and the motion was allowed to die.

Mayor pro-tem Dean Heavrin suggested that cost-sharing should be addressed. Melyssa Davidson, attorney for the master developer, asked about the list. Ms. Davidson asked if that addressed the issue of the roads beyond what is being constructed, that the developer would pay into the costs during construction to pay into the extra plowing costs; they just want to make sure there is a level playing field here. Council Member Egerton pointed out the roads are significantly shorter in this development than in Golden Eagle which would not agree to doing in phases. KLAIM has said they will do phasing. Chris Ensign stated they are doing twenty units at a time, starting at the bottom. The Town will only plow under construction or occupied. The mayor pro-tem pointed out the roads have to be deeded over to the Town before the Town has to plow. Councilor Doug Heavrin suggested if the Town takes over the roads, the developer will help with the costs until that phase is 50% occupied. The Town is only responsible for the phase under construction.

There was some discussion of when trails should be completed.

Council Member Doug Heavrin made the motion that upon satisfactory resolution of Dave Erichsen's requirements and with four phases, approximately twenty units each, starting at the bottom (transferring and timing of such, will be based on that phasing plan) and with encouragement to look at additional trailhead parking, the KLAIM subdivision be approved. Council Member Hanz Johansson seconded the motion. The motion was amended to require the elevations come to the Town Council first. Councilor Hanz Johansson agreed with the amendment. Council Member Hanz Johansson seconded the amended motion. The motion passed unanimously with Councilors Egerton, Johansson and Heavrin voting "aye".

5. CONTINUED ITEM - Possible Approval of the Final Plat for Phase II of Shoreline Village Subdivision

Mike Stewart stated that the biggest concern was having curves to the roads on the continuation of final plat.

Mayor pro-tem Dean Heavrin asked about the slope in Phase II. Glen Gabler said the cross streets were four to five percent; the others eight to nine percent. Mr. Gabler showed the drop and gain. The buildings are not on a flat terrain, they are stepped. From the bottom road to the top road, it is over 100 feet. Council Member Hanz Johansson asked how tall the buildings are. Glen Gabler stated the buildings are eighteen to twenty feet from the curb to ridgeline.

Councilor Hanz Johansson commented this subdivision was right next to the State Park, and there is a trail right across the fence. Mike Stewart pointed out the Master HOA does not want a gate to the trail. Councilor Johansson asked if the trails are going to connect. Mr. Stewart indicated the trails will just be for the Master HOA members. The HOA does not want the trails to connect.

Council Member Doug Egerton made the motion to approve Phase II of the Shoreline Village subdivision when engineering modifications have been completed and submitted to the Town. Council Member Hanz Johansson seconded the motion. The motion passed with unanimous approval from Councilors Egerton, Johansson and Heavrin.

5. CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of Payment of November 2017 Bills

Councilor Hanz Johansson made the motion to approve payment of the November, 2017 bills. Councilor Doug Egerton seconded the motion. The motion passed unanimously with affirmative votes from Council Members Egerton, Johansson, and Heavrin.

6. REVIEW FINANCIAL STATEMENTS, IF NEEDED

No discussion.

7. PUBLIC INPUT

None.

8. ADJOURNMENT

Council Member Hanz Johansson made the motion to adjourn the Hideout Town Council Meeting.

The meeting adjourned at 7:15 p.m.

Lynette Hallam, Town Clerk

Approved: 1/11/18