

**Town of Hideout, UT**  
**Town Council Meeting Minutes**  
**June 10, 2009**

**I. Call to Order**

Mayor Richard Sprung called to order the regular meeting of the Town of Hideout City Council at 3:00 p.m. on June 10, 2009 at 10837 N. Hideout Trail, Hideout UT 84036, and led the Pledge of Allegiance.

**II. Roll Call**

Mayor Sprung conducted a roll call. The following Councilmembers were present:  
Janis Sprung  
Jim Wahl  
Dean Heavrin  
Bill Downing

Councilmember Bob Martino's absence was excused.

**III. Approval of Minutes of May 13, 2009**

Mayor Sprung introduced the minutes of May 13, 2009 for review and consideration of approval.

Motion by Councilmember Heavrin to approve the minutes of May 13, 2009, was seconded by Councilmember Sprung, and carried 4-0, Councilmember Martino absent.

**IV. Public Hearings**

Prior to opening public hearings, Pete Keenan, Operations Director and agent for Mustang Development, introduced Travis Green, AutoCad expert and designer for Mustang Development, and presented maps and identified locations of all properties being considered at this meeting.

**1. Application for Plat Amendment – Hideout Canyon, Phase 1, Pod 4, Lots 31, 33, 34, 35**

Mayor Sprung opened the public hearing for consideration of plat amendment for Hideout Canyon, Phase 1, Pod 4, Lots 31, 33, 34, and 35.

Pete Keenan presented maps identifying location of the specific lots and reported in order to address sales and market it is requested these lots be changed from condominium

housing with common area under an HOA, to larger custom single family lots, wherein with exception of a small area, common area is eliminated and the buyer is responsible for the lot. He noted the building envelopes are essentially pre-established due to terrain and slopes, all utilities would be provided without change, and affirmed the architectural and landscape design must be in line with the design review guidelines as governed by the Design Review Committee and buyers must go through the design review process.

Mayor Sprung invited public comment. There being no public or written comment, Mayor Sprung closed the hearing.

Motion by Councilmember Sprung to approve amendment of plat as proposed for Hideout Canyon Phase 1, Pod 4, Lots 31, 33, 34 and 35, was seconded by Councilmember Heavrin, and carried 4-0, Councilmember Martino absent.

2. **Application for Plat Amendment – Hideout Canyon, Phase 1, Lots 6-15 and Lots 23-24**

Mayor Sprung opened the public hearing for consideration of plat amendment for Hideout Canyon, Phase 1, Lots 6-15 and Lots 23-24.

Pete Keenan identified the specific lot locations and summarized that the request and reason for the proposed amendment to these lots is similar to the previous public hearing for amendment to Pod 4 wherein the lots will be changed to individual custom home single family lots from a condominium/common area type development. He again noted utilities are unchanged, common driveways are unchanged and buyers must go through the design review process.

Mayor Sprung invited public comment. There being no public or written comment, Mayor Sprung closed the hearing.

Motion by Councilmember Sprung to approve amendment of plat as proposed for Hideout Canyon Phase 1, Lots 6 through 15 and Lots 23 and 24, was seconded by Councilmember Wahl, and carried 4-0, Councilmember Martino absent.

3. **Application for Easement Vacation – Hideout Canyon, Phase 2 and 4,**

Mayor Sprung opened the public hearing for consideration of easement vacation within Hideout Canyon, Phase 2 and 4.

Pete Keenan presented maps identifying location of the easements and reported this request is to obtain approval to vacate the drainage easement D and the sewer easement from their original platted location and adjust the location of these easements to the actual location. He explained that in construction of improvements within Phase 2 and 4, it was necessary for engineering to change the location of the sewer and storm easements due to the lay of the land, the original recorded easements must be vacated and the current location of those easements must be re-recorded. He stated Mr. Green will provide the

specific legal description necessary for identification of original easements to be vacated by Ordinance.

Mayor Sprung invited public comment. There being no public or written comment, Mayor Sprung closed the hearing.

The Town Council concurred it finds good cause for the vacation of easements and the public interest or any person is not injured by the proposed vacation.

Motion by Councilmember Sprung to approve vacation of easements within Phase 2 and 4 as proposed by the applicant, and approve actual location of those easements as depicted on plat as presented, directed preparation of Ordinance vacating said easements for consideration and approval at the next regular meeting, and preparation of plat reflecting the vacation to be recorded in the office of the county recorder upon approval of ordinance, was seconded by Councilmember Wahl, and carried 4-0, Councilmember Martino absent.

## **V. New Business**

### **1. Consideration of Subdivision Application – Village on the Jordanelle (originally Salt Lake Exchange), Phase 1**

Mr. Keenan stated the Applicant is requesting preliminary approval of Phase 1. He referenced the location and reported the proposed subdivision consists of 76 lots within 22.5 acres, includes 9.7 acres open space, and all utilities have been secured. He identified the locations and explained the two plans for retention basins, one within a flat area to be developed park like and landscaped, and the second in a narrower natural setting due to terrain.

Council inquired in regard to relationship to Hideout Canyon, access, and lot size. Mr. Keenan responded the project is not part of Hideout Canyon however there is a relationship in operations. He pointed out the two access points off Hwy 248 and noted the original road assessment was for 800 vehicles per day and this development will be well under. He reported the lots are approximately 5,000 to 6,000 sq. ft. and buyers will enter into agreement to abide by Mustang Development architectural standards.

Motion by Councilmember Sprung to give preliminary approval for the Village on the Jordanelle (Salt Lake Exchange), Phase 1, was seconded by Councilmember Wahl, and carried 4-0, Councilmember Martino absent.

### **2. Consideration of Subdivision Application – Hideout Canyon, Phase 4D**

Mr. Keenan identified the location and presented the proposal for Phase 4D which adds Pod 4D R21 and R22 cabins at the location where the drainage and sewer easements will be vacated.

Motion by Councilmember Sprung to approve Hideout Canyon, Phase 4D, was seconded by Councilmember Heavrin, and carried 4-0, Councilmember Martino absent.

3. **Consideration of Subdivision Application – Hideout Canyon, Phase 5B**

Mr. Keenan presented the application for Phase 5B and identified the location of this phase extending beyond Phase 5A to the north. He reported Phase 5B is comprised of 14 lots which are 7,000 to 9,000 sq. ft., and all utilities are secured.

Motion by Councilmember Sprung to approve Hideout Canyon, Phase 4D, was seconded by Councilmember Downing, and carried 4-0, Councilmember Martino absent.

4. **2009 Municipal Election**

Ordinance No. 09-10 – An Ordinance Amending Hideout Town Code Section 1A.05.102 (Election Terms; Vacancy); Providing for Repealer; Providing for Severability; and Providing for an Immediate Effective Date

Mayor Sprung presented Ordinance No. 09-10 which amends the Town Code to adjust election terms in order to provide for staggered and balanced rotation of terms of these offices and establish the terms of office to coincide with the Utah State Election Code which requires municipal elections to be held in odd number years. He explained it is necessary to establish two year terms only for this next election in order to initially stagger them, however, all terms following that shall be for four years.

Motion by Councilmember Heavrin to adopt Ordinance No. 09-10, was seconded by Councilmember Wahl, and carried 4-0, Councilmember Martino absent.

**VI. Old Business**

1. **Consideration and Approval of FY 2009-2010 Annual Budget for the Town of Hideout, UT, Fiscal Year Ending June 30, 2010**

Resolution No. 09-01 – A Resolution Adopting the Final Budget for the Town of Hideout, Utah, for Fiscal Year 2009-2010.

Mayor Sprung outlined the projected revenues and expenditures incorporated into the proposed annual budget for FY 2009-2010 and the plan to facilitate town administration and economic development with a small property tax. He reported a copy of the budget as adopted will be forwarded to the State Auditor within 30 days as required.

Motion by Councilmember Heavrin to approve Resolution No. 09-01 adopting the annual budget for FY 2009-2010 for the Town of Hideout, and direct the Mayor to forward a copy to the State Auditor as required, was seconded by Councilmember Downing, and carried 4-0, Councilmember Martino absent.

**VII. Public Input** (Matters of Town business not scheduled on agenda)

None.

**VIII. Adournment**

Motion by Councilmember Wahl to adjourn the meeting, seconded by Councilmember Downing, carried 4-0, Councilmember Martino absent. Mayor Sprung adjourned the meeting at 3:20 p.m.

Prepared by Cindy LoPiccolo

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Cindy LoPiccolo, Town Clerk

Approved: July 8, 2009