

TOWN COUNCIL MEETING MINUTES
November 9, 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 November 9, 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
Cyndie Neel
Doug Egerton
Absent: Mayor Martino
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Public Works – Kent Cuillard, Bruce Baird, Melyssa Davidson, Will Pratt, Phil Rubin, Mike Stewart and Joel VandenAkker

3. MINUTES - Consideration and Approval of Minutes for Regular Meeting of October 12, 2017

Council Member Cyndie Neel motioned to approve the minutes of the regular meeting of October 12, 2017. Council Member Hanz Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Egerton, Heavrin, Neel and Johansson.

4. PUBLIC HEARING - Possible Approval of the Final Plat for Phase 2 of Shoreline Village Subdivision

Glen Gabler, GCD Construction, presented the plan for the final plat of Phase 2. There will be 103 units – four-plexes and one three-plex. They are planning to leave the grove of trees already there (native vegetation). There was a plat show Phase 1 and Phase 2 and an aerial of the project. The elevations were shown. All of the units will have walk-out basements.

Council Member Doug Egerton asked who the Design Review Committee (DRC) is for this phase. Mr. Gabler said the DRC of the umbrella HOA will review the plans after approval of this phase.

Mr. Gabler outlined the plans for the trails. Mr. Gabler stated they are committed to the perimeter trail around the entire site, a five-foot wide trail, which will continue to Phase 1.

Perimeter trail in Phase 1 will be paved. Whatever the feedback is, the perimeter trail in Phase 2 may be paved. Interior trails will be gravel.

The landscaping plan when completed will go to the DRC.

Councilor Hanz Johansson said in the preliminary plan, it showed the units as cul-de-sacs not a straight-through road. The roads in this plan are straight which is very unlike the rest of Hideout. Glen Gabler said they are working with the topography and slopes. Council Member Johansson said the roads need more curves.

Council Member Doug Egerton said this was shown in the preliminary plan as Phase 6 not Phase 2. Mr. Gabler said it was and that the number was smaller because they are numbering in the order they are developed. Mr. Gabler added this phase was originally proposed for four-, five- and six-plexes with 111 doors. Now the number of units is 103. The same acreage is being used.

Councilor Egerton said the preliminary plan called for two- to three-story units. Glen Gabler indicated they will all be one-story with a walkout basement. They are a little bigger than originally presented but smaller than Phase I.

Council Member Doug Egerton commented the exterior is uninspiring – straight streets and no personality. Glen Gabler said they have other elevations they are working on. Councilor Egerton said it is not just the elevations; there is no staggering. Councilor Egerton asked Mr. Gabler to figure out how to improve possibly staggering the cul-de-sac.

Councilor Doug Egerton asked about the timeline for this phase and their progress on Phase 1. Glen Gabler replied they are planning to get some foundations in this year in the first phase. The sewer, water, curb, gutter and asphalt will be in. Mr. Gabler opined they wouldn't get down to Phase 2 until spring unless we have a really mild winter. The goal is to have some models up in early spring in Phase 1.

Council Member Hanz Johansson asked about the Village Center phase; it is important. Glen Gabler said there were economic issues, they need to get house tops in order to finance the Village Center. Mr. Gabler added they are working on getting the road in to the Center. Councilor Egerton asked for a commitment of when the Village Center would be done. Mike Stewart replied the goal is to have it sooner than the 300th unit. It will cost 3 million dollars plus the cost of maintaining; it depends on the economy. Mr. Stewart said they have to be cautious so it will be self-maintaining if the market tanks. Council Member Doug Egerton restated the plan would be to build the Village Center when the Certificate of Occupancy (CO) number 300; Mike Stewart agreed. Mr. Stewart said they have to make commitments to buyers as well.

Mike Stewart stated that one of the challenges they have to work with on the layout of the units is the contours; they will massage the design and work with the setbacks. If you look at the backs of the buildings, the architecture does jog. Council Member Doug Egerton commented there very few places in Rustler that look like a straight line. Glen Gabler stated they are trying to orient to the view. There will be up and down features.

Councilor Egerton declared he is happy to have guest parking and asked about snow storage. Mr. Gabler informed the civil plans show the snow storage better on the uphill side. Council Member Doug Egerton asked about the length of the driveways. Glen Gabler said the minimum length was 19 feet and maximum 23 feet. The garages will be 22 feet deep.

Council Member Cyndie Neel stated the impact fee study is not done; it was reviewed in the May meeting. Mike Stewart agreed to waive the 90-day requirement. Councilor Neel asked if there had been any building permits issued; there are permits ready to be issued when financing is in place. Mike Stewart replied Phase 2 needs to be done independent of Phase 1. Glen Stewart commented part of Phase 2 is getting the road down to it.

Council Member Doug Egerton asked if the Council wants more clarification, how long it would take. Mike Stewart responded it would take a few days. They would have a contour map.

Mike Stewart said the orientation was the same as approved in the preliminary plan. Council Member Hanz Johansson disagreed. Council Member Doug Egerton advised he would feel more comfortable if the developers would work with the design. Councilor Johansson declared he did like the fact the trees are being undisturbed.

Mayor Pro-temp opened the hearing for public comment. There was no public comment, so the hearing was closed.

Council Member Doug Egerton made the motion to continue the agenda item for final approval for Shoreline Phase 2 to the next meeting. Council Member Cyndie Neel seconded the motion. Councilors Egerton, Heavrin, Neel and Johansson voted "aye". The motion passed unanimously.

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

There was some discussion about the Black Forest Paving invoice.

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

6. REVIEW FINANCIAL STATEMENTS, IF NEEDED

No discussion.

7. PUBLIC INPUT

None.

8. ADJOURNMENT

Council Member Doug Egerton made the motion to adjourn the Hideout Town Council Meeting.

The meeting adjourned at 6:45 p.m.

Lynette Hallam, Town Clerk

Approved: 12/14/17