

**Town of Hideout, UT**  
**Town Council Meeting Minutes**  
**May 9, 2013**

**I. Call to Order and Pledge of Allegiance**

Mayor Bob Martino called to order the meeting of the Town Council of the Town of Hideout at 3:35 p.m. on May 9, 2013 at 10860 North Hideout Trail, Hideout, Utah and led the Pledge of Allegiance.

**II. Roll Call**

Mayor Martino conducted a roll call. The following Council Members were present:

Dean Heavrin  
Lana Martino  
Steve McMahan  
Jim Wahl – participating by telephone

Also attending: Town Clerk - Lynette Hallam, Jesse Bell, Dennis VandenAkker, Wylie VandenAkker and Mark Vlastic.

**III MINUTES - Consideration and Approval of Minutes for Regular Meeting of April 11, 2013**

*Council Member Dean Heavrin motioned to approve the minutes of the April 11, 2013 meeting. Council Member Lana Martino seconded the motion. The motion passed unanimously with confirming votes from Councilors Martino, Heavrin and Wahl.*

**IV NEW BUSINESS**

**1. SWEAR IN NEW COUNCIL MEMBER**

Steve McMahan was sworn in as a member of the Hideout Town Council by the Town Clerk. Mayor Martino thanked him for his willingness to serve.

2. **PRESENTATIONS – Presentation of Qualifications and Ideas for Planning of Beach Area – Jesse Bell; Mark Vlastic. Possible approval of firm to continue plan.**

Mayor Bob Martino explained that the area proposed to be developed is on the north end of Jordanelle Reservoir. Some of the amenities envisioned for the area are recreation facilities, beach, volleyball courts, basketball courts, trails, etc. We are in the stage of land planning at this point. The area is at the north of the reservoir. Access is through the State Park with no firm definition of access at this time.

Mark Vlastic introduced himself saying he is affiliated with Landmark Design Architects and Designers which has been in business for 26 years. Mr. Vlastic has been with the firm for 16 years. Cumulatively there are 80 years of experience within the firm.

A project in Snyderville prioritizing the Parks and Recreation is one of their projects. At the Landmark firm there four landscape architects and two planners. They have between four to nine working at the firm (it fluctuates); there are five people there now. Mr. Vlastic said they completed a General Plan for Herriman. He also reported an extensive list of similar projects. The firm was involved in City Creek Park and urban designs and plazas on the West side of Salt Lake City and the Gateway. Some of the other projects were the Rotary Play Park at Liberty Park, which was put in after the Olympics and made accessible, and also North Park in Spanish Fork.

One project that related to what Hideout is proposing was the Marina Park Master Plan for Saratoga Springs. There is currently a minor marina there. The Master Plan for the park included an analysis of the markets. Economists were part of the process and also worked with the locals. The Bureau of Reclamation is on board. A visual perception survey was completed where the visuals were ranked to determine the most liked and the least liked. The economists worked on the viability of commercial use vs. the local needs. Some of the venues considered were waterfront activities, a marina and a commercial village by the waterfront. Also studied were an analysis of rentals, an active water front, sports, docks and a refined park further away. Components from all proposals were considered to get a master plan. Increased parking was also needed.

Mr. Vlastic stated it was an interesting process – a good process. Members of the community were involved in the decision. A cost estimate was reached and a phasing plan proposed. Mr. Vlastic recommended that a committee be formed to put together a proposal for Hideout.

Mayor Martino stated that a decision would be made soon. Council Member Lana Martino commented that this presentation had brought forward some details she had not thought about. Council Member Steve McMahon said suggested that besides summer use, there needs to be provisions made for year round use.

Mark Vlastic commented that at Saratoga Springs some of the winter use ideas were snowmobiling, ice skating, Nordic skiing lessons, kite sailing on the ice and ice fishing.

Councilor McMahon asked about a business application to the park. Mr. Vlastic indicated that Suzie Becker from Zions Bank had looked at the market financial feasibility. Council Member McMahon suggested that the facilities could be used for off-site meetings. Mr. Vlastic mentioned using the building(s) for weddings, etc. There could also be equipment rentals.

Mark Vlastic left the meeting at this point.

Jesse Bell entered the meeting at this point.

Mayor Martino gave the overview of the project again saying there are no specific parameters. The plan would have to be coordinated with the State Park. Council Member Heavrin felt that the Bureau of Reclamation listens to the State Park people. The mayor indicated the Town had laid a foundation with the Bureau and the State.

Jesse Bell stated he had driven to the area; it's a great area – secluded and quiet.

The mayor informed that the facility would be at the northern point of the lake. The Town is also looking for winter uses, some commercial use. Right now, we have a blank canvas.

Jesse Bell introduced himself by reporting that the firm, MGBA has been in business for over forty years as a landscape architectural firm. Their focus has been in the Wasatch Front area. Their clients include municipalities, developers, etc. Mr. Bell presented the council members with a folder showing some of their projects. Mr. Bell reported the firm had a hand in the Jordanelle State Park, Rock Cliffs, and Park City Main Street. There are five landscape architects with the firm and the diversity of the firm runs from the technological to planning. The first step would be to meet and find out what the Town's goals are and then Mr. Bell's office comes up with designs and comes back to present them.

Jesse Bell asked about the access to the lake. The mayor replied that the paved access which goes to Ross Creek will stay. Ideas of access will need to be presented; the Town is open to different ideas of access. Council Member Lana Martino said that the old road by the lake will be covered when the water level rises.

Council Member Heavrin stated that the Town desires a true "sand" beach. There will be no launching of boats from this side of the lake.

Jesse Bell asked if the main users would be residents. Will restrooms be needed? The mayor indicated there will possibly be buildings and pavilions. Councilor Lana Martino added it would be an "off-site" spot to gather. It is not user-friendly now.

Mayor Martino said there could be boat slips where boats could dock; but there will be no launching from this site. Jesse Bell suggest both formal and non-formal activities. The mayor reiterated there all sorts of possibilities and suggested a "lazy river". Mr. Bell said

that last Saturday Springville opened a Lazy River and a splash pad which their firm designed. Steve McMahon speculated that the lazy river could serve a dual use for summer and winter. Mr. Bell said the water feature, etc., can be found on Springville's website.

Council Member Lana Martino commented that the slate is clean and what will work and what fits would need to be determined. Jesse Bell suggested a nature element. The mayor suggested trails and a boardwalk. Councilor Heavrin declared there should be some grass but not a huge area. Councilor McMahon opined there would need to be a determination of how many areas in the vicinity would compete with what the Town was doing. Council Member Martino agreed with Park City so close we don't need to do what has already been done there. Council Member McMahon felt the need to differentiate from other areas. The mayor pointed out there are other beaches but they are rocky. Mayor Martino envisioned a great place to go that feels different than the State Park facility.

Jesse Bell asked if it would be a "pay to use" facility. Two of the council members stated there is a fee to park charged by the State. Council Member Martino wondered if there should be a use fee. Jesse Bell suggested there could possibly be a differentiation in the fee schedule for residents and non-residents coming to the lake. Reservations could also be taken for pavilions and buildings. Mayor Martino suggested the possibility of access passes.

Mr. Bell asked what the time line was. The mayor replied after a decision was made the Town would like to move quickly. Jesse Bell said that for the master plan we will need to get some things down on paper. Councilor Heavrin mentioned rental buildings and a coffee shop as possibilities of uses.

Jesse Bell left the meeting at this point.

Mayor Martino asked the council to collect their thoughts and coordinate through the town clerk. Council Member Dean Heavrin stated we should come up with a master plan. Councilor Steve McMahon felt things to be considered were the consumer, end use, differentiation. The mayor asked the council to give some thought to the points Councilor McMahon made. Council Member McMahon suggested the council brainstorm and come up with a flow chart to give to the presenters and ask them to come back with a full presentation. Mayor Martino pointed out that Jesse Bell has been involved in other projects in this location which could be an advantage.

## 2. **BUDGET -Discussion and Possible approval of Tentative Budget for Fiscal Year 2013-2014**

Mayor Martino pointed out that the tentative budget is just a rough draft and asked the council to take a look and suggest any changes.

Council Member Dean Heavrin motioned to approve the tentative budget for FY 2013-2014. Council Member Lana Martino seconded the motion. The motion passed unanimously with “aye” votes from Councilors McMahon, Martino, Heavrin and Wahl.

Mayor Martino asked the council to review the budget and action will be taken next month to adopt the final budget.

3. **DISCUSSION ITEM – Consideration of a Possible Hideout Fee & Rate Schedule**

It was decided more review by the Council was needed. The Council can take action next month after the public hearing.

4. **DISCUSSION ITEM – Consideration of a Possible Ordinance to Limit Hours on Construction**

There was discussion with the council on this ordinance concerning the hours. The clerk was asked to determine what the hours Park City used on their similar ordinance. The public hearing for the ordinance will take place next month.

5. **DECISION ITEM - Possible Withdrawal from Mountainland Association of Governments**

Mayor Martino explained that Mountainland Association of Governments (MAG) is a federal and state funded organization. It assists local governments. Hideout has gone to them with projects for CDBG grants for a tunnel under the road by Todd Hollow for access to the lake and a school bus stop at Todd Hollow. The Town was not successful in getting funds for either project. The staff goes through the application process and there have never been any approvals. Council Member Steve McMahon said it sounded like we were getting no return on our investment.

Mayor Martino said that in fairness the Council should have a representative of MAG come and present their case. The mayor suggested putting that item on the agenda for next month.

6. **DECISION ITEM - Control of On-Street Parking**

Councilor Dean Heavrin explained there safety issues concerning the on street parking. The Rustler subdivision has been asked to have no overnight parking. From October to April (or the end of the snow season) there should be no on street parking so that streets can be plowed. There could also possibly be a plan for people to only park on one side of the street on the narrower streets. Councilor Lana Martino suggested contractors should be told because they park their vehicles on the road and sometimes leave them. At times

when they park on both sides, the roads are almost blocked. Council Member McMahon asked about parking for out of town visitors. Mayor Martino pointed there is parking at the entrance. Councilor Heavrin suggested there could be a pass available at the office to aid enforcement.

Councilor Dean Heavrin made the motion to continue this item until next month's meeting. Councilor McMahon seconded the motion. The motion passed unanimously with affirmative votes from Council Members Heavrin, McMahon, Martino and Wahl.

7. **AGREEMENT – Interlocal Cooperation Agreement Between Summit County and the Town of Hideout for Library Bookmobile Services**

Council Member Lana Martino reported that there was a 100 percent rate of return rate on the books that were checked out last year; the Town is responsible for any books which are not returned. There were forty children enrolled last year. The Town pays \$10 an hour to a Todd Hollow resident to be a liason and interpreter for the bookmobile. The cost to the Town for the bookmobile is \$75 per visit. It was very popular last year.

Councilor Lana Martino motioned to approve the Interlocal Cooperation Agreement between Summit County and the Town of Hideout for library bookmobile services. Councilor Jim Wahl seconded the motion. The motion passed unanimously with "aye" votes from Council Members Heavrin, McMahon, Martino and Wahl.

8. **ACTION ITEM – Discussion and Possible Approval of Leave for Town Clerk**

This item was continued until the next meeting.

9. **Consideration & Approval of Bills to Be Paid – May**

Council Member Lana Martino made the motion to approve the bills to be paid for May. Council Member Dean Heavrin seconded the motion. The motion passed with affirmative votes from Councilors Wahl, McMahon, Martino and Heavrin.

10. **Review Financial Statements, If Needed**

No discussion.

V **PUBLIC INPUT (Any matter of Town business not scheduled on agenda)**

Wiley VandenAkker asked why boats could not be launched from the proposed beach area. The mayor stated that the State has a maximum number of boats that can be on the

lake and they want to control the numbers. Mr. VandenAkker asked if there was any room for renegotiation. That is a possibility.

Mayor Martino offered that anyone wanting to help was welcome to become involved. Dennis VandenAkker expressed interest in being a part of the project. The mayor suggested putting an invitation to become involved on the website. The ability to sign up and get on an e-mail list should be included.

Councilor Steve McMahon expressed appreciation for being asked to serve on the Council. He stated he would donate \$50 to the bookmobile project.

## **VIII ADJOURNMENT**

*Council Member Heavrin made the motion to adjourn the Hideout Town Council Meeting. Council Member Martino seconded the motion. The motion passed unanimously.*

The meeting adjourned at 5:10 p.m.

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Lynette Hallam, Town Clerk

Approved:

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Mayor Bob Martino