

Ordinance 2021-O-09

**AN ORDINANCE TO APPROVE THE SHORELINE
PHASE 2A (AMENDED) & PHASE 3 SUBDIVISIONS,
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Shoreline Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record for the Planning Commission meetings on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, legal notice of the public hearing was published on the Utah Public Notice Website and the Town Website on March 8th, 2021 for the Planning Commission meeting held on March 8th, 2021, and noticed on May 25, 2021 for the Town Council meetings on June 2nd, 2021, continued on June 10th, 2021, and continued to June 24th, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on February 18th and March 18, 2021 to receive input on the proposed subdivision plat; and

WHEREAS, the Planning Commission, on April 28th conducted a public hearing and forwarded a negative recommendation for Phase 3 to the Town Council; and

WHEREAS, the Planning Commission, on April 28th conducted a public hearing and forwarded a positive recommendation for Phase 2A Amended to the Town Council; and

WHEREAS, on June 2nd, 2021 and June 24th, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, it is in the best interest of Hideout, Utah to approve the Shoreline Phase 2A Amended & Shoreline Phase 3 Subdivision plats because these subdivision plats comply, as conditioned, with the applicable Hideout Municipal Code, the Master Development Agreement (MDA) and the Technical Reports prepared by the Town Staff or other recorded agreements.

NOW, THEREFORE BE IT ORDAINED by the Town Council of Hideout, Utah as follows:

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The subdivision plats as shown in Exhibits A and B are approved subject to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The property is located within the Town of Hideout along Recreation Drive.
2. For Phase 2A Amended, the total plat area is approximately 9.48 acres and includes 47 lots. The fifteen (15) lots that were transferred to Phase 3 will reduce the acreage for Phase 2A by an estimated two (2) acres with the revised subdivision layout (the attached Phase 2A

subdivision will be revised). The total lots, 47, already takes into account the transfer of the fifteen (15) lots.

3. For Phase 3, the total plat area is approximately 9.71 acres and includes 62 lots. The fifteen (15) lots that were transferred to Phase 3 will increase the acreage for Phase 3 by an estimated two (2) acres with the revised subdivision layout (the attached Phase 3 subdivision will be revised). The total lots, 62, already takes into account the transfer of the fifteen (15) lots.
4. Zoning for the property is the Resort Village Medium Density (RVMD) zoning district (a specified designation under the RSPA Zoning District).
5. The Town of Hideout entered into a Master Development Agreement (MDA) with the Master Developer on March 11, 2010.
6. Pursuant to the 2010 Master Development Agreement, any house constructed greater than 5,000SF in size will use more than 1 ERU..
7. All existing and required easements shall be incorporated onto the plat, including utilities, storm drainage, access, trails, snow storage, etc.
8. Town Staff, the Planning Commission, Fire District and the Town Council found health and safety concerns regarding the initial road alignment and road widths associated with this plat. The Wasatch County Fire Marshall recommended the road widths at 26'-0" wide for asphalt plus curb and gutter (in accordance with the Town's Ordinance requirements).
9. The Applicant proposes a 29'-0" wide road (24'-0" of asphalt plus 5'-0" of mountable curb).
10. The final plats shall be approved and signed by the Jordanelle Special Services District to ensure that requirements of the District are addressed.
11. Snow storage areas have been delineated on the plats.
12. Each Phase has a separate final subdivision plat associated with it.
13. Right-of-way width shall be included on the plats.
14. All roads in phase 3 will be required to be stripped for both auto and Pedestrian use.

Conclusions of Law

1. The subdivision plats comply as conditioned with Hideout Municipal Coderequirements as provided in the 2010 Master Development Agreement (MDA).
2. The subdivision plats are consistent with the applicable State law regarding subdivision plats.
3. The subdivision plats comply, as conditioned, with the recommendations of the Wasatch County Fire Marshall in terms of road widths and emergency access requirements.
4. Approval of the subdivision plats will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. This Ordinance is for approve of Shoreline Phase 2A (amended) and Phase 3 and is not for any subsequent phases.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the subdivision plats for compliance with State law, the Hideout Municipal Code, the Master Development Agreement (MDA).
 - a. The MDA, Section 11.2, requires approval of a grading plan prior to any construction. No grading is permitted without Town Engineer and Town Planner approval.
 - b. The developer will apply for, and be granted a subdivision construction permit from the City Engineer prior to construction.
2. All proposed units part of Phase 2A Amended and Phase 3 will contain less than 5,000 square feet (gross building area) in order to use no more than 1 ERU in accordance with Appendix 5 of the 2009 Code.

3. The Applicant shall provide confirmation of water rights allocation from JSSD.
4. The Applicant shall provide confirmation of sewer service.
5. Notes allowing for non-exclusive public utility easements in the common areas shall be indicated on the plats as requested by the Town Engineer and JSSD; these notes/designated area must be consistent with the utility plan, including drainage easements.
6. All existing and required easements, based on review by the Town Engineer, Town Planner and JSSD must be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
7. All approved public trails (and public access easements), consistent with the Master Development Agreement (MDA), the Parks Open Space & Trails (POST) Plan, and the Preliminary Plan presented to the Planning Commission in 2016, shall be shown on the plats.
8. All streets should be constructed to a 29'-0" wide road (24'-0" of asphalt plus 5'-0" of mountable curb). This is an exception from the normally recommended minimum of 26'-0" of asphalt plus 5'-0" mountable curb and gutter and is based upon the unique circumstances:
 - a. The topography and approved density in Phase 3 are incompatible with the wider roads, the Applicant has complied to the extent practicable for this Phase given the vested density.
 - b. The Applicant had invested substantial effort in the overall layout of this phase prior to the 2020 Code, therefore Phase 3 can be reduced to preserve the overall grading that has been completed.
 - c. The Applicant agrees to roads not less than the 29'-0" as outlined above and will look into opportunities to meet the 2020 Town Code.
 - d. It is the intent of the Town Council that this shall not set precedent for future phases related to road widths less than 29'-0".
9. The Applicant agrees to provide the following in terms of architectural diversity:
 - a. A minimum of three (3) different façade types.
 - b. At minimum, each of the three (3) façades will be 'mirrored' equating to the perception of six (6) different facades.
 - c. A minimum of two (2) color schemes.
10. The submitted construction plan set does not include the necessary details for the proposed retaining walls. Prior to the award of any construction permits, this plan set should be updated to include retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
 - a. The Applicant shall provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
 - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.
 - c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
11. Trails: Proposed trails (and surface type) have not been proposed or detailed and must be completed for Phase 2A Amended and Phase 3 and included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes. Final materials and layout must be reviewed and approved by the Town Planner and Town Engineer before issuance of any Certificates of Occupancy.
 - a. These trails should be a minimum of 6'-0" wide with an asphalt surface.

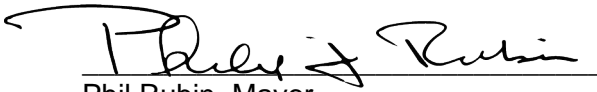
- b. Any public trails and Public Spaces shall be either be dedicated to the Town of Hideout or include a Public Access Easement dedicated to the Town. A plat note “to allow public trail easement” should be included on the plat.
 - c. The Applicant agrees to dedicate an approximately 10’ x 10’ area of land (in Phase 2) to the Town of Hideout directly adjacent to the Jordanelle State Park where the informal trail connection exists through the dividing fence. This dedication of private land to the Town would allow for the possible creation of a Town trail connection to the State Park trail connection due to the requirement that a trail from the State Park can only connect to a trail that is on public land. Beyond that point, a trail can connect to trails on private land. The Applicant shall consider similar dedications in future phases that are adjacent to the State Park.
12. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors must be included in the plan set for review and approval by the Town Planner and Town Engineer before any construction permits are awarded.
 13. An updated Landscape Plan shall be provided for all of Phases 2 Amended and 3 for review. This plan shall include street trees (minimum 2” caliper at time of planting and minimum 6’-0” high for evergreens), native shrubs (minimum 5 gallon size at time of planting), common area and yard landscaping, entry features, and slope stabilization plantings where necessary – particularly for slopes greater than 30%. The Applicant shall work with the Town Planner to finalize this Landscape Plan. Visitor parking: Phase 3 includes 26 spaces. The Applicant shall work with Planning and Engineering staff to determine whether retaining walls are required for the majority of these spaces. Final details of any retaining walls and the location of the spaces (including heights and materials) should be provided.
 14. The vertical alignment of the road connecting Shoreline Phase 3 (north side) and Lakeview Estates must be adjusted to match the approved Lakeview Estates construction plan set. The Applicant is currently working with his engineer to correct datum elevations to ensure a seamless connection.
 15. An updated storm drain report be submitted documenting the following:
 - a. Developed discharge is equal to or less then pre-development.
 - b. Storm drain conveyance designed to convey the 10-year event.
 - c. Documentation that the 100-year storm can be conveyed without property damage.
 16. A final grading plan be submitted showing the final roadway section trails and any storm water swales, etc.:
 - a. Denote stabilization of all slopes, require slopes to be stabilized prior to subdivision acceptance.
 - b. Grading plan will need to include any trails included in the development.
 - c. Complete retaining all designs submitted and approve prior to construction.
 17. An updated name must be assigned to “Deepwater Drive” to match with Lakeview Subdivision to keep the name consistent.
 18. The Applicant agrees to work with the adjacent developer and Rocky Mountain Power to explore the possibility of relocating the previously placed utility poles underground.
 19. The Applicant submitted a Landscape Plan with some specific planting typology for sample units. The plan will need to be amended with some additional information and Staff will coordinate with the Applicant. The Town may require additional information and detail specifically for some of the common areas (which should be re-vegetated with a mix of native vegetation and grasses) and additional variation for the limited common areas around the proposed units.
 20. Year round secondary access must be available upon Certificate of Occupancies.

21. When construction is complete (and all necessary ingress/egress roads are complete), the existing white gravel emergency access road will be converted to a trail accessible by emergency and utility vehicles as needed.
22. The secondary access road between Shoreline Phase 3 and Lakeview Estates shall be complete to accommodate access to/from Shoreline Phase 3 prior to the award of any Certificates of Occupancy. In lieu of this road, an emergency access road that is reviewed and approved by the Town Engineer could be constructed, and if so, the Applicant agrees to keep this emergency access road fully maintained and plowed free of snow during the winter months.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this 24th day of June, 2021

TOWN OF HIDEOUT


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk

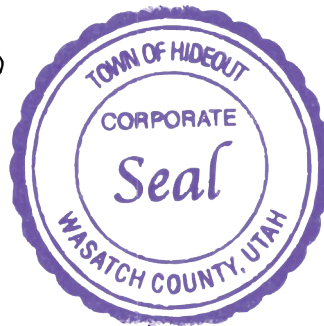


Exhibit B – Proposed subdivision plat for Shorelie Phase 3

LEVEL OF FOCUS, INC
1334 East 1580 South
Spanish Fork, Utah 84660
(801) 319-3441

GCD, INC.
3214 NORTH UNIVERSITY AVE
PROVO, UT 84601

OWNER:
GCD, INC.

PREPARED BY:
LEVEL OF FOCUS, INC

SHORELINE PHASE 3, ALL PLATS

A PLANNED UNIT DEVELOPMENT
LOCATED IN THE NORTHWEST QUARTER
OF SECTION 17, T2S, R2E, S48M

GRAPHIC SCALE
1" = 80' ±

NORTH

ADRESSES

PLAT #	ADDRESS	PLAT #	ADDRESS
1	1000 N. SHORELINE DR	11	1000 N. SHORELINE DR
2	1000 N. SHORELINE DR	12	1000 N. SHORELINE DR
3	1000 N. SHORELINE DR	13	1000 N. SHORELINE DR
4	1000 N. SHORELINE DR	14	1000 N. SHORELINE DR
5	1000 N. SHORELINE DR	15	1000 N. SHORELINE DR
6	1000 N. SHORELINE DR	16	1000 N. SHORELINE DR
7	1000 N. SHORELINE DR	17	1000 N. SHORELINE DR
8	1000 N. SHORELINE DR	18	1000 N. SHORELINE DR
9	1000 N. SHORELINE DR	19	1000 N. SHORELINE DR
10	1000 N. SHORELINE DR	20	1000 N. SHORELINE DR

VICINITY MAP

SYMBOL LEGEND

- LIMITED COMMON AREA (SUBJECT TO CHANGE)
- LIMITED COMMON AREA (INCLUDES ALL AREA NOT DESIGNATED AS PRIVATE AREA OR LIMITED COMMON AREA)
- PRIVATE STREET
- SET NEW REBAR & CAP (REBAR & CAP) (NOTHING SET ALONG STREET ROW)
- BUILDING CORNER
- STREET MONUMENT

ADRESSES

PLAT #	ADDRESS	PLAT #	ADDRESS
1	1000 N. SHORELINE DR	11	1000 N. SHORELINE DR
2	1000 N. SHORELINE DR	12	1000 N. SHORELINE DR
3	1000 N. SHORELINE DR	13	1000 N. SHORELINE DR
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6	1000 N. SHORELINE DR	16	1000 N. SHORELINE DR
7	1000 N. SHORELINE DR	17	1000 N. SHORELINE DR
8	1000 N. SHORELINE DR	18	1000 N. SHORELINE DR
9	1000 N. SHORELINE DR	19	1000 N. SHORELINE DR
10	1000 N. SHORELINE DR	20	1000 N. SHORELINE DR

COAST LENGTH TABLE

PLAT #	LENGTH	PLAT #	LENGTH
1	1000 N. SHORELINE DR	11	1000 N. SHORELINE DR
2	1000 N. SHORELINE DR	12	1000 N. SHORELINE DR
3	1000 N. SHORELINE DR	13	1000 N. SHORELINE DR
4	1000 N. SHORELINE DR	14	1000 N. SHORELINE DR
5	1000 N. SHORELINE DR	15	1000 N. SHORELINE DR
6	1000 N. SHORELINE DR	16	1000 N. SHORELINE DR
7	1000 N. SHORELINE DR	17	1000 N. SHORELINE DR
8	1000 N. SHORELINE DR	18	1000 N. SHORELINE DR
9	1000 N. SHORELINE DR	19	1000 N. SHORELINE DR
10	1000 N. SHORELINE DR	20	1000 N. SHORELINE DR

COAST AREA TABLE

PLAT #	AREA	PLAT #	AREA
1	1000 N. SHORELINE DR	11	1000 N. SHORELINE DR
2	1000 N. SHORELINE DR	12	1000 N. SHORELINE DR
3	1000 N. SHORELINE DR	13	1000 N. SHORELINE DR
4	1000 N. SHORELINE DR	14	1000 N. SHORELINE DR
5	1000 N. SHORELINE DR	15	1000 N. SHORELINE DR
6	1000 N. SHORELINE DR	16	1000 N. SHORELINE DR
7	1000 N. SHORELINE DR	17	1000 N. SHORELINE DR
8	1000 N. SHORELINE DR	18	1000 N. SHORELINE DR
9	1000 N. SHORELINE DR	19	1000 N. SHORELINE DR
10	1000 N. SHORELINE DR	20	1000 N. SHORELINE DR

APPROVALS

TOWN OF SPOKANE PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____, BY THE FOLLOWING COMMISSIONERS:
_____ (Name)
_____ (Name)

APPROVAL AS TO ROAD
APPROVED THIS _____ DAY OF _____, 20____, BY THE TOWN ENGINEER:
_____ (Name)

APPROVAL AS TO FLOOD
APPROVED THIS _____ DAY OF _____, 20____, BY THE FLOOD CONTROL DISTRICT:
_____ (Name)

PROFESSIONAL SEAL

REGISTERED PROFESSIONAL ENGINEER
STATE OF IDAHO

SHORELINE PHASE 3
A PLANNED UNIT DEVELOPMENT
SPOKANE COUNTY, IDAHO
SCALE: 1" = 80' PER PLAT

Exhibit

Exhibit C - Minutes from the December 8, 2016 Town Council Meeting

(see the following pages)

TOWN COUNCIL MEETING MINUTES

December 8, 2016

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 3:35 p.m. on December 8, 2016 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

Absent: Mayor Martino
Doug Egerton
Jim Wahl

Also attending: Town Clerk - Lynette Hallam, Kent Cuillard – Public Works, Nate Brockbank, Bart Caton, Natalie Dean, Cyndee Donaher, David Erichsen, Paul Linford, Mike McGlaufflin, Ron Phillips, Will Pratt, Mike Stewart and Dennis VandenAkker

3. **MINUTES - Consideration and Approval of Minutes for Regular Meeting of October 13, 2016**

Cyndie Neel motioned to approve the minutes for the regular meeting of October 13, 2016. Hanz Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Johansson, Neel and Heavrin.

4. **PUBLIC HEARING – Consideration and Possible Approval, Preliminary Plat for Shoreline Village**

Mike Stewart discussed the handout he had given to the council members; he discussed design imagery, character of the community and the site plan. Mr. Stewart detailed the expertise which has gone into coming up with plan working with topographical characteristics. In the green areas the natural growth will remain with the thistle being cleaned out. The Village Center will be on the west boundary and have a view of the lake and the mountains. Project includes live/work homes. There will be 6.7 miles of pedestrian-only trails.

Council Member Hanz Johansson noted that the meadow basin is wet. Mr. Stewart noted there is nothing being built in that area. Councilor Johansson asked if the trails connected with the State

Park. Mike Stewart said they do not at this point. Retention walls were discussed; Mr. Stewart mentioned they were trying to minimize them.

Councilor Cyndie Neel asked how many acres are included in the development. Mike Stewart said there are around 140 acres. David Erichsen said the density pod of the whole area is being worked as a Resort Village Medium Density; what Mr. Stewart's project which he is bringing in now is not the entire thing. It is required the whole area be master planned together which area is 166 acres. The density of the pod is 3.78 eru's/acre. The overall density of the RSPA is 1.5 eru's per acre; as density gets consumed, land gets consumed. 1.5 eru's will still maintain throughout.

Councilor Hanz Johansson asked if the development would need an exemption. Dave Erichsen said it would not and has been approved already three or four times. The density pod would run with that area and Shoreline Village will be phased over several years. Mr. Erichsen said the project would consume 590 ERU's.

Council Member Hanz Johansson broached the subject of parking. Mike Stewart pointed out the parking areas, including overflow parking. Council Member Cyndie Neel asked if that would be ample parking. Mr. Stewart felt it would be as far as the overall community. A one/two-bedroom unit would have 2½ stalls per home.

David Erichsen asked about the time frames for the project. Mike Stewart replied it was market driven, but they were hoping to break ground on some of the infrastructure in the spring.

Mayor Pro-temp Heavrin inquired about the HOA. Mr. Stewart said it would be separate from Rustler but under the umbrella of the master HOA; each pod would have its own individual HOA under the master HOA.

Mike Stewart commented there was no guest parking put in Rustler. Councilor Johansson commented the driveways in Rustler are too short.

Mayor Pro-temp Heavrin asked where the developer would start. Mr. Stewart they would probably start where you come in and work west. Each pod will be a phase; two or three pods may be going at the same time. It was pointed out the contractors would come in the back way not through Hideout Canyon.

Mayor Pro-temp Heavrin opened the public comment portion of the meeting.

Cyndee Donaher asked about access off of SR248. Mayor Pro-temp Heavrin stated UDOT will not give any more accesses from SR248. Dave Erichsen pointed out the Town wants to push out on Longview Drive to Ross Creek; there is some activity with other property owners. The goal is to work out completion of the road to Ross Creek before the congestion comes in.

Ms. Donaher inquired if the trails along the roads are paved. Mike Stewart replied along the roads, the paseos would be road base at the minimum.

Dennis VandenAkker asked who would maintain the road from Ross Creek. Mayor Pro-temp Heavrin said the Town will plow what they can; it will have to be worked out. David Erichsen stated the Town is not going to take on the burden of the construction access.

Nate Brockbank asked how the density works. Will the developer deed over the open space? David Erichsen explained the property is zoned RSPA there is an approximate acreage of 1300 acres with 1900 ERU's; the ERU's for this development will be pulled out of that pool. Council Member Johansson asked if there is a map of the RSPA zone. Mr. Erichsen indicated there is a delineation and overall designation of the RSPA.

Mr. Brockbank expressed concern about putting 700 people on a roadbase and dirt road. David Erichsen commented worst case scenario would put the commuters on Reflection Lane. It is hard to build a road without property owners and their preferences for development. Mr. Erichsen preferred to look for alternate solutions.

Nate Brockbank discussed the concerns voiced over their project including decreasing values of existing homes and roads. Mayor Pro-temp Heavrin said their project put too much density in a small area. There was further discussion.

Paul Linford asked how many units per acre in this project; David Erichsen replied on the land imprint it is on, it is 4.46. Mr. Brockbank reiterated his concerns about traffic and suggested a traffic study. Mike Stewart reported the Montage development has 1000 homes and only one access; the roads are sufficient. Mr. Stewart stated their goal is to get access off SR248. Town can pave that road because it is in the Town.

Cyndee Donaher asked if they couldn't work with UDOT. Mayor Pro-temp Heavrin declared the Town has worked with them, and UDOT is not too cooperative. David Erichsen added UDOT requires the traffic load to increase substantially, and then they respond. Until warranted, UDOT will not address the issue. Councilor Johansson asked if the Town could require the road be paved as part of the project. David Erichsen reminded this is just the preliminary plat. As finals come in and if the road is not done, the Town could possibly require completion of the paved road. As other property owners develop, they may want a different alignment. Council Member Johansson suggested the Town should have a Master Plan. Mr. Erichsen said that could be looked at in the future. It would be better for developers to decide where they want sewer and water and where the roads should be.

Ron Phillips from Jordanelle Special Service District (JSSD) stated he was at the meeting to have a dialogue about water rights. Mr. Phillips said Hideout doesn't have enough water with JSSD for all of this development. Hideout has 150 acre feet of wholesale water; as of now the Town has about 40 acre feet of 150 already being used. The Town also has reserved 103 acre feet beyond that which a water reservation fee is paid. There are not enough water rights for this size of development. Mr. Phillips recommended the Town begin a dialogue about developers obtaining water rights to be turned over to the Town or JSSD. Mr. Phillips gave the Council a chart of the development path which could be followed; and he encouraged negotiation concerning water rights early in the development process. David Erichsen countered that Hideout has its own water company and its own water engineer who would need to be involved with discussions with JSSD. There are other options. Councilor Cyndie Neel questioned why the Town can get no more water after the reserve is used. Ron Phillips answered that water rights law is very complex. The legal issue of providing water rights is critical.

David Erichsen indicated Steve Jacobsen, the Town's water engineer, has expressed the water rights are adequate. Mr. Erichsen said the water will be proofed up before final plat is granted.

Council Member Hanz Johansson asked if approval could be given for preliminary plat with caveats that water and roads be given more consideration before final.

Dennis VandenAkker asked if there is enough sewer available. Ron Phillips stated certain things have to happen. Nate Brockbank declared they are paying to bring the sewer line to the dam and other developers should help. Mike Stewart stated original developments were bonded and have paid into it for over ten years.

Ron Phillips stated the line off the dam is scheduled to be built in 2023 with impact fees. If developers want to develop before then, they are welcome to get together and cooperate and put up the money to build that earlier and be paid back out of impact fees. Dave Erichsen declared the issues need to be addressed through the Town's contract with JSSD.

Council Member Cyndee Neel voiced her opinion that more information is needed before approval. Dave Erichsen advised the Council could approve the preliminary plan Mike Stewart has brought to the Council and to approve the density pod.

Town Clerk Lynette Hallam opined that the preliminary plat could be approved with conditions attached which would have to be addressed before final plat was granted. The conditions needed were discussed including water, sewer and a second road access. The finals will come in in phases – not the whole project.

Ron Phillips commented one issue with the access road was that JSSD owns property by the Ross Creek pump station. Dave Erichsen pointed out the pump station is under the jurisdiction of Hideout Town. Mr. Erichsen further stated if Longview Drive is moved it would possibly go through JSSD property. There is a pretty wide easement through some of the property. Would have to get cooperation of current landowners to get the best alignment and best grade. Nate Brockbank stated they are pretty close to agreement with the Town concerning their development; they have JSSD's property under contract and anticipate buying that in February.

Cyndee Donaher mentioned the trails committee is working with the Bureau of Reclamation and State Park concerning trails. Has the developer worked with the Bureau and looked at the impact on wildlife, watersheds, etc.? Has there been an environmental analysis? Mike Stewart replied an environmental analysis is not required by the Town Code. They have walked the property and it is primarily scrub oak and sage brush. Natalie Dean pointed out the development is abutting the State Park.

Dave Erichsen regarding roads, everybody is waiting. Councilor Cyndie Neel said her biggest concern is the availability of water. Dave Erichsen assured the developer cannot get a final plat without proving the water is there.

Mayor pro-temp Dean Heavrin closed the public hearing.

Council Member Hanz Johansson motioned to approve the preliminary plat for Shoreline Village with the following conditions: road access to 248 is to be resolved and water and sewer rights must be confirmed. Council member Cyndie Neel seconded the motion. Motion passed unanimously with affirmative votes from Councilors Johansson, Neel and Heavrin.

Councilor Cyndie Neel made the motion to accept the Resort Village Medium Density zoning. Councilor Hanz Johansson seconded said motion. Council Members Johansson, Neel and Heavrin voted “aye” and the motion passed unanimously.

5. **RESOLUTION – Consideration and Possible Approval of #16-002 TOWN OF HIDEOUT FEE & RATE RESOLUTION**

Town Clerk stated all the changes included in the Resolution had been previously approved individually. This action is to update the Fee & Rate Resolution to include those changes.

Council Member Cyndie Neel motioned to approve #16-002 – Town of Hideout Fee & Rate Resolution. Council Member Hanz Johansson seconded the motion. Motion passed with a unanimous vote from Councilors Johansson, Neel and Heavrin.

6. **DISCUSSION ITEM – Discussion of an Ordinance Required Regarding Backflow Prevention**

Town Clerk Hallam explained this is an ordinance required by the Environmental Protection Agency. The actual ordinance will be on next month’s agenda. The ordinance will require that once a year the residents will need to have someone come in and inspect the backflow device. The Town can’t have anything to do with it other than letting the homeowners know who would be available to do the inspections. The average cost is \$35-\$85. The resident has to let the Town know. If it is not done after three notifications by the Town, the Town will turn the water off. The time each year the test is required could be included in the ordinance. There is a possibility the HOA could be involved in getting this done.

7. **DISCUSSION ITEM – Discussion of Possibility of Plowing Road to Ross Creek**

Council Member Hanz Johansson wondered if it would be possible to plow the snow off the 1660 feet of paved road to the Ross Creek State Park which would allow the State Park personnel to plow the parking lot. Kent Cuillard stated he had talked to Mr. Carlson over maintenance and had been told there was no plans to plow the parking lot. There are signs saying the park is closed for the season. Councilor Johansson said he had talked to Laurie Bacchus and Jason Whittaker who said they were open to the idea. There were concerns about Todd Hollow people may use it for parking, Councilor Neel indicated Todd Hollow has added more parking spaces. Mr. Cuillard stated he plowed to the pump station and has been plowing this year and last year. The road gets plowed when there is time to do so.

8. **CONSIDERATION & APPROVAL OF BILLS TO BE PAID – Approval of Payment of December, 2016 Bills and ratify payment of November, 2016 bills**

Council Member Cyndie Neel made the motion to approve the December, 2016 bills and ratify the payment of the November, 2016 bills. Council Member Johansson seconded the motion. The motion passed unanimously with affirmative votes from Councilors Johansson, Neel and Heavrin.

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

No discussion.

10. **Public Input**

Natalie Dean said she wanted to report the progress of the Hideout Trails Committee, about Hideout Jordanelle Trails at Ross Creek Phase 1. Originally the committee made a proposal for ten miles of back country single track trails. The proposal was revised for three miles of trails and resubmitted it to the US Bureau of Reclamation (USBR) in July. It was designed to align with Jordanelle Resource Management Plan. The committee was awarded a \$17,000 grant through the Regional Trails Program on September 26, 2016. USBR authorized construction to begin on November 3, 2016. Trail construction took place from November 7th through November 16th; the entire trail network was cut by Hans Johansson using the State Park's trail machine. There was a public trail work day on November 13th. The work has concluded for the 2016 season and expected to resume in the spring of 2017. A formal ribbon cutting will be held at completion.

11. **Adjournment**

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

The meeting adjourned at 5:15 p.m.

Lynette Hallam, Town Clerk

Approved: 1/12/17