Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
January 09, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on January 9, 2025 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Public Hearing

I. Call to Order

Mayor Rubin called the meeting to order at 6:01 pm and reminded participants that the meeting was held as a hybrid meeting, both electronically via Zoom and in-person at Hideout Town Hall.

II. Roll Call

Attending Remotely: Mayor Philip Rubin *(excused at 7:48 pm)*
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

Present: Council Member Chris Baier

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel
Allen Financial Consultant Katie
Shepley

Public Present: None.

Public Attending Remotely: Damian Taitano and others who may have logged in using a partial name or using only a phone number.

III. Public Hearing Items

1. Consideration and possible approval of Resolution 2025-R-XX adopting the Hideout Town Engineering Standard Specifications and Drawings Manual

The Town Council discussed the adoption of the Hideout Town Engineering Standard Specifications and Drawings Manual. The proposed manual consolidated various engineering standards into a single document, making it more accessible for developers and town officials. The primary updates included increasing road width from 29 feet to 33 feet to accommodate

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parking on both sides, maintaining rolled curb and gutter as recommended by the Planning Commission, incorporating new dark sky-compliant streetlight standards, and establishing requirements for asphalt trails, stormwater management, and utility infrastructure.

The Council spent considerable time discussing traffic calming, particularly the concern that wider roads could lead to increased speeding. The proposed standards required traffic calming measures for roads over 1,000 feet in length, but there was debate over whether that threshold should be reduced to 800 feet. Some Council Members believed that the shorter distance would provide better mitigation, while others felt that 1,000 feet was a reasonable standard. Council Member Severini suggested that certain elements, including the traffic calming standard, be revisited in six months based on actual data. Council Member Baier supported approving the manual as presented while simultaneously making a concerted effort to collect data on existing speed issues in the Town to inform future decisions.

The issue of high back curbs versus rolled curbs was also debated. Some Council Members initially supported rolled curbs to maintain consistency with existing development, while others favored high back curbs for improved stormwater management, snowplow efficiency, and safety. The discussion included concerns about residents with low-clearance vehicles and the added cost of cutting curbs for driveways. Ultimately, the Council supported high back curbs for new developments.

Other updates included increasing the minimum paved trail width from eight feet to ten feet to align with Park City standards. The Council also revised the streetlight specifications to allow for an "approved equal" alternative, rather than requiring a single vendor. Council Member Gunn expressed concerns about limiting the Town to a sole supplier, and other members agreed that allowing multiple vendors would be beneficial.

There was also a discussion about underground utilities. Council Member Severini inquired whether updates to engineering standards included improvements to broadband and telecom infrastructure. It was clarified that these standards did not apply to telecom providers and that issues with underground utility installations were related to execution rather than the standards themselves.

The Council reached a consensus on several key adjustments. They approved including language specifying "approved equal" for streetlights to allow multiple vendors, increased the minimum paved trail width to ten feet, and determined that high back curbs would be the standard for new developments. They also voted to reduce the threshold for requiring traffic calming measures from 1,000 feet to 800 feet, agreeing that a shorter distance would provide better safety measures. Additionally, the Council agreed to revisit key elements, including traffic calming measures, in six months based on collected speed data.

There being no further questions from Council, Mayor Rubin opened the floor for public input at 7:17 pm. There were no comments. Mayor Rubin closed the floor at 7:18 pm.

The Council discussed when the updated engineering standards would go into effect. Council Member Haselton asked whether the approval of the manual would result in immediate implementation or if there would be a delay, as had been recommended by the Planning Commission. Mayor Rubin clarified that the Planning Commission had suggested a delay until June 1, 2025, specifically for the road width requirement to accommodate Elkhorn Springs, while all other elements of the standards would take effect immediately.

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Mr. Eddington explained that the new standards would apply only to future developments and would not impact already approved projects or existing conditions. Council Member Severini asked whether the updated standards would affect future phases of developments like Shoreline, and Mr. Eddington confirmed that existing master-planned developments would remain as they were.

Council Member Gunn inquired whether the road width requirement would create issues for a particular curve in the Elkhorn Springs development. Messrs. Eddington and Miner clarified that Elkhorn Springs was still in the concept plan and rezoning phase and had not been vested, meaning the Town could enforce the new road width requirement. They also noted that Wild Horse, another proposed development, was planning to have private roads, so the Town's street standards would not apply to that project.

The discussion then shifted to whether the Planning Commission's recommendation to delay the road width requirement until June 1, 2025, should be followed. Council Member Baier expressed uncertainty about why the delay was necessary and questioned whether there was a compelling reason not to implement the standards immediately. Messrs. Eddington and Miner confirmed that Elkhorn Springs had not made significant progress in the approval process, and Mr. Miner recalled that the Planning Commission's reasoning for the delay was based on the perception that the developers had already done a considerable amount of work, which was not the case.

Mayor Rubin and other Council Members ultimately agreed that the updated standards should take effect immediately. They determined that if developers needed a variance in the future, they could request one at that time, rather than preemptively delaying the implementation of the new standards.

There being no further discussion, Mayor Rubin asked for a motion to approve Resolution 2025-R-01.

Motion: Council Member Baier moved to approve Resolution 2025-R-01, adopting the Hideout Town Engineering Standard Specifications and Drawings Manual with the following modifications: Reducing the length of straightaway from 1000 to 800 ft; asphalt trails to 10' minimum width; high-back curbs as stated in the document; and street light specifications, adding the words "or equal". Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

2. Consideration and possible approval of Ordinance 2025-O-XX amending Title 10 related to Engineering, Development and Design Standards

Mayor Rubin explained that this ordinance would remove the technical engineering and design standards from Titles 8, 9, and 10 of the code and replace them with a reference to the newly adopted document. This approach would allow for future updates to the standards without requiring frequent amendments to the municipal code, ensuring greater flexibility and clarity. The ordinance was considered for approval as part of the ongoing efforts to streamline development regulations and make them more user-friendly for both the Town and developers.

There being no discussion or questions from Council, Mayor Rubin opened the floor for public comments at 7:28 pm. There were no comments. Mayor Rubin closed the floor at 7:28 pm and asked for a motion.

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Motion: Council Member Severini moved to approve Ordinance 2025-O-01 amending Title 10 related to Engineering, Development and Design Standards. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

IV. Agenda Items

1. Review of Q1 of the FY25 Financials

Financial Consultant Katie Shepley reviewed the financial results for the first two quarters of the fiscal year, including the anticipated forecast for the remainder of the year. Ms. Shepley explained that overall, the Town remained on budget, with notable favorability in revenue due to contributions and transfers. The Town had initially planned to use MIDA funds for municipal services and strategic growth initiatives but, due to operational efficiencies and increased residential growth, had opted to retain those funds for future expenditures. As a result, while the General Fund showed a $133,000 unfavorable variance, the MIDA Fund reflected an equivalent $133,000 favorable variance, resulting in a net zero impact for the Town.

She noted that building permit revenue was higher than expected, with 59 permits issued to date and a revised forecast projecting 120 permits by the end of the year, up from the originally budgeted 85. Additional revenue sources included excavation fees from Rocky Mountain Power and Comcast, along with developer contributions. The Town also benefited from cost savings due to not hiring a new public works employee or engineer, as well as reduced consulting expenses. Increased reliance on external engineers offset some of these savings, but overall, the financial outlook remained positive. Council Member Severini inquired whether the increase in permits would strain staff resources, to which Ms. Shepley responded that there had been no issues so far and she did not anticipate any difficulties in managing the workload.

The discussion also covered the timeline between permit issuance and certificates of occupancy, with Ms. Shepley estimating that the process had extended from 13–15 months to approximately 15–18 months, possibly due to labor shortages. Council Member Severini suggested benchmarking Hideout's approval times against other Towns to gauge efficiency, and Ms. Shepley agreed to follow up.

Regarding the Enterprise Fund, Ms. Shepley reported a $171,000 surplus, attributed to lower salaries and benefits, reduced consulting costs, and delays in anticipated rate increases from Jordanelle Special Services District (JSSD). While water, sewer, and stormwater rates had not yet increased as expected, discussions were ongoing, and an adjustment was anticipated before the end of June.

For the MIDA fund, the Town remained in a favorable position, largely due to the continued development of Deer Springs, Deer Waters, Lakeview, and Klaim. Increased property tax revenue contributed to the positive balance, while sales and municipal tax revenues were expected to increase in future years. Additionally, the Town benefited from placing MIDA funds in a high-interest-bearing account, generating further revenue.

The financial review concluded with a summary of favorability across all funds: the General Fund remained flat, the Enterprise Fund showed a $171,000 surplus, and the MIDA Fund reflected a $137,000 surplus, bringing the Town's overall favorable position to approximately $340,000.

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Council Member Severini noted that the Town had previously relied on reserves to cover expenses, and the current financial position represented a significant improvement.

Mayor Rubin expressed satisfaction with the Town's financial management and credited the team for preparing a well-balanced budget. He emphasized the importance of maintaining a budget that allowed for operational flexibility while avoiding unnecessary reliance on reserves.

Following the financial review, Mayor Rubin was excused for personal health reasons, leaving Council Member Baier as Mayor Pro Tempore for the remainder of the meeting.

2. Introduction of Trudy Brereton with Jordanelle Communities Coalition

The Council was scheduled to hear an introduction from Judy Brereton with the Jordanelle Communities Coalition. However, due to a scheduling conflict, she was unable to attend, and the agenda item was skipped.

3. Discussion and appointment of Hideout representatives for the Legislative Policy Committee

The Council discussed the appointment of Hideout representatives for the Legislative Policy Committee. The current members were Council Member Baier, Council Member Haselton, and Town Administrator Jan McCosh. Council Member Severini expressed interest in staying informed on state-level legislative changes, particularly those impacting development, and requested to be added as a member.

Council Member Haselton stated that due to commitments with Sundance and personal health matters, she was willing to step down and allow Council Member Severini to take her place. Council Member Severini clarified that his goal was to stay informed rather than take over a position but accepted the appointment.

It was noted that municipalities could have three voting members. Council Member Severini was formally added, and Council Member Haselton was removed. Council Member Severini also requested periodic summaries of relevant legislative discussions, and Ms. McCosh explained that the Committee primarily involved online polling on legislative matters affecting municipalities. The next meeting was scheduled for Monday, January 13, at 12:15 pm.

4. Discussion of HB80 requiring Ethics and Financial Disclosures by elected municipal officials to be published on the Hideout website

The Council discussed HB 80, which required elected municipal officials to file annual ethics and financial disclosures that must be published on the Hideout website. Town Attorney Polly McLean provided an overview, explaining that this new requirement mandates officials to submit conflict of interest disclosures each January, similar to what was previously required when running for office.

Recorder Alicia Fairbourne noted that there were two versions of the form, one with Hideout branding and another from the state. Ms. Fairbourne confirmed she would email the correct form to Council Members, who would need to complete and return it within the designated filing period from January 1 to January 31.

There was initial discussion about whether the forms required notarization, but it was clarified that notarization was not necessary. Officials only needed to sign the document, and Ms.

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Fairbourne needed to sign acknowledging receipt. The Council confirmed that completed forms would be posted online in compliance with the new state law.

V. Public Input - Floor open for any attendee to speak on items not listed on the agenda

Mayor Pro Tempore Baier opened the floor for public input at 7:57 pm. There were no comments. The floor was closed at 7:58 pm.

VI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*

Mr. Eddington provided an update on the Planning Commission's recent and upcoming activities. In December, the Commission reviewed the engineering standards and made recommendations, which the Council addressed earlier in the meeting.

At the next Planning Commission meeting, Elkhorn Springs, Nate Brockbank's project on the Salzman property, would return with a revised concept plan, a rezoning map, and a draft Master Development Agreement (MDA). The Commission would review these materials in a work session format, as it would be the first time seeing them all together.

The Wildhorse development team was working on a redesign and planned to present updates at the February Planning Commission meeting. Additionally, the Commission would begin a Work Session focused on updating the General Plan, particularly areas related to future land use, annexation impacts, and economic development.

2. Design Review Committee - *Thomas Eddington, Town Planner*

Mr. Eddington reported that there were no updates from the Design Review Committee. The only new development was the submission of design standards for Elkhorn Springs as part of its Master Development Agreement. The review process for those standards was just beginning, and no projects had been reviewed over the past 30 days.

3. Economic Development Committee - *Council Member Severini*

Council Member Severini provided an update on the Economic Development Committee, noting that progress had been made on the Wildhorse development. He described it as a reinvigorated project that had benefited from strong collaboration among the Economic Development Committee, Town Council, and staff, leading to positive momentum. Ross Creek remained a primary focus, given that the Town owned the land, with ongoing discussions about potential partnerships with Jordanelle State Park and the Bureau of Reclamation for shared amenities. While there had been no new submissions from Nate Brockbank regarding Elkhorn Springs, there were ongoing conceptual discussions about possible modifications, including potential commercial components.

4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*

The Parks, Open Space, and Trails (POST) Committee did not meet in December, as they had anticipated snow for grooming in the state park, which did not occur. Regular monthly meetings would resume the following Tuesday. The primary focus would be on a grant the Town had already received for improvements in the State Park. There had also been ongoing discussions about potential fencing along the State Park border. Additionally, the Committee planned to

revisit discussions about the Klaim trail design, with more progress expected in the spring. A more detailed update was anticipated at the next meeting.

5. **Transportation Committee -** *Council Member Haselton*

Council Member Haselton stated that there were no significant updates for the Transportation Committee but noted that the buses were running. She asked if any Council Members had taken the buses or had any feedback on their effectiveness. One Council Member mentioned hearing anecdotally from a Hideout resident on a chairlift that some people, especially during busy times, preferred to drive to Richardson Flat and take the bus to the resort.

Council Member Haselton mentioned knowing someone who worked at Deer Valley and used the bus regularly. She also planned to use the bus during Sundance, as that was her primary way to reach her venue. She anticipated that peak usage would occur during the festival, given the limited parking availability in Town. She planned to provide more insights at the next meeting.

There being no further discussion, Mayor Pro Tempore Baier stated that the Council had completed the public portion of the agenda and needed to move into a closed Executive Session. The session was necessary to discuss pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or the sale or acquisition of real property, as needed. She requested a motion to close the public meeting and proceed to the Executive Session.

Motion: Council Member Haselton moved to close the public meeting and proceed into a Closed Session. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

The public meeting was closed at 8:06 pm.

VII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

The Closed Session began at 8:11 pm.

Attending Remotely: Mayor Pro Tempore Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Excused: Mayor Philip Rubin

Staff Attending Remotely: Town Attorney Polly McLean

At 8:36 pm, Mayor Pro Tempore Baier asked for a motion to adjourn the Closed Session and proceed to an open meeting to adjourn the Regular Meeting.

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Motion: Council Member Severini moved to adjourn the closed session. Council Member Gunn made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Gunn, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

VIII. Meeting Adjournment

Motion: Council Member Haselton moved to adjourn the Regular Meeting.

The meeting adjourned at 8:36 pm.



Alicia Fairbourne, Recorder for Hideout

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