Minutes
Town of Hideout
Town Council Regular Meeting
February 13, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on February 13, 2025 at 6:00 pm electronically via Zoom.

Regular Meeting

I. Call to Order

1. 02.13.2025 No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:02 pm. Due to a winter storm, the meeting was held entirely electronically, with no physical anchor site. A determination letter regarding this was available for reference.

II. Roll Call

Attending Remotely: Mayor Philip Rubin *(excused at 7:00 pm)*
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton *(joined at 6:08 pm)*
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Attending Remotely: Town Attorney Polly McLean
Town Planner Thomas Eddington
Recorder for Hideout Alicia Fairbourne
Town Engineer Gordon Miner
Public Works Director Daniel Allen

Public Attending Remotely: Grace Doerfler (KPCW), Trudy Brereton and others who may have logged in using a partial name or using only a phone number.

III. 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

Please note: the Closed Session is scheduled from 6:00 pm - 7:00 pm.

Council Member Haselton had not yet joined, but a quorum was established, allowing the meeting to proceed.

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At 6:04 pm, Mayor Rubin asked for a motion to enter into a Closed Session to discuss personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property.

Motion: Council Member Severini moved to enter into Closed Session. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, and Council Member Severini. Absent from Voting: Council Member Haselton and Council Member Nadelberg. The motion carried.

In attendance: Mayor Phil Rubin, Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Severini, and Town Attorney Polly McLean.

Motion: Council Member Haselton moved to adjourn the Closed Session at 6:57 pm. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. The motion carried.

The meeting rejoined for the public meeting at 7:01 pm, with Mayor Rubin excused from the remainder of the meeting. Council Member Baier would proceed as Mayor pro tempore.

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

At 7:02 pm, Mayor Pro Tem Baier opened the floor for public input on items not listed on the agenda. There were no comments. The floor was closed at 7:03 pm.

V. Agenda Items

1. Introduction of Trudy Brereton with Jordanelle Communities Coalition

Trudy Brereton introduced the Jordanelle Communities Coalition, an initiative focused on health and wellness in the Hideout and Jordanelle areas. She explained that the coalition, developed in partnership with Wasatch Behavioral Health, had been in progress for approximately nine months. Its purpose was to assess community needs, connect residents with resources, and address local health and wellness concerns. The coalition followed an evidence-based community model and aimed to involve community members based on the results of an upcoming survey.

Ms. Brereton stated that meetings were held on the third Thursday of each month from 2:00 to 3:00 pm at Hideout Town Hall, with a Zoom option available. The next meeting was scheduled for the following Thursday. She encouraged interested individuals to reach out via email, which was available through City Recorder Alicia Fairbourne or directly at **TrudyB@wasatch.org**.

Council Member Severini inquired about a website for the coalition. Ms. Brereton confirmed that there was no website at this time, but that information and materials would be developed and shared in the future. She thanked the Council for their time, and Mayor Pro Tem Baier expressed appreciation for her presentation.

2. Presentation of Ranked Choice Voting (presentation by Kelleen Potter, Executive Director, Utah Ranked Choice Voting)

Kelleen Potter, Executive Director of Utah Ranked Choice Voting, presented an overview of ranked choice voting (RCV) and its potential benefits for Hideout. She explained that RCV

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allowed voters to rank candidates in order of preference rather than selecting just one. If no candidate received over 50% of the vote in the first round, the candidate with the fewest votes was eliminated, and their votes are redistributed based on second-choice preferences. The process continued until a candidate secured a majority.

Ms. Potter outlined key benefits of RCV, including eliminating the need for a primary election, reducing campaign costs and durations, and ensuring that winning candidates received majority support. She noted that the system also encouraged more civil campaigning, as candidates may seek second-choice votes from their opponents' supporters.

She provided data from past RCV elections in Utah, noting that while some cities had opted out after initial use, overall voter satisfaction was high. She acknowledged political factors had influenced adoption rates and that some county clerks were hesitant to implement the system due to staffing and administrative concerns. Currently, Utah cities must notify their county clerk and the Lieutenant Governor's Office by May 1 if they wish to use RCV. The state's pilot program was set to expire, though a bill to extend it for ten years was under consideration.

Council Members asked about ballot design, voter education, election result timelines, and potential legislative changes regarding mail-in voting. Ms. Potter assured them that voter education materials and support would be available and that RCV results were tabulated quickly. She acknowledged that Wasatch County had been slower than other counties in reporting election results but attributed this to broader administrative processes rather than RCV itself.

Council Member Severini questioned the low adoption rate of RCV among Utah municipalities. Ms. Potter explained that initial hesitation, political shifts, and reluctance from some county clerks had slowed uptake, but interest remained.

Mayor Pro Tem Baier noted that Hideout's growing population could result in more candidates running in the next election, making RCV a practical option. She emphasized the potential benefits of a shorter election cycle, cost savings, and ensuring that winners had broad community support. Council Member Gunn appreciated the early discussion, saying it provided time to consider the pros and cons before the May 1 decision deadline.

The Council thanked Ms. Potter for her presentation and indicated they would revisit the topic before the May 1 notification deadline.

3. Discussion of private vs. public roads in Elkhorn Springs

The Council discussed the issue of private versus public roads in new developments, focusing on long-term maintenance responsibilities and financial implications. Ms. McLean clarified that the discussion should remain general and not be specific to any pending applications.

Town Planner Thomas Eddington provided an overview of the Town's current road maintenance budget, explaining that Hideout had approximately 10 miles of roads, with an annual maintenance cost of about $40,000 per mile. The Town received around $16,000 per mile from state road funds, leaving a significant funding gap. He noted that under new engineering standards, any public road would have to meet specific construction requirements before the Town assumed maintenance responsibilities.

Town Engineer Gordon Miner emphasized that roads were a long-term expense and noted that most municipalities struggled with road maintenance funding, as road utility fees were uncommon. He explained that whether roads were public or private, they needed to meet Town

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standards for construction. However, private roads were often built to the minimum required standards, which could lead to long-term maintenance issues. He also warned that HOAs historically struggled to maintain roads properly, often failing to save sufficient funds for future repairs, leading to requests for municipal takeover after the infrastructure deteriorated.

Ms. McLean explained that in some cases, such as within the Annexation Master Development Agreement (AMDA), roads were dedicated to the Town, but the developer or HOA remained responsible for maintenance costs, with the Town performing the work and billing the HOA.

Council Member Gunn supported requiring all roads—whether public or private—to meet the Town's engineering and fire safety standards. He also suggested that private communities provide the Town and emergency services with access codes or keys to ensure public safety. He questioned whether the Town had the authority to enforce maintenance standards on private roads if they were not properly maintained over time.

Council Member Haselton referenced exclusive developments like The Colony, where homeowners accepted responsibility for private roads as part of the cost of living in a luxury community. She suggested that similar arrangements could work for Hideout's higher-elevation developments.

Council Member Severini raised concerns about fairness, pointing out that residents in private-road communities would still pay the same Town taxes as those on public roads. He also questioned whether the Town should allow developers to reduce road widths in private developments. He requested additional data on best practices and successful private road management in other municipalities.

Mayor Pro Tem Baier strongly opposed additional private roads, citing personal experience with an HOA that struggled with road maintenance. She emphasized that municipalities were structured to manage infrastructure, while HOAs were not. She argued that allowing developers to push road maintenance onto HOAs would create long-term problems for residents.

Mr. Miner reiterated that private roads only benefited developers in the short term and that exclusivity was the only legitimate justification for them. He stated that if a development wanted true exclusivity, the Town should require it to take full responsibility for both the roads and underlying utilities.

The Council acknowledged that private roads could work in highly exclusive communities but noted that maintaining uniform standards and ensuring financial sustainability remained challenges. Council Member Gunn concluded that the choice ultimately rested with developers, but any agreement should include the obligation for private communities to cover the Town's maintenance costs if necessary. The Council planned to continue discussions on the matter.

4. Presentation of the Fleetpaths Snow Plowing software

The Council received a presentation on the new FleetPaths snow plowing software, which provided real-time tracking of the Town's plowing operations. Ms. Fairbourne demonstrated the system, explaining that it allowed residents to see which roads the Town was responsible for, track when and where plows had been deployed, and determine road conditions. The system categorized roads by priority, with primary roads addressed first, followed by secondary roads.

Public Works Director Daniel Allen noted that while the software was primarily informational for residents, it also assisted Public Works in monitoring snowplow deployment, particularly for

billing private developments like Deer Springs. He explained that the data helped assess response times and plan for more efficient snow removal. While he still recorded plowing operations manually, the software provided additional insights for training and operational improvements.

Mayor Pro Tem Baier asked about the Town's approach to snowplowing decisions. Mr. Allen explained that each storm required a different strategy. For smaller storms, plowing was typically delayed until early morning to ensure clear roads for commuters. For larger or ongoing storms, crews operated in rotating shifts around the clock. The Town's standard was to plow when two inches of snow accumulated, though adjustments were made based on temperature and road conditions.

Council Member Severini questioned why the system displayed plowing activity on SR-248, which the Town did not maintain. Mr. Allen clarified that trucks might register movement on the highway while traveling to other areas, but they were not actively plowing it. Council Member Severini suggested adding a link to UDOT's road conditions page alongside the FleetPaths system for more comprehensive information.

Council Member Gunn pointed out a potential error, as the map showed recent plowing activity on the emergency egress road, which he did not believe had been plowed. Mr. Allen acknowledged that the software was new and still had some bugs, but staff would work on refining it. Council Member Gunn also noted that recent plowing in his area was not yet reflected on the system.

Mayor Pro Tem Baier expressed appreciation for the Town's snowplow drivers, emphasizing their role in keeping the roads safe. The Council thanked Mr. Allen and Ms. Fairbourne for their work in implementing the system and improving public communication about snow removal operations. The FleetPaths link had been included in the Town's newsletter and would be added to the website and mobile app soon.

5. Presentation of the survey results from the community regarding the Ross Creek Open House

Council Member Severini presented the results of the community survey conducted following the Ross Creek open house. He explained that survey responses were collected both in person and online, with approximately 167 participants providing input. The results were consistent with previous surveys, reinforcing community priorities.

Survey responses indicated strong support for mixed-use development, particularly cafes, outdoor dining, and small retail, which received 48% of the votes. Connecting development to the park and Jordanelle Reservoir was the second-highest priority. Survey participants overwhelmingly opposed additional residential development in the area. In terms of architectural style, 55% favored mountain modern design over traditional aesthetics.

Regarding recreational amenities, cross-country skiing, paddleboarding, and small boat rentals were the most popular choices. The community also expressed interest in services that would support these activities, such as rental facilities.

Council Member Severini highlighted key community comments, which emphasized the desire for outdoor dining, small-scale retail, high-end grocery options, and more recreational opportunities. He noted that the survey results aligned with those from the 2022 Town-wide survey, demonstrating consistency in resident preferences over time.

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Mayor Pro Tem Baier asked about the next steps for using the data. Council Member Severini suggested that the Town focus on attracting the right businesses and amenities to align with residents' interests. He also raised the question of whether these survey results should influence planning beyond Ross Creek, particularly in annexation areas like Richardson Flat. While he believed Ross Creek should be developed as a central hub for Hideout, he emphasized the need for a cohesive vision for future annexations to prevent a disjointed Town layout.

Council Member Gunn observed that every survey had pointed toward a desire for commercial development, particularly restaurants and social gathering spaces, while discouraging additional residential growth. He stressed the importance of ensuring that future planning decisions reflect the public's stated preferences.

The Council acknowledged the strong community engagement in the survey process and thanked Council Member Severini for his efforts in compiling and analyzing the data. The discussion concluded with an agreement to consider a broader Town-wide survey within the next year to refine long-term planning efforts.

6. Consideration of adopting Ordinance 2025-O-XX regarding business license expiration and making conforming edits to the business license section of Hideout Municipal Code

The Council considered an ordinance to clarify business license expiration dates and make conforming edits to the municipal code. Ms. Fairbourne explained that the existing code was inconsistent regarding when business licenses expired. The proposed change specified that licenses would expire 12 months from the date of issuance rather than defaulting to December 31, which created redundancy for short-term rental owners who often applied late in the year.

Council Member Severini asked about the number of business licenses issued in Town. Ms. Fairbourne reported that 21 were issued last year, while only eight had been renewed so far this year, noting that renewals were currently in progress. She had advised some applicants to wait until the ordinance was adopted to avoid renewing mid-cycle.

Council Member Gunn suggested adding language clarifying that licenses would automatically expire without notice after 12 months. However, Ms. Fairbourne noted that the Town was required to notify certain license holders, such as short-term rental operators, before expiration, making a blanket statement impractical.

Council Member Severini inquired about business license fees, acknowledging that the revenue from licensing was minimal. Mayor Pro Tempore Baier asked if the tracking process was manageable, to which Ms. Fairbourne responded that it was currently handled via an Excel spreadsheet but might require software as the Town grew.

With no further discussion, the Council prepared to move forward with a motion.

Motion: Council Member Gunn moved to adopt Ordinance 2025-O-02 regarding business license expiration and making conforming edits to the business license section of Hideout Municipal Code. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.

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7. Authorization for the Mayor to enter into a purchase agreement for the Public Works vehicles not to exceed $65,000.

The Council discussed authorizing the Mayor to enter into a purchase agreement for Public Works vehicles, not to exceed $65,000. Ms. Fairbourne and Ms. McLean provided background information, noting that Public Works intended to shift from leasing to purchasing vehicles. Mr. Allen explained that the current lease agreements required the return of trucks in June, and without ordering replacements soon, the Town would face a shortage. He emphasized that leasing was becoming costly and restrictive, while purchasing would allow the Town to own its fleet, customize vehicles as needed, and resell them later.

Mr. Allen proposed trading in two leased trucks and purchasing two new ones under the state contract, with each truck costing approximately $58,000. The transition would start a long-term plan to phase out leased vehicles. Mayor Pro Tempore Baier questioned whether the proposed authorization covered one or two vehicles, as the agenda item specified a $65,000 limit, which would only cover one truck.

Council Member Gunn asked whether an analysis had been done to determine if purchasing was financially advantageous compared to leasing. Mr. Allen stated that the Town's Financial Consultant, Katie Shipley, had advocated for purchasing over leasing due to cost savings and the ability to depreciate assets, but she was not present to provide further details. Council Member Severini expressed concern over making a rushed decision without a full financial breakdown. He preferred having the Mayor and finance staff weigh in before making a final determination.

Council Members debated whether to proceed with a vote, increase the authorized amount to allow for two trucks, or table the discussion until the next meeting. Given the urgency of ordering vehicles to ensure timely delivery, the Council considered their options carefully. Ms. McLean clarified that purchasing through the state contract was exempt from the Town's formal bidding process.

With concerns about financial implications and the lack of direct input from the finance team, some council members hesitated to move forward without additional details. They discussed the possibility of continuing or tabling the matter until the next meeting to allow for further review.

Motion: Council Member Severini moved to continue the item to the March 13, 2025 Hideout Town Council Meeting. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

Mayor Pro Tempore Baier stated that the Council was not opposed to the proposal but needed additional financial analysis and budget impact details before making a final decision.

Mr. Allen acknowledged the Council's concerns and agreed to revisit the matter next month with the requested financial information. The delay would allow for a clearer understanding of the cost implications of purchasing versus leasing and ensure that the Council could make an informed decision.

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VI. Committee Updates

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

Mr. Eddington stated the Planning Commission was scheduled to meet on February 18 instead of its usual date on February 20. The agenda included a revised concept plan for the Elkhorn Springs development, incorporating feedback from the previous Planning Commission meeting. Additionally, the Wildhorse development had submitted a revised concept plan for the area between the Klaim subdivision and Bill Woolf's property.

Both projects were at the concept plan review stage, and a special Planning Commission meeting was scheduled for March 4 to potentially address rezoning and master development agreements (MDAs) related to these projects.

2. Economic Development Committee - *Council Member Severini*

Council Member Severini reported that there were limited updates from the Economic Development Committee due to his recent travel. He noted that a meeting took place on Monday with Wright Development, but he was unable to attend. He mentioned that Town Administrator Jan McCosh had been coordinating with Professor Brandon Duke for additional input on economic development strategies and that he planned to follow up on their discussions.

Regarding annexation, Council Member Severini shared that Benloch Ranch had expressed renewed interest in annexing into Hideout under new ownership. The new landowner, Jeremy Rick, who has experience with spec homes in California and is partnering with a resort community developer, had initiated discussions about re-engaging with Hideout. However, Council Member Severini had not yet reviewed the details of their proposal.

Council Member Gunn added that there was consensus within the committee that, given Benloch's history of uncertainty—alternating between pursuing and withdrawing annexation efforts—it would be beneficial to meet informally with the new ownership before any formal process began. The goal would be to understand their objectives, what they were seeking from Hideout, and why they preferred annexation into Hideout over remaining in unincorporated Wasatch County.

Council Member Severini agreed that further discussions were needed to clarify what Benloch's new leadership envisioned and why they believed annexation into Hideout would be beneficial for their development.

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

The Parks, Open Space, and Trails (POST) Committee had been relatively inactive over the past month but planned to meet the following week to discuss ongoing projects. Mayor Pro Tempore Baier reported that the committee would focus on utilizing grant funds that had already been awarded to complete planned work in coordination with the State Park over the summer. There were also discussions about potential new grant opportunities, including funding for wildlife fencing.

A setback occurred when committee members Kathleen and John Hopkins placed driveway stakes along the single-track trails in the Ross Creek area, specifically the Keetley and Wada Way Trails, to serve as markers for winter grooming. However, an unknown individual or individuals removed the stakes and discarded them, undoing several weekends' worth of work. Mayor Pro

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Tempore Baier suggested that better community outreach, possibly including signage, could help prevent such incidents in the future. She emphasized that while the removal may have been well-intended, it was effectively an act of vandalism and had halted the planned grooming efforts for single-track trails this winter.

Despite this issue, the POST Committee remained committed to collaborating with the State Park. An additional trail had already been cut and was scheduled for completion this year, including the addition of road base. This new trail would provide an alternative route to keep pedestrians off the paved roadway, which remained plowed in the winter for vehicle access. Mayor Pro Temore Baier expected to have further updates at the next meeting.

4. Transportation Committee - *Council Member Haselton*

Council Member Haselton reported that the Richardson Flat parking area had been heavily used over the past month. It served as a key parking location during the Sundance Film Festival and continued to be well-utilized during the World Cup event. Additionally, many people had been using the lot for skiing access. While the Richardson Flat parking lot was not within Hideout, its proximity made it a valuable resource for Hideout residents. There were no further transportation updates at this time.

VII. Approval of Council Minutes

1. December 12, 2024 Hideout Town Council Meeting Minutes DRAFT

There were no corrections or comments on the minutes.

Motion: Council Member Haselton moved to approve the December 12, 2024 Hideout Town Council Meeting Minutes as presented. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

2. January 9, 2025 Hideout Town Council Meeting Minutes DRAFT

There were no corrections or comments on the minutes.

Motion: Council Member Gunn moved to approve the January 9, 2025 Hideout Town Council Meeting Minutes as presented. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

VIII. Follow up of Items from Approved Minutes

Council Member Severini emphasized the importance of tracking follow-up items from meeting minutes to ensure accountability. He proposed a more efficient approach to compiling and addressing action items by having Council Members individually highlight or note items from the minutes and submit them to Ms. Fairbourne before the next meeting. Ms. Fairbourne would then compile these into a table for review during the follow-up agenda item.

Mayor Pro Tempore Baier supported the idea of having a structured system for tracking follow-ups but wanted to ensure compliance with open meeting laws. Ms. McLean advised against a

collaborative workspace, as it could be considered an unofficial meeting, but confirmed that individual Council Members submitting their own follow-ups to Ms. Fairbourne would be appropriate.

Council Member Severini agreed to take the lead in working with Ms. Fairbourne to set up this process. The expectation would be for Council Members to review minutes, submit their key follow-up items at least 48 hours before meetings, and then discuss them under the follow-up agenda item. Mayor Pro Tempore Baier reinforced that each Council Member was responsible for tracking and submitting their own follow-up items rather than relying solely on Council Member Severini.

The Council agreed to move forward with this process, ensuring better organization and efficiency in addressing follow-up actions in future meetings.

IX. Meeting Adjournment

Ms. Fairbourne reminded the Council Members to complete the Open Public Meetings Act (OPMA) training that she had previously emailed to them. She noted that she had not received many completed training certificates yet and emphasized that it only takes about five minutes to complete.

Mayor Pro Tempore Baier acknowledged the reminder and confirmed that she had already completed the training. Ms. Fairbourne also offered to answer any questions Council Members might have about the concepts covered in the training.

Council Member Severini asked about the Fraud Risk Questionnaire, wondering if it was also due. Ms. Fairbourne confirmed that it was and explained that responses were submitted directly to the Town's auditor, Ben Probst. Because of this, the Town staff did not have a record of who had already completed it.

Mayor Pro Tempore Baier asked if Ben Probst could provide a list of those who had submitted their forms. Ms. Fairbourne explained that, while she could likely get that information through Finance Director Keri Wilson or Town Administrator Jan McCosh, she wanted to give Council Members the opportunity to ensure their forms had been submitted before following up.

With no further reminders or announcements, the meeting moved forward toward adjournment.

Motion to adjourn: Council Member Severini moved to adjourn the meeting. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

The meeting adjourned at 9:37 pm.

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Alicia Fairbourne, Recorder for Hideout

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