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

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on March 13, 2025 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Mayor Rubin called the meeting to order at 6:03 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
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

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

Public Present: Jim Gruber, Seaton Prince, Fire Chief Eric Hales, Battalion Chief / Fire Warden Troy Morgan, and Assistant Chief / Fire Marshal Clint Neerings.

Public Attending Remotely: Lisa Perry, Catherine Woltering, Anne Gruber, Damian Taitano, Larry Eisenfeld, Eric Gibson, Kyle Fielding, Mike Rost, John Leone, Mark Rubin, Brad Anderson, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. February 13, 2025 Town Council Meeting Minutes DRAFT

Council Member Haselton requested that her late arrival to the special meeting portion be noted in the record, as the draft did not specify her entry time. She clarified that she had joined a few minutes late due to technical difficulties. City Recorder Alicia Fairbourne acknowledged the oversight and agreed to revise the minutes to reflect the time she joined, confirming she would verify the timestamp from the meeting video.

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Council Member Baier noted a typographical error in the Parks, Open Space, and Trails (POST) Committee section of the report. Two trail names—Keetley and Wada Way—had been incorrectly documented, with "Wada Way" misspelled as "Waterway." Ms. Fairbourne thanked her for catching the error and confirmed the correction would be made before the minutes were finalized.

There were no further comments.

Motion: Council Member Baier moved to approve the minutes of the February 13, 2025 meeting with corrections noting the arrival time of Council Member Haselton and the correct spelling of Keetley and Wada Way. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, Council Member Severini. There were none opposed. The motion carried.

2. Follow up of Items from Approved Minutes

Council Member Severini raised two main items from the February 13 minutes.

First, he referred to the Council's previous acknowledgment that private roads might work in highly exclusive communities, and questioned whether the Council would be revisiting the topic. Mayor Rubin confirmed that a broader discussion on roadway policies had been planned for that night's meeting but was postponed due to a scheduling conflict with presenter Jason Burningham. A discussion document would be circulated before the April meeting, when the topic would return to the agenda.

Second, Council Member Severini brought up the possibility of conducting a broader community survey. He suggested that, given recent developments and annexation approval, it may be appropriate to launch a new survey that could inform future planning decisions. Council Member Baier supported the idea, noting that understanding residents' preferences was a core responsibility of the Council. She emphasized the importance of reaching a broader audience, particularly in relation to the Richardson Flat annexation area, and recommended thoughtful survey design to ensure meaningful results. She also expressed interest in reviewing the Town's prior survey data and participating in the development of any new instruments.

Council Member Gunn stressed the need to prioritize input from Hideout residents specifically and recommended that any survey responses be clearly segmented by residency status. Mayor Rubin agreed with the need for segmentation and emphasized that surveys targeting residents and those outside Town boundaries should be handled separately to avoid confusion.

The Council discussed options for improving survey design and execution, including potential support from survey professionals or local contacts with experience in platforms like Qualtrics. Although cost was previously a limiting factor, Council Members expressed interest in seeking informal or pro bono guidance to improve methodology.

Mayor Rubin concluded the discussion by recommending that a small working group—starting with those involved in the General Plan steering committee—lead the effort to determine how many surveys should be conducted, what their specific purposes should be, and what resources would be needed. Council Member Baier agreed to take that as an action item and include Council Member Severini in future planning sessions. Council Member Severini affirmed that

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he had survey data and resources he could contribute to the effort. No other Council Members raised additional follow-up items.

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

At 6:21 pm, Mayor Rubin opened the floor to attendees for comments on items not listed on the agenda.

Damian Taitano addressed the Council to request an update on the Elkhorn Springs project located on the Salzman property. He inquired whether the Planning Commission had recommended approval for the project and specifically asked about the status and intended use of three proposed commercial parcels within the development.

Mayor Rubin clarified that the project had not yet been forwarded to the Town Council and was still under Planning Commission review. He stated that the Council had not had any formal discussions about the commercial parcels and that the matter was expected to be addressed during the upcoming Planning Commission meeting.

Town Planner Thomas Eddington added that Elkhorn Springs might delay its appearance before the Planning Commission by a month, as the applicant was still preparing materials. He advised that the item could be moved to the April agenda.

Mr. Taitano also expressed concern about the lack of public awareness regarding development activity and suggested including information about upcoming projects in the Town's newsletter. He emphasized the challenge residents face in keeping up with agendas unless they closely monitor the public noticing system.

Mayor Rubin responded by explaining that agendas were posted in advance on the Utah Public Notice Website and that residents could subscribe for email notifications. Council Member Baier reiterated that subscribing to the site was straightforward and encouraged residents to do so. Mr. Taitano thanked the Council and staff for the clarification and assistance.

With no additional public comments, Mayor Rubin closed the public input portion of the meeting at 6:27 pm.

V. Agenda Items

1. Discussion of Roadway Policies *(presented by Jason Burningham)*

Mayor Rubin announced that there had been a scheduling conflict with the presenter, Jason Burningham. The item would be rescheduled for the April meeting. He added that the Council would receive a preparatory document in advance to review prior to that discussion.

2. Discussion regarding the need for wildfire mitigation, current processes and status, and next steps *(presented by Wasatch Fire District)*

Battalion Chief / Fire Warden Troy Morgan, along with representatives from the Wasatch Fire District, gave an in-depth presentation on wildfire mitigation. The discussion opened with a video of a rapidly spreading fire in an urban interface area near Reno, Nevada. The video illustrated how even small fires, such as those ignited by residents, could quickly escalate due to dry vegetation and topography. The fire's fast uphill spread and the dense proximity of homes

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underscored the risk of structure-to-structure ignition and highlighted the dangers of inadequate defensible space.

Chief Morgan emphasized the similarities between the Reno landscape and Hideout's terrain, noting Hideout's south-facing slopes, abundant cheatgrass, sagebrush, and oak brush. He explained that these elements, combined with topography and wind, created conditions ripe for fast-moving fires. Once a fire reaches a home, the structure itself becomes part of the fuel load. He described how certain vegetation common to the area emits waxy, flammable substances that intensify fires, and he reinforced the importance of maintaining defensible space around homes.

The Council discussed the Town's adoption of the Wildland Urban Interface (WUI) code, which sets minimum standards for vegetation clearance and home protection. While Chief Morgan praised the Town for adopting the WUI code, he stated it was only a baseline and recommended going further by pursuing a Firewise Community certification. This program promotes "home hardening" strategies such as eliminating combustible materials within five feet of structures and implementing ongoing defensible space maintenance. He explained that mulch and bark, while visually appealing, were combustible and should be avoided near homes.

The Council explored ways to improve collaboration between the Town, HOAs, and the Fire District. Mayor Rubin expressed concern over conflicting HOA landscaping requirements and suggested forming a working group to find a balance between fire safety and aesthetics. Council Members discussed the need to develop educational materials, conduct hazard assessments, and ensure HOA involvement in mitigation planning.

The Fire District confirmed they would conduct hazard assessments for individual properties, explaining that the process included an in-person visit, educational outreach, and a written evaluation. They provided a direct phone number, 435-940-9636, for homeowners to schedule assessments and expressed a willingness to host community-wide or HOA-specific events. Council Member Baier requested a formal presentation on the Firewise Community program, which the fire team agreed to provide.

Council Members also addressed the rising cost and reduced availability of homeowners' insurance due to wildfire risk. Council Member Severini shared that the Rustler HOA had experienced a cost increase in premiums and had formed an insurance committee to explore solutions. He emphasized the importance of promoting fire safety to insurance underwriters and requested a sample of the Fire District's assessment letter, which could be shared with insurers as evidence of risk reduction efforts.

Chief Morgan confirmed that the Fire District could issue such letters for properties taking mitigation seriously, though acceptance by insurers would vary. Council Member Gunn urged homeowners to actively engage with their HOAs to advocate for mitigation practices, particularly regarding landscaping materials and tree proximity to homes.

The Council concluded the discussion by proposing the formation of a formal committee to continue working with the Fire District and HOAs on wildfire mitigation. Council Members Severini and Gunn volunteered to lead the committee and report back on progress. Mayor Rubin supported the effort and reminded attendees that while the Town could support and regulate future development, much of the responsibility for existing properties rested with HOAs and individual owners.

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The Council and Fire District expressed appreciation for the productive collaboration and committed to maintaining momentum on wildfire safety efforts.

3. Discussion of Ross Creek and Community Reinvestment Area (CRA) - *Presented by Kyle Fielding with McDonald Fielding*

Mr. Kyle Fielding, a redevelopment attorney, provided an overview of the purpose, structure, and process of establishing a CRA.

Mr. Fielding explained that a CRA is a separate political subdivision governed by the Town Council acting as the agency board. The CRA can create designated project areas within the Town boundaries to capture tax increment revenue—an increase in property tax revenue resulting from new development. This increment can then be used to fund infrastructure, support public-private partnerships, or catalyze development. He emphasized that a CRA does not have taxing authority; it must negotiate interlocal agreements with other taxing entities, such as the county, school district, or fire district, to share a portion of their future property tax revenue from within the project area.

He noted that CRAs offer greater flexibility than municipalities when engaging in development partnerships and have been used successfully in communities like Sandy (e.g., the Hale Centre Theatre project) and Woods Cross, as well as in mixed-use revitalization efforts across the Wasatch Front. He also explained that the creation of a CRA is relatively simple and inexpensive, typically involving adoption of an ordinance and filing notices with the Lieutenant Governor's Office and County Recorder.

Council Member Severini added that Beaver and Salt Lake City had utilized CRAs effectively for projects like ballparks, trails, and downtown revitalization. He noted that the Economic Development Committee (EDC) had invited Mr. Fielding to explore how a CRA might help fund infrastructure at Ross Creek and advance development goals aligned with community input.

Mayor Rubin and Council Members asked about the incentives for taxing entities to participate. Mr. Fielding stated that taxing bodies often agree to contribute future tax increment because it can spur growth that ultimately results in a larger tax base. He clarified that the funding period usually lasts between 10 and 20 years, though it can be longer, depending on the project scale and negotiations. He also addressed how CRAs differ from Public Infrastructure Districts (PIDs), highlighting that CRAs do not increase tax rates for property owners and involve less financial risk because no funds are collected unless development occurs.

Mr. Eddington asked if CRA funds collected in a project area must be spent there. Mr. Fielding confirmed that they generally must, unless the Town can demonstrate a direct benefit to the project area from off-site spending. He also confirmed that the Town Council would retain control of the CRA, unlike a PID which has separate governance.

Council Member Gunn inquired about the cost of setting up a CRA. Mr. Fielding estimated that creating the agency itself costs only a few thousand dollars. Creating a project area, including necessary financial analysis and interlocal agreements, could range from $15,000 to $50,000 depending on complexity. Mr. Eric Gibson of Better City, a consulting firm that supports economic development planning, confirmed that his firm could assist with that work and that costs would be scoped based on the size of the project—Ross Creek being about 10 acres.

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Mayor Rubin noted that while establishing a CRA was relatively easy, the Town still needed a more developed vision for the Ross Creek area. He stated that the EDC had made progress identifying goals and gauging public interest in mixed-use development through the Ross Creek open house and survey. Council Member Severini added that the EDC was actively seeking the right development partner who could execute the Town's vision while navigating current economic headwinds, including high interest rates and limited residential density to support commercial uses. He expressed optimism that CRAs and other collaborative tools could improve the Town's ability to attract and partner with qualified developers.

The Council thanked Mr. Fielding and Mr. Gibson for their presentation and emphasized the importance of continuing to refine a clear development plan for Ross Creek before initiating a CRA or related financing structure.

VI. Committee Updates

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

Mr. Eddington reported on the latest activity from the Planning Commission. He stated that the Commission had reviewed the concept plan for the Elkhorn Springs development, which would be returning with a rezone request. Although tentatively scheduled for the following week, the applicant might request additional time and return at the April meeting instead.

Mr. Eddington also noted that Wildhorse Development was expected to appear at the next Planning Commission meeting. Additionally, the Frisbee property (Hideout Point Development) might move forward in its concept plan review at that meeting or possibly the one following, depending on when the applicant finalized their materials.

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

Mr. Eddington reported that the Design Review Committee had not received any new submittals for review at that time. He anticipated that this would likely change by May.

3. Economic Development Committee - *Council Member Severini*

Council Member Severini indicated that he had already covered his key Economic Development Committee updates earlier in the meeting, particularly during the discussions related to the CRA and wildfire mitigation. He had no additional items to report.

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

Council Member Baier provided an update on the Parks, Open Space, and Trails (POST) Committee, which met on February 18. The committee discussed installing bike route signage and potentially adding "sharrows" (shared-lane markings) on roads that are too narrow for designated bike lanes. They identified the route used by the Summit Challenge event, which passes through Hideout, as a candidate for an official bike route.

The committee also discussed funding options for engineering work on the proposed spine trail, a future paved, separated multi-use path intended to move cyclists, pedestrians, and others off of SR-248 and onto a safer corridor through Town.

They planned to resume work with Jordanelle State Park in the spring to continue a grant-funded trail project already underway. In addition, the committee discussed incorporating wildlife

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protection considerations into future development agreements. Council Member Baier emphasized that as the weather improved, the committee would shift from planning to implementing physical projects.

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

Council Member Haselton provided an update on transportation, noting increased usage of the Park and Ride lot during the ski season. She attended the Wasatch County General Plan workshop earlier in the week and explained that the plan does not apply to incorporated areas such as Hideout, Heber, or Midway. However, input on adjacent areas could still be submitted, including ideas for expanded transit along Highway 248 and improved trail connectivity. She encouraged residents to participate in the county's General Plan survey, available online.

Council Member Baier raised concerns about winter transit access to the Canyons base area, which currently lacks a direct bus line from Richardson Flat, unlike Park City Mountain and Deer Valley bases. She asked Council Member Haselton to monitor developments, especially with upcoming changes to parking capacity at Canyons due to new construction. She also noted the importance of ensuring transit access to East Village, where Deer Valley plans to relocate much of its parking.

Council Member Haselton confirmed that Deer Valley's Snow Park parking would be reduced, with vehicles redirected to East Village, and that no current bus service exists to that area. Mayor Rubin, referencing information from a Deer Valley employee, confirmed that a significant shift to East Village parking would create the need for dedicated bus service. Council Member Haselton agreed to continue tracking the situation and expected more clarity after the end-of-season assessments.

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

Mayor Rubin confirmed that there was no need for a Closed Executive Session. Town Attorney Polly McLean agreed with that assessment.

VIII. Meeting Adjournment

There being no further business, Mayor Rubin asked for a motion to adjourn.

Motion: Council Member Haselton moved to adjourn the meeting. 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.

The meeting adjourned at 7:52 pm.

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Alicia Fairbourne, Recorder for Hideout

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