Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearings
May 08, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on May 08, 2025 at 6:00 p.m. electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Mayor Pro Tempore Baier called the meeting to order at 6:04 p.m. and reminded participants that this meeting was being held as a hybrid meeting electronically via Zoom and in person at Hideout Town Hall.

II. Roll Call

Present: Mayor Pro Tempore Chris Baier
Council Member Carol Haselton

Attending Remotely: Council Member Jonathan Gunn
Council Member Bob Nadelberg
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
Financial Advisor Katie Shepley
Town Treasurer Dalin Hackett
Planning Commission Chair Tony Matyszczyk

Public Present: Brad Airmet, Bill Woolf, Julie Quick, Shaun Hicks, Peggy Poka, Doug Silver, and Glynnis Tihansky.

Public Attending Remotely: JD Cronin, Catherine Woltering, Tom Sly, Brian Cooper, Rich Dennis, Cameron Jackson, Clara Hatcher, Bret Rutter, Elise Sher, Dale Aychman, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. April 10, 2025 Town Council Meeting Minutes DRAFT

There were no corrections.

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Motion: Council Member Haselton moved to approve the April 10, 2025 Town Council Meeting Minutes as presented. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg and Council Member Severini. There were none opposed. The motion carried.

2. May 2, 2025 Town Council Closed Session Minutes DRAFT

There were no corrections.

Motion: Council Member Nadelberg moved to approve the May 2, 2025 Town Council Closed Session Minutes as presented. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg and Council Member Severini. There were none opposed. The motion carried.

IV. Follow up of Items from Approved Minutes

Council Member Severini stated he had a few follow-up items from the approved minutes but chose to defer them, as they were related to committee work that would be addressed later in the meeting. Council Members Gunn, Nadelberg, Haselton, and Mayor Pro Tempore Baier reported no follow-up items.

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

Prior to opening the floor for public comments, Mayor Pro Tempore Baier clarified that comments regarding the Shoreline Phase 4 subdivision would be taken later during its designated public hearing. She then opened the floor at 6:09 p.m.

Brian Cooper expressed concerns about Rocky Mountain Power's grading work and trail disruption near the southern end of Shoreline Drive. He described rough conditions, erosion, leftover brush piles, and improper hydroseeding. Town Planner Thomas Eddington responded that he had been in contact with Rocky Mountain Power earlier that day and would follow up on the issues. Mr. Cooper agreed to send supporting photos.

Glynnis Tihansky provided public input regarding ongoing cleanup issues in the Lakeview Estates area, specifically calling out Holmes Homes for excessive debris. She mentioned finding large pieces of paper and Styrofoam during a recent cleanup and suggested that perhaps a warning to the developer would be appropriate.

Mayor Pro Tempore Baier asked Public Works Director Daniel Allen to respond. Mr. Allen stated that a cleanup crew had been assigned to the site on a daily basis. To help monitor and manage developer performance, the Town had implemented a grading system. This system was used to assess compliance and could influence regulatory actions such as the issuance of stop work orders. Mr. Allen also noted that the Town was working with legal counsel to ensure that citations and enforcement actions were issued appropriately and in accordance with legal procedures.

Mayor Pro Tempore Baier acknowledged the persistent nature of the problem and noted the additional challenge of high winds undoing recent cleanup efforts.

There being no further comments from attendees, Mayor Pro Tempore Baier closed the floor at 6:15 p.m.

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VI. Public Hearings

1. **Consideration and possible approval of Ordinance 2025-O-XX amending the Engineering Design Standards Manual. The proposed updates would include the following:**

    a. **Stormwater Drainage Policy Update**
    "Surface water drainage originating upon or traversing across privately owned property may not enter the City's stormwater drain system, or otherwise be directed onto publicly owned property, except as approved by the Town Engineer."

    b. **Private Utility System Standards**
    "Private systems shall be designed the same as public systems. Systems that serve private development shall be master-metered and privately-owned-and-maintained."

    c. **Construction Notes Section (New Section 1.5)**
    Addition of standard construction requirements for jobsite responsibility, permits, scheduling, work hours, staging, parking, emergency access, signage, lighting, inspections, survey monuments, traffic control, and utility management.

Town Engineer Gordon Miner presented three key updates proposed to the Engineering Design Standards Manual.

The first change clarified that private stormwater may not enter the Town's storm drain system unless specifically approved by the Town Engineer. Council Member Gunn expressed concern that this language could be interpreted too broadly and requested that a clear exemption be included for normal rain runoff from residential lots. He also asked that approval criteria be defined to prevent overly discretionary decision-making. Mr. Miner agreed and indicated that revised language would be brought back for further review. The Council agreed to continue this portion of the ordinance to a future meeting.

The second update added a provision regarding private utility systems, requiring that they be designed to the same standards as public systems, and that systems serving private developments be master-metered, privately owned, and maintained. Mr. Miner explained this was an oversight in the current code and mirrored existing standards for drinking water systems. No concerns were raised by the Council regarding this item.

The third section incorporated standard construction notes into the manual, drawn from the Town's existing Construction Acknowledgement Agreement. Council Member Severini supported several provisions, particularly those requiring on-site signage and designated off-street parking for construction personnel. He suggested a minimum sign size of 50% of the maximum (6 square feet) with lettering at least 3 inches high. Council discussion indicated this sign standard likely mirrored the existing building permit sign requirement, which would be reviewed and aligned.

Council Member Nadelberg requested the addition of language to clarify that prohibited construction activity outside designated hours should include equipment start-up noise, such as backup alarms. He also asked for clearer reporting procedures for violations. Mr. Miner and Town Attorney Polly McLean noted that enforcement would be handled by the Town's code enforcement staff or the Wasatch County Sheriff, depending on the nature of the violation.

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Council Member Severini raised concerns about item #8 regarding off-street parking for construction workers. He emphasized the recurring issue of contractor vehicles obstructing roads and sought clarification that "project personnel" referred only to on-site workers, not delivery vehicles. Mr. Miner confirmed that interpretation. The Council discussed challenges of enforcement and acknowledged the need for more proactive measures, though staff noted enforcement remained largely reactive.

Council Member Haselton and Mayor Pro Tempore Baier both highlighted the root issue of narrow roads in older subdivisions, acknowledging that the Town was limited by past approvals. They emphasized the importance of balancing enforcement with enabling builders to complete construction efficiently and safely.

The Council indicated support for revising the ordinance language before adoption, particularly for the stormwater section. The updated provisions on private utilities and construction notes – with adjustments for sign sizing and noise clarification – were poised for possible adoption.

There being no further comments from Council, Mayor Pro Tempore Baier opened the floor for public input at 6:47 p.m.

Julie Quick, a resident of Shoreline Phase 2, expressed support for the proposed changes, particularly those addressing construction hours and parking on both sides of the street. She described the latter as especially hazardous in active construction zones. Ms. Quick also urged the Council to revisit Item #5 concerning weekend construction hours, suggesting that the Sunday start time of 8:00 a.m. was too early and recommending a later start to reduce disruptions in residential areas.

Mayor Pro Tempore Baier responded that her understanding was Sunday construction hours had already been restricted, with exceptions requiring special permission. However, Ms. Quick noted that developers claimed they were following an 8:00 a.m. to 7:00 p.m. Sunday standard, suggesting that clarification was needed.

Mr. Miner suggested referencing existing code rather than duplicating construction hour regulations in multiple places. Town staff reviewed Hideout Town Code §10.04.32, which restricts construction activity outside the hours of 8:00 a.m. to 7:00 p.m. on weekends and holidays. Ms. McLean also cited §5.04.075, which caps construction noise at 60 decibels at a distance of 25 feet from the property boundary on weekends and holidays.

The Council discussed incorporating this decibel restriction into the engineering standards for clarity. Council Member Gunn asked whether staff had equipment to enforce the noise limit. Mayor Pro Tempore Baier and Mr. Miner stated that while cell phones had the capability of measuring decibels, a more defensible and official sound meter would be preferable, noting such equipment is relatively inexpensive.

Questions were raised about enforcement logistics, particularly on weekends when staff are not typically available. Ms. McLean explained that enforcement could still occur after the fact with supporting evidence and witness statements. Mayor Pro Tempore Baier acknowledged that broader discussions on enforcement capacity would be needed at a future time.

Rich Dennis, a resident on Groves Edge Drive, voiced frustration over early-morning construction activity by GCD, specifically on Sundays. He questioned the effectiveness of delayed enforcement and asked why residents couldn't simply call the Wasatch County Sheriff when violations occurred. Mr. Dennis emphasized that waiting until Monday to report repeated

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offenses would likely have no impact on developer behavior and urged the Town to take stronger enforcement measures, especially given the scale of ongoing development in the area.

In response, Mayor Pro Tempore Baier acknowledged the concern and confirmed that while the Wasatch County Sheriff's Office provides law enforcement for the Town, such calls are not typically made for construction violations. Instead, enforcement is handled by designated Town staff, including Public Works personnel and the Mayor. She noted that fines for violations are outlined in the Town's fee schedule, and reiterated that the Town's ultimate goal was compliance through deterrence rather than escalation.

JD Cronin, a resident on Groves Edge Drive, addressed the Council and suggested a straightforward solution to the ongoing noise concerns by simply changing the allowed construction hours on Sundays. While expressing general support for development, he emphasized the importance of addressing what had become a nuisance for many residents. He proposed a more limited window – such as 10:00 a.m. to 4:00 or 5:00 p.m. – as a reasonable compromise.

Mayor Pro Tempore Baier acknowledged that the Council had the authority to make such changes and reiterated the need to strike a balance between limiting disturbances and allowing construction to proceed efficiently. She thanked Mr. Cronin for his input.

Brian Cooper reinforced Mr. Miner's earlier point regarding document clarity. He advised against duplicating the decibel limit language and instead suggested that the ordinance simply reference the existing section of Town Code that already defined acceptable construction noise levels. This, he said, would help avoid inconsistencies and simplify future document management.

Mr. Cooper also shared his personal experience with addressing construction parking issues, stating that when he saw workers parked improperly on both sides of the street, he would stop and politely ask them to move – often with success. Mayor Pro Tempore Baier thanked him for his proactive approach while noting that some residents might hesitate to confront workers directly due to personal safety concerns.

There being no further public comments, Mayor Pro Tempore Baier closed the floor at 7:00 p.m.

The Council discussed how to proceed with adopting the proposed amendments to the Engineering Design Standards Manual. Council Member Gunn expressed a preference to revise the language before voting, particularly in response to feedback on stormwater drainage and construction activity hours.

Mr. Miner recommended that the Council adopt any items ready for approval and provide clear direction for revisions to the remaining sections. He specifically suggested moving forward with the amendment regarding private utility system standards, as no concerns had been raised about that item.

The Council agreed that the stormwater drainage section required further refinement, especially regarding exception criteria. Council Members also noted that construction note provisions – particularly items concerning sign specifications, construction hours, and on-site parking – deserved additional attention.

Council Member Haselton proposed changing permitted construction hours on Saturdays, Sundays, and federal holidays from 8:00 a.m.–7:00 p.m. to 10:00 a.m.–5:00 p.m., citing the need to reduce weekend disruptions. Council Members Nadelberg, Severini, and Gunn voiced support

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for modifying weekend hours, though Council Member Severini suggested reviewing policies in other municipalities for comparison. Council Members Gunn and Haselton emphasized balancing construction progress with resident peace, especially on Sundays.

Mayor Pro Tempore Baier stated her preference for allowing longer construction hours to expedite project completion but acknowledged the broader consensus in favor of later weekend start times. Ultimately, she noted that it was up to the Council to finalize the changes and indicated that a motion was needed to proceed.

Motion #1: Council Member Nadelberg moved to adopt Ordinance 2025-O-04, an Ordinance approving Section 4.0: Sanitary Sewer System as proposed, with amendments to Section 1.6: Construction Notes, as discussed with construction operating hours being 10:00 a.m. – 5:00 p.m. on Saturdays, Sundays, and federal holidays. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

Motion #2: Council Member Nadelberg moved to continue item a, Stormwater Drainage Policy Update, to the June 12, 2025 Town Council Meeting. Council Member Gunn made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

Mr. Miner commented that he would work directly with Council Member Gunn to make amendments to the Stormwater Drainage Policy and bring it back in June.

2. Discussion and possible approval of Resolution 2025-R-XX amending the Hideout budget for the Fiscal Year 2024-2025

Financial Advisor Katie Shepley presented the proposed restatement, explaining that the amendments were based on actual revenues and expenditures through April and projections for May and June. The purpose of the adjustment was to better align the adopted budget with current financial performance.

Ms. Shepley noted that the General Fund showed approximately $279,000 in reduced revenue, but this was primarily due to the Town not needing to draw on MIDA funds or Class C road funds, thanks to cost-saving measures and deferral of some street work. Lower-than-expected salary and benefit expenses – due to unfilled engineering and Public Works positions – helped offset higher professional services and legal fees. Favorability was also reported in Parks and Recreation and grant matching expenses, as a previously expected grant had not yet been awarded.

For the Enterprise Fund, the Town was approximately $79,000 favorable in revenues, driven by higher water and sewer connection fees from increased building activity. Expenses were also approximately $216,000 favorable due to the same staffing vacancies and a smaller-than-anticipated increase in sewer charges. The result was a net positive variance of around $296,000, which will be rolled into fund balance for future infrastructure needs.

Ms. Shepley also reviewed MIDA municipal and development funds, which capture revenues from Deer Springs, Deer Waters, Lakeview, and Klaim areas. The municipal fund showed $161,000 in favorable performance, largely corresponding to the offset of unused funds in the General Fund. No MIDA development funds were used in the current year, but the Town

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anticipated utilizing them in future periods for growth initiatives. She noted that updated figures from the County Assessor's Office for FY25 were still pending.

The Class C Road Fund reflected the remaining $165,000 of the offset in unused revenues. Ms. Shepley concluded by reiterating that the Town remained on track to end the fiscal year with a balanced budget and requested Council approval to adopt the revised budget figures and submit them to the State. Mayor Pro Tempore Baier acknowledged the positive outlook and invited questions, though none were raised by Council.

Mayor Pro Tempore Baier then opened the floor for public comment at 7:26 p.m.

Brian Cooper commented, asking whether the amended budget included funding for a pressure regulating valve (PRV) to address water pressure issues in Shoreline neighborhoods – specifically, low pressure in Shoreline 1 and high pressure in Shoreline 2. He noted that this had been part of the infrastructure master plan discussed during his time chairing the Infrastructure Committee.

Ms. Shepley clarified that the current budget amendment did not specifically include funding for a PRV project in FY 2025, but noted that funds were allocated for broader water system repairs in FY 2026. Public Works Director Daniel Allen and Town Engineer Gordon Miner both explained that any such improvements should be identified and prioritized in the forthcoming drinking water master plan, which was still in development. Mr. Miner invited Mr. Cooper to email him directly with his concerns so they could be considered during the ongoing system modeling process.

Mayor Pro Tempore Baier thanked Mr. Cooper for his continued involvement and past service. With no further public comment offered, the floor was closed at 7:30 p.m.

Mayor Pro Tempore Baier turned the discussion back to the Town Council and invited a motion to approve the resolution amending the budget for fiscal year 2024–2025.

Motion: Council Member Haselton moved to adopt Resolution 2025-R-05, a Resolution amending the Fiscal Year 2024-2025 Hideout Budget. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

3. Review and consideration to approve the tentative budget for Fiscal Year 2025-2026 and establish the time and place to adopt the final budget

Ms. Shepley presented the tentative budget for FY2025-2026, which included a breakdown of expected revenues and expenditures across the General Fund, Enterprise Fund, and MIDA funds. Key topics included a projected increase in tax revenue due to rising certificates of occupancy, conservative use of MIDA funds for development and municipal costs, anticipated street and infrastructure repairs, and potential risks such as legal expenses and unforeseen sewer or street failures. Council Member Severini raised concerns about smoothing the use of MIDA funds and evaluating future risks, which Ms. Shepley addressed by referencing planned capital project modeling and flexible budget adjustments based on quarterly reviews.

There being no further questions from the Council, Mayor Pro Tempore Baier opened the floor for public comment at 7:56 p.m. There were no comments. The floor was closed.

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The Council agreed to schedule the public hearing to adopt the final budget for fiscal year 2025–2026 during the next regular Town Council meeting, set for June 12, 2025. In compliance with state requirements, the Council confirmed the hearing would begin no earlier than 6:30 p.m., which ensured proper public notice and opportunity for participation. Council Members discussed the possibility of a heavy agenda but ultimately concurred that June 12 would be the most practical date, with the understanding that if the meeting proved too lengthy, the budget item could be continued to a later date within the statutory deadline.

Motion: Council Member Haselton moved to approve the tentative budget for Fiscal Year 2025-2026, and to establish a time of 6:30 p.m. on June 12, 2025 for a public hearing to be held at Hideout Town Hall for the final budget approval. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

4. **Continuation of a final subdivision approval for the Shoreline Phase 4 subdivision** ***(This item will not be discussed)***

Mayor Pro Tempore Baier announced that the final public hearing item regarding the Shoreline Phase 4 subdivision had been pulled from the agenda at the applicant's request. However, because the public hearing had already been publicly noticed, the Council would still accept public input during the meeting. Ms. McLean confirmed that while no action or discussion would occur at this time, residents were welcome to comment, and the item would return for presentation and deliberation at a later date.

Mayor Pro Tempore Baier then opened the floor for public comment at 8:04 p.m.

Doug Silver provided input regarding the Shoreline Phase 4 subdivision, expressing frustration over the lack of progress and communication concerning the completion of the nearby lift station. He stated that 71 emails had been sent on the matter, referencing a specific email from the developer, Glen Gabler, dated October 15, 2024, which had been sent to all Council Members and the Mayor. Mr. Silver voiced concerns that the lift station's completion might be tied to the full build-out of Phase 4, which could take several years, and noted the ongoing issues with an unfinished road behind his home, increased dust, and construction traffic. He asked for clarity on when the lift station project would be completed and whether it was being delayed unnecessarily. Mayor Pro Tempore Baier thanked Mr. Silver for his comments.

Glynnis Tihansky, speaking as a resident and not as a Planning Commission member, raised three concerns regarding the Shoreline Phase 4 subdivision. First, she objected to the proposed change from single-family homes to higher-density 4-, 5-, and 6-plex units near the bottom of the development, citing public safety concerns over emergency evacuations for a larger number of residents in a harder-to-access location. Second, she expressed worry over inadequate planning for stormwater runoff, noting that the existing detention basin – currently holding water – is located where a building is now proposed, and voiced concern that runoff could be improperly diverted into the adjacent state park. Third, she recalled that during the Planning Commission's consideration of Shoreline Phase 3, a developer representative had confirmed that single-family homes would be built in Phase 4. She stated her intent to review the meeting minutes to verify that commitment. Mayor Pro Tempore Baier thanked her for her comments.

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Peggy Poka, a resident on Groves Edge, addressed the Council with concerns regarding the revised development plan for Shoreline Phase 4. She criticized the proposed changes as inconsistent with the original 2016 plan that many residents had relied on when purchasing their homes. Ms. Poka specifically objected to the relocation of the community center – calling it poorly placed and no longer central to the development – as well as to issues related to stormwater runoff, potential property devaluation, and the increased density of housing. She urged the Council to uphold the Town's established rules and guidelines rather than allowing the developer to make changes at will. Ms. Poka warned that permitting such deviations could set a precedent detrimental to the long-term success of the community. Mayor Pro Tempore Baier thanked her for her comments.

Julie Quick, a Shoreline Phase 2 resident on Sailwater Lane, expressed her opposition to the proposed plan for Shoreline Phase 4. While she acknowledged that others would likely cover technical concerns such as traffic, water runoff, and density, she focused her remarks on the broader implications of continually granting exceptions to development plans. Ms. Quick shared that she and her family chose to move to Hideout based on the city's established Master Plan, and she now felt disillusioned as repeated exceptions appeared to erode that plan. She cautioned that "if everything is an exception, you don't have a rule," and urged the Council to uphold prior decisions, especially concerning the designation of the area for single-family homes. Ms. Quick emphasized the importance of balancing development with the long-term interests of the broader community and asked the Council to resist favoring the interests of a single developer over those of thousands of residents. Mayor Pro Tempore Baier thanked her for her input before transitioning to public comment from online participants.

Tom Sly, a resident on Longview Drive, spoke strongly in opposition to GCD's request to increase the approved density of homes in Shoreline Phase 4, expressing concern about the scale of the proposed changes and the level of detail provided. He noted that many homeowners purchased their properties based on a clearly outlined plan and felt that the proposed increase in density could compromise the integrity of the original vision. He voiced particular concern about the lack of specific information regarding the mix of housing types, suggesting that approval should be based on clearly defined parameters.

Mr. Sly also raised potential issues related to engineering, fire safety, and water availability, including whether current residents could be affected by increased demands on infrastructure. He acknowledged the growing significance of the area – especially in light of Deer Valley's acquisition of Mayflower – but cautioned that any expansion should be carefully balanced against its potential impacts on property values and quality of life. Reflecting on past experiences with the developer, he shared disappointment over delayed amenities such as the clubhouse and pool, as well as concerns related to changes in land grading and trail access. In closing, Mr. Sly encouraged the Town Council to carefully consider the broader community's interests when evaluating the request.

Brian Cooper spoke briefly to echo and support the comments made by Mr. Sly, noting that he had expressed many of the community's concerns effectively. Mr. Cooper emphasized the need for a clearer, more consistent long-term development plan from GCD. He acknowledged that while GCD maintains it has the right to build up to 700 homes under the Master Development Agreement, the Town has only been presented with phase-by-phase proposals. He pointed out that the current preliminary plan, which initially allowed for 65 single-family homes, was now

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being revised to include 239 townhomes in three-story buildings – a shift he described as disproportionate.

Mr. Cooper suggested that GCD present a comprehensive plan showing how the 700 units would be distributed across all future phases in a way that reflects more balanced and sustainable density. He also expressed concern about GCD's relationship with the Town Engineer, urging that future development must strictly adhere to the Town's construction codes and expectations.

Dale Aychman, a Shoreline Phase 1 resident, expressed appreciation for the opportunity to speak and acknowledged previous commenters, including Messrs. Sly and Cooper, for articulating many shared concerns. He reflected on the initial phases of the Shoreline development, noting that Phase 1 featured well-spaced twin homes, but subsequent phases appeared to lack a cohesive master plan. He observed that Phase 2 became much denser, and while Phase 3 returned to townhomes, Phase 4's proposed layout resembled apartment-style buildings with three-story designs and rooftop balconies – raising concerns about overcrowding and obstructed views.

Mr. Aychman urged the Town to hold GCD accountable to a more consistent, community-oriented development plan rather than allowing density to be clustered arbitrarily. He acknowledged that while GCD is authorized to build up to 700 units, he advocated for those units to be distributed thoughtfully and responsibly. He suggested that higher density could potentially be more appropriate in areas such as Phase 7, where the terrain and road access are more suitable for increased occupancy. Concluding his remarks, he encouraged the Council to define the character of Hideout through careful planning, rather than allowing developers to dictate the Town's future direction without sufficient oversight or accountability.

Catherine Woltering thanked the Town Council for the opportunity to speak and emphasized the importance of public input in the municipal process. She stated that she had attended every Planning Commission meeting related to Shoreline Phase 4 and had reviewed numerous minutes from prior GCD phase approvals. Her primary concern centered on the lack of clarity regarding the standards, codes, and processes that developers – specifically GCD – are required to follow.

Ms. Woltering noted that there seemed to be no clearly defined framework outlining what conditions must be met when a developer seeks to alter an approved preliminary plan, particularly one originally filed in 2016. She pointed out that there had previously been significant debate over much smaller adjustments between Phases 2 and 3, yet the current proposal appeared to allow the relocation of as many as 200 units without the same level of scrutiny.

She urged the Town Council to provide clear guidance to both the public and the developer by articulating which rules and standards apply to the Shoreline development, how those rules are enforced, and what the formal process entails when significant changes are proposed.

Elise Sher expressed her agreement with earlier remarks – particularly those made by Mr. Sly – and added her concern about the lack of community amenities in Hideout. She compared the Town to neighboring developments such as Tuhaye and Sky Ranch, which offer a wide array of amenities to residents, including golf, recreation facilities, and enhanced connectivity. In contrast, she noted that Hideout currently offers limited amenities, such as a few pickleball courts and a small dog park, and lacks features like a clubhouse or transportation services that might connect residents to the surrounding mountain areas.

Ms. Sher reflected on the original vision presented when she purchased her property, which included plans for an 18-hole golf course. She noted that the course had since been reduced to

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nine holes and felt it had not been fully developed to attract visitors or add value to the community. She urged the Town Council to give thoughtful consideration to the broader vision of Hideout's future and prioritize the types of amenities that would help retain property values and enhance the quality of life for residents.

Shaun Hicks, a resident of Groves Edge Drive, spoke to emphasize concerns raised during a Planning Commission meeting held in October. He recalled that the developer had stated that although 239 units were proposed, not all would be occupied at the same time. Mr. Hicks cautioned against accepting that rationale and urged the Town to assume full occupancy when evaluating the project's impacts.

He expressed serious concern – shared by many residents of Shoreline Phase 2 – about the lack of completed evacuation and traffic studies. With limited exit routes, particularly if a fire were to approach from the Skyridge area, he stressed that an emergency evacuation plan was essential. Mr. Hicks strongly recommended that GCD be required to complete and share those studies before any further development in the area proceeds.

There being no further public comments, Mayor Pro Tempore Baier closed the floor at 8:26 p.m. and asked for a motion to continue the item to a date uncertain.

Motion: Council Member Gunn moved to continue the discussion of a possible approval of the Shoreline Phase 4 subdivision to a date uncertain. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

VII. Agenda Items

1. Approval of adopting Resolution 2025-R-XX Honoring Phil Rubin

The Council considered a resolution in appreciation of Mayor Phil Rubin's outstanding public service to the Town of Hideout. Mayor Pro Tempore Baier read the resolution aloud, which highlighted Mayor Rubin's years of dedicated leadership since January 2018, his moral integrity, hands-on work ethic, and commitment to the community. The resolution also referenced his service during times of challenge, his fair and thoughtful guidance of staff, and his personal sacrifices for the betterment of the Town.

Following the reading, each Council Member offered brief but heartfelt remarks. Council Member Baier and Council Member Nadelberg expressed deep gratitude for Mayor Rubin's service and lauded the tone of the resolution. Council Member Severini, who noted he had known Mayor Rubin for nearly eight years, proposed further recognition through a possible "Phil Rubin Day" or a commissioned portrait to be displayed in Town Hall. Council Member Gunn echoed those sentiments and supported the portrait idea as a fitting tribute.

Mayor Pro Tempore Baier concluded the discussion by stating that the Town could never fully express its appreciation for Mayor Rubin's contributions. The Council then moved forward with the adoption of the resolution.

Motion: Council Member Severini moved to adopt Resolution 2025-R-04, an Honorary Resolution in Appreciation for Outstanding Public Service by Phil Rubin. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn,

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Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

2. **Legislative Update**

Mayor Pro Tempore Baier explained that the item would likely be revisited at the June meeting once the necessary materials had been provided.

3. **Consideration and possible approval of Resolution 2025-R-XX appointing Dalin Hackett, CPA as Hideout Town Treasurer effective May 9, 2025**

Town Administrator Jan McCosh introduced Dalin Hackett, noting his 11 years of municipal experience and a solid background in the private sector. Mr. Hackett briefly addressed the Council, expressing enthusiasm for the opportunity to support the Town's financial needs on a part-time basis.

Council Member Gunn asked for clarification on the job description and compensation, requesting that the description include a clause for "special projects as assigned" and specify the compensation as $75/hour for approximately five hours per week. Although Council Member Baier and Council Member Haselton questioned the necessity of including compensation in the job description, Council Member Gunn explained it was a matter of transparency and good administrative practice.

Motion: Council Member Gunn moved to approve Resolution 2025-R-06, a resolution appointing Dalin Hackett as the treasurer for the Town of Hideout, Utah, with the amendments to the job description specifying compensation at $75 per hour for approximately five hours per week and including a clause noting "special projects as assigned". Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. The motion carried.

Recorder Alicia Fairbourne administered the Oath of Office.

4. **Consideration of adopting Resolution 2025-R-XX authorizing Town Treasurer Dalin Hackett access to the Town's Public Treasurer's Investment Fund (PTIF) account**

Mayor Pro Tempore Baier explained that the resolution followed a standard format and was included in the Council's meeting packet. She invited any questions or concerns from Council Members regarding the authorization. Hearing none, Mayor Pro Tempore Baier called for a motion to adopt the resolution authorizing Mr. Hackett's access to the PTIF account.

Motion: Council Member Haselton moved to approve Resolution 2025-R-07, authorizing Dalin Hackett access to the Town's Public Treasurer's Investment Fund (PTIF) account. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

5. **Discussion and consideration of Mayor to remove Alternate Planning Commission Member Peter Ginsberg with advice and consideration of the Council**

Mayor Pro Tempore Baier explained that former Mayor Phil Rubin had notified Mr. Ginsberg in March 2025 that he was being relieved of his position due to repeated absences, but it was since

clarified by Town Attorney Ms. McLean that, per Hideout Town Code, only the Town Council has the authority to remove Planning Commission members.

Council Member Nadelberg opposed the removal, citing Mr. Ginsberg's intelligence and contributions, and noted that members serve without compensation. Mayor Pro Tempore Baier reiterated the concern was based on excessive absences and the inability to fulfill meeting obligations. Ms. McLean confirmed the code granted removal authority solely to the Council and that prior removal by the Mayor had not been procedurally correct.

Council Member Severini asked whether Mr. Ginsberg had been given notice or a chance to address the Council. Mayor Pro Tempore Baier confirmed that Mr. Ginsberg was notified by Mayor Rubin via email on March 18, but there had been no response. She also read a request from Planning Commission Chair Tony Matyszczyk dated April 19, which cited Mr. Ginsberg's absences and lack of preparation as the basis for recommending his removal.

After additional discussion, including comments from Council Members Gunn and Haselton expressing concern over Mr. Ginsberg's lack of attendance, Planning Chair Tony Matyszczyk joined the meeting. He confirmed that Mr. Ginsberg missed half of the past 14 meetings, often without notice, and was typically unprepared when present. He stated that this impaired the Planning Commission's ability to operate effectively.

Council Member Gunn requested to hear directly from Mr. Ginsberg before voting. Mr. Matyszczyk emphasized that Mr. Ginsberg had received the Mayor's email and made no effort to respond or reach out. Mayor Pro Tempore Baier read the March 18 email from Mayor Rubin, which stated that due to the importance of consistent attendance, Mr. Ginsberg was being relieved of his role. The email thanked him for his service and encouraged future involvement.

The Council Members expressed concern that Mr. Ginsberg had not been given an opportunity to speak before the Council, though they acknowledged the seriousness of the attendance issues.

Motion: Council Member Haselton moved to remove Peter Ginsberg as an alternate member of the Hideout Planning Commission. Mayor Pro Tempore Baier made the second. Voting Yes: Mayor Pro Tempore Baier and Council Member Haselton. Voting Nay: Council Member Gunn, Council Member Nadelberg, and Council Member Severini. The motion failed with a vote of 2-3.

Chairman Matyszczyk expressed disappointment in the Council's decision and indicated it might affect his willingness to continue serving. Mayor Pro Tempore Baier emphasized that the Council's votes have consequences and that failure to act could undermine the effectiveness of the Planning Commission. The discussion then concluded without further action.

6. **Discussion and possible appointment of Brad Airmet as an alternate member of the Hideout Planning Commission by Mayor with advice and consent of the Council**

Mayor Pro Tempore Baier extended a sincere apology to Mr. Airmet for enduring the lengthy meeting and the difficult preceding discussion regarding Planning Commission membership. She acknowledged the tension of the prior item and expressed appreciation that he was still willing to serve. However, due to the outcome of the previous agenda item and the failed motion to remove the current alternate, Peter Ginsberg, the Council was unable to proceed with Mr. Airmet's appointment at this time. The item was tabled.

APPROVED

7. **Consideration to approve Ordinance 2025-O-XX to amend Hideout Municipal Code 1.10.050 to meet the intent of the 12/10/2020 ordinance/action**

Mayor Pro Tempore Baier stated that the item would be tabled due to the necessary materials not being received in time for council review. No discussion or action was taken.

8. **Discussion and approval of how the Council should conduct the Special Meeting of May 12, 2025**

Mayor Pro Tempore Baier explained that the agenda item concerned how the Town Council would conduct the special meeting scheduled for May 12, 2025, during which the Council would appoint a replacement to serve the remainder of the mayoral term following the resignation of Mayor Phil Rubin. Mayor Pro Tempore Baier confirmed the purpose of the special meeting and noted that two candidates had formally submitted their names for consideration: Council Member Chris Baier and Council Member Ralph Severini.

Ms. McLean explained that under state law, any council member seeking appointment to a vacant seat may not vote for themselves but may otherwise participate in the meeting. She identified several procedural considerations for the Council, including determining who would conduct the meeting since the Mayor Pro Tempore was a candidate. She noted that under the Town's older rules of procedure, the longest-serving council member could chair the meeting.

The Council agreed that Council Member Carol Haselton, the most senior member not seeking the appointment, would preside over the 6:00 p.m. public meeting on May 12, while Mayor Pro Tempore Baier would preside over the Closed Session scheduled for 5:00 p.m. the same day.

Motion: Council Member Gunn moved to appoint Council Member Haselton as chair of the Special Meeting to be held on May 12, 2025 at 6:00 p.m. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed.

Discussion then turned to structuring the interview process. Council Member Severini proposed a 15-minute time limit per candidate, citing examples from other municipalities. Mayor Pro Tempore Baier questioned whether time limits were necessary, given that all candidates were current council members and known to each other. After additional discussion, the Council reached consensus that each candidate would be allowed a five-minute introductory statement, followed by up to 10 minutes of questions from each council member. Council Members Baier and Severini would be permitted to ask questions but not vote for themselves, consistent with legal requirements.

Motion: Council Member Haselton moved to approve the procedure for conducting the Special Meeting of May 12, 2025, as discussed. Each candidate shall be allotted five minutes to present their qualifications, followed by up to ten minutes per council member to ask questions of the candidates, after which the Council will proceed to a vote. Council Member Gunn made the second.

Discussion on the motion: Council Member Nadelberg expressed concern that the meeting could devolve into a political debate between the two candidates. He felt the candidates should not be permitted to direct questions to one another during their allotted 10-minute question period.

APPROVED

Voting on the motion: Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Voting Nay: Council Member Nadelberg. The motion carried with a vote of 4-1.

VIII. Committee Updates

1. Wildfire Committee - *Council Member Gunn*

Council Member Gunn reported that the Committee was still waiting on UDOT to approve access for a potential permanent fire station. Town Planner Thomas Eddington confirmed that coordination was ongoing with UDOT and that a meeting involving UDOT and Wasatch Fire District was expected to occur within the next couple of weeks to determine final access to the proposed site along SR-248.

Council Member Severini added that a Wildfire Symposium had been scheduled for July 15, 2025, at Black Rock Mountain Resort. The event would feature Utah Insurance Commissioner John Pike as a keynote speaker and would include panel discussions on wildfire mitigation and insurance issues. The event was being organized by the Wildfire Committee in partnership with the Wasatch Fire District and other sponsoring entities. Attendance would be limited, although representatives from neighboring communities, state agencies, and fire departments were expected to participate. Council Member Severini stated that Hideout was one of the sponsors and that the Committee was working to limit direct costs by relying on support from partners, including a spatial analytics firm and the Wasatch Fire District. He confirmed that the Town's existing retainer at Black Rock would help offset venue expenses. Mayor Pro Tempore Baier inquired about the budget line funding the symposium, and Council Member Severini stated he would follow up with the Finance Committee and have a more detailed report during the June meeting.

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

Mr. Eddington reported on items discussed at the April 17, 2025 Planning Commission meeting. He stated that a public hearing was held regarding the Wildhorse mixed-use development located between the Klaim subdivision and the property owned by Bill Woolf. That item was continued to the May 15 meeting, though it might be postponed further due to ongoing work with the applicant. Elkhorn Springs was also originally scheduled for the April meeting, but discussions were still underway, and the item may be continued to a special meeting or moved to the June agenda. Mr. Eddington added that another potential future item included a concept plan for property owned by Ty Frisby near the Ross Creek Town Center area, which was now more likely to be heard in June.

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

Mr. Eddington reported that the Design Review Committee had not received any new applications or conducted any reviews and therefore had nothing to report.

4. Economic Development Committee - *Council Member Severini*

Council Member Severini reported that the Economic Development Committee's recent activity focused primarily on discussions regarding a development proposal for the Ross Creek area. He

APPROVED

also noted continued engagement with Wildhorse and potential relocation of Elkhorn parcels to Ross Creek. Additionally, the Committee had been coordinating with Ben McAdams, a former Congressman, and his business partner, who planned to attend a future council meeting to provide insight on federal land acquisition opportunities that could benefit the Town.

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

Mayor Pro Tempore Baier reported that the POST Committee met on April 15 and continued discussions regarding fencing along the developed border between Hideout and the State Park. While the Bureau of Reclamation had previously indicated no interest in allowing additional access points beyond the main State Park entrance, Park Manager Amanda White recently informed the Committee that future access points from Hideout subdivisions might now be considered. This development coincided with the Town having recently ceased efforts in that direction.

The Committee also finalized plans for a designated bike route on Hideout's roadways. The proposed route would run along both sides of Ascent Drive, all of Shoreline Drive, and Longview Drive to the Hideout–Tuhaye border. Public Works Director Daniel Allen and Town Engineer Gordon Miner participated in the discussion. The route would be marked with standard bike route signs and a smaller Hideout logo, pending final design approval. Funding for the signs was included in the current fiscal year budget, with installation to be handled by the Public Works team. Any additional funding needs could be met using money already allocated in the FY26 budget.

Council Member Gunn raised concerns about a deteriorated barbed-wire fence along the emergency egress, damaged by construction traffic. Mayor Pro Tempore Baier confirmed that grant funding had already been secured to construct a replacement fence in coordination with State Parks, and noted that the Town was seeking additional financial participation from the responsible developers.

6. Transportation Committee - *Council Member Haselton*

Council Member Haselton provided a brief update regarding transportation. She stated that the current focus of High Valley Transit and Park City remained on SR-224 rather than SR-248. She indicated she would provide further updates as additional information became available.

IX. Meeting Adjournment

There being no further business, Mayor Pro Tempore Baier asked for a motion to adjourn.

Motion: Council Member Gunn moved to adjourn the meeting. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini.

The meeting adjourned at 9:56 p.m.

TOWN OF HIDEOUT CORPORATE Seal WASATCH COUNTY, UTAH

Alicia Fairbourne, Recorder for Hideout

APPROVED