Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearings
July 10, 2025

The Town Council of Hideout, Wasatch County, Utah held a Regular Meeting and Public Hearings on Thursday, July 10, 2025 at 6:00 p.m. electronically via Zoom and in person at Hideout Town Hall, 10860 N. Hideout Trail, Hideout, Utah in Council Chambers.

The following are meeting minutes from the meeting.

Regular Meeting

I. Call to Order

Mayor Severini called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

II. Roll Call

Present:	Mayor Ralph Severini
	Mayor Pro-Tempore Chris Baier
	Council Member J.D. Cronin
	Council Member Jonathan Gunn
	Council Member Carol Haselton
Excused:	Council Member Bob Nadelberg
Staff Present:	Town Administrator Jan McCosh
	Recorder for the Town of Hideout Alicia Fairbourne
	Town Planner Thomas Eddington
	Town Engineer Gordon Miner

Public Present: Brian Cooper, John Jansen

III. Public Input

Mayor Severini opened public input period at 6:02 p.m.

Brian Cooper commented on low water pressure in Shoreline 1 and asked that a new pressure regulating valve and related fire hydrant testing be prioritized in future planning and budgeting.

The Council discussed creating a committee to collect infrastructure concerns and route them through the Mayor and staff for prioritization.

Public Input was closed at 6:23 p.m.

IV. Agenda Items

1. Discussion of Roadway Policies.

   Jason Burningham was not present, and the item was deferred to a future meeting.

Council requested that staff confirm his availability and provide historical road expenditure data in advance of the next discussion.

2. Presentation of the 2024 Annual Audit - *Spencer Hintzie, Gilbert & Stewart*

   The audit team was not present. The item was not heard and will be continued to the August meeting.

3. Discussion and presentation of the annual Fraud Risk report - *Spencer Hintzie, Gilbert & Stewart*

   The audit team were not present. The item was not heard and was moved to the August meeting.

4. Discussion of General Plan Update and MAG's participation - *John Janson, City Design*

   John Jansen presented an overview of the General Plan update process and introduced the consulting team. He explained that the plan would focus on long-range vision, policy direction, capital planning, and required state elements, including land use, housing, water, and transportation.

   Council discussed desired outcomes for the plan, including clearer guidance on commercial areas and a more deliberate approach to future growth.

5. Discussion and update of the Wildfire Symposium hosted by the Wasatch Fire Department and the Town of Hideout to be held on July 15, 2025.

   Mayor Severini announced that the town will host a Wildfire Symposium on Tuesday, July 15, at Black Rock Mountain Resort. Built around the idea that "wildfires have no boundaries," the event aims to get the region ready before fire season starts.

6. Notice of Cancellation of Primary Election.

   Alicia Fairbourne, Town Recorder, announced the primary election is canceled due to candidate withdrawal; the general election will proceed in November.

7. **Public Hearing for the purposes to receive public input.** Discussion and possible approval of Ordinance 2025-O-XX, an Ordinance adopting amendments to the Hideout Town Standard Specifications and Drawings Manual.

   Mayor Severini opened and closed public comment – after hearing none.

   Motion: Council Member Haselton moved to approve Ordinance 2025-O-XX, an Ordinance adopting amendments to the Hideout Town Standard Specifications and Drawings)Manual with the following amendments to the proposed language: removing the work ‘proposed’ from section 2b.

Second by Council Member Baier.

The vote on the motion is as follows:
Mayor Pro Tempore Baier, yes
Council Member Cronin, yes
Council Member Gunn, yes
Council Member Haselton, yes
Council Member Nadelberg, excused
The motion passes unanimously.

8. Discussion and possible adoption of Ordinance 2025-O-XX, an Ordinance Amending Sections 3.02.020, 3.02.030, and 3.02.040 of the Hideout Town Code Regarding Planning Commissioners Qualifications and Training, Compensation, and Removal.

   Mayor Severini shared updates to Planning Commission rules, including a requirement that all commissioners be full-time Hideout residents. Polly Mclean explained the necessity to align them with Town Council standards. Mayor Severini also noted that new commissioners must complete two hours of expert training within their first 60 days, and the Town will track certificates to ensure members stay current on land-use laws.
   To keep procedures consistent, the removal process now mirrors the Town Council's: members who miss more than two unexcused meetings may be removed for cause. The Town also introduced a modest stipend—$50 per meeting for members and $100 for the Chair—to recognize their time and support consistent participation.
   Council Member Baier noted that rules of conduct should be in place, and hasn't found it in code.

   Motion: Council Member Haselton made a motion to adopt an ordinance amending sections 3.02.02.3.02030 and 3.02.040 of the Hideout town code regarding Planning Commission qualifications, training, removal, and compensation. Second by Council Member Gunn.

   The vote on the motion is as follows:
   Mayor Pro Tempore Baier, yes
   Council Member Cronin, yes
   Council Member Gunn, yes
   Council Member Haselton, yes
   Council Member Nadelberg, excused
   The motion passes unanimously.

9. **Public Hearing:** Discussion and possible approval of Ordinance 2025-O-XX regarding setting the compensation of statutory officers, elected officials, and contracted employees.

The Council discussed the need for clearer committee and commission procedures and expectations. Polly Mclean, Town Attorney, advised of the changes to Utah code, a public hearing is required with any changes or increases in salary, etc. The Council discussed the proposed amounts of $50 per month (not per meeting) for members and $100 per month for the Chair.

Motion: Council Member Gunn made a motion to approve the Ordinance 2025-O-XX setting the compensation of statutory officers, elected officials, and contracted employees, amending the language in municipal code 01.12.020 from 'per meeting' to 'per month' as it relates to the compensation schedule and the Town Council. Second by Council Member Hazelton.

The vote on the motion is as follows:
Mayor Pro Tempore Baier, yes
Council Member Cronin, yes
Council Member Gunn, yes
Council Member Haselton, yes
Council Member Nadelberg, excused
The motion passes unanimously.

10. **Public Hearing:** Consideration of adoption of Resolution 2025-R-XX amending the FY26 Budget

Mayor Severini explained that the FY26 budget needed to be formally updated to remain compliant with state law, even though the related costs were already included in prior financial planning. Town Attorney Polly McLean clarified that recent legal requirements now mandate an official public hearing and Council approval for any changes affecting compensation for elected officials or staff.

Council Member Haselton moved to ratify the adoption of the Resolution amending the FY26 Budget. Second by Council Member Gunn.

The vote on the motion is as follows:
Mayor Pro Tempore Baier, yes
Council Member Cronin, yes
Council Member Gunn, yes
Council Member Haselton, yes
Council Member Nadelberg, excused
The motion passes unanimously.

11. Discussion and possible approval of Resolution 2025-R-XX, a resolution of the Hideout Town Council establishing per diem compensation for members of the Planning Commission

Mayor Severini introduced the resolution to formally set Planning Commission compensation, as required by the recently adopted compensation ordinance. Town Recorder Alicia Fairbourne explained that the ordinance requires the Council to approve the actual rates by resolution. The Council confirmed proposed amounts of $50 per meeting for members and $100 per meeting for the Chair.
Mayor Pro-Tempore Baier, briefly discussed whether to use a monthly stipend, but the mayor and Recorder agreed that a per-meeting (per diem) model is more appropriate due to the Commission's variable schedule. Recorder Fairbourne noted that attendance-based payments can be easily administered. the

Council Member Gunn moved to approve Resolution 2025-R-XX to finalize the new compensation structure for members of the Planning Commission. Second by Council Member Haselton.

The vote on the motion is as follows:
Mayor Pro Tempore Baier, yes
Council Member Cronin, yes
Council Member Gunn, yes
Council Member Haselton, yes
Council Member Nadelberg, excused
The motion passes unanimously.

Committee Updates

The Town Council received updates on the Planning Commission, Design Review Committee, Wildfire Committee, Economic Development Committee, POST Committee, and Transportation Committee. Discussion included wildfire mitigation efforts, trails, transportation planning, and the need to reestablish or clarify certain committees and reporting structures and to continue discussions.

Approval of Council Minutes.
Motion: Council Member Haselton made a motion to approve the May 8, 2025 Town Council meeting minutes with approved corrections on pg. 5. Second by Council Member Cronin.

The vote on the motion is as follows:

Mayor Pro Tempore Baier, yes
Council Member Cronin, yes
Council Member Gunn, yes
Council Member Haselton, yes
Council Member Nadelberg, excused

The motion passes unanimously.

Motion: Council Member Gunn made a motion to adjourn the meeting, second by Council Member Cronin. The meeting was adjourned at 10:23 p.m.

Maria Devereux, Town Recorder

Minutes Approved 5.6.2026