Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
August 14, 2025

The Town Council of Hideout, Wasatch County, Utah, met in Regular Meeting on August 14, 2025, at 5:00 p.m., in person and electronically via Zoom, in the Town Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting – 6:00 p.m.

I. Call to Order

Mayor Ralph Severini called the meeting to order.

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, and Council Member Bob Nadelberg.

Staff present: Town Attorney Polly McLean, Town Administrator Jan McCosh, Town Recorder Alicia Fairbourne, and Planning Commission Member Glynnis Tihansky.

Staff attending remotely: Town Planner Thomas Eddington, Town Engineer Gordon Miner, Public Works Director Daniel Allen, and Financial Advisor Katie Shepley.

Public present: Brian Cooper.

Public attending remotely: Sally Grant, Daniel Warner, and Julie Quick.

III. Public Input

Mayor Severini opened the floor for public comment at 6:13 p.m. Sally Grant suggested creating more community gathering spaces and expressed concern that the proposed dog park may be too small. She also mentioned signage and fire mitigation, noting that the latter would be addressed in a future meeting. Daniel Warner raised concerns about limited communication with the HOA, citing an outdated website and reduced accessibility due to the HOA attorney's absence, and requested greater transparency and stronger connections between the HOA board and residents. Julie Quick reported traffic safety issues at Sailwater Lane and Deepwater Drive, describing the area as disorganized with no signage, and urged the Town to expedite sign installation to prevent accidents.

IV. Agenda Items

1. **Discussion of updating advisory committees to the mayor, including working groups – Presented by Mayor Severini**

Mayor Severini presented proposed updates to mayoral advisory committees and the creation of specialized working groups. He recommended keeping the Planning Commission focused on the General Plan and possibly converting the Public Utilities Advisory Committee, while also proposing a new Communications and Public Safety Committee to manage wildfire initiatives, resident outreach, events, evacuation planning, and the Comprehensive Emergency Management Plan. He noted that committees should submit annual budgets and clarified that their role is advisory, not functional. Town Attorney Polly McLean confirmed that the Planning Commission remains distinct from these advisory committees.

2. Discussion and consideration of a possible appointment regarding the Planning Commission Chair vacancy and consideration of moving Alternate Planning Commissioner Chase Winder to a Regular position

Council Member Jonathan Gunn moved to approve Alternate Planning Commissioner Chase Winder to a regular position to fill the vacancy, second by Council Member Bob Nadelberg. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

The Council discussed the Planning Commission Chair vacancy. Mayor Severini requested additional time to interview two more candidates and suggested appointing Council Member Gunn as an interim chair. Several members expressed strong support for Glynnis Tihansky, citing her long service and preparedness. Attorney Polly McLean clarified that the chair must be a current commissioner or alternate and that appointing a council member could create legal and conflict of interest concerns; she also noted that the Town Code does not clearly define who appoints the chair or the term length.

Mayor Pro Tempore Chris Baier moved to appoint Glynnis Tihansky as Chair of the Planning Commission, seconded by Council Member Carol Haselton. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – no, Council Member Jonathan Gunn – no, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – no. The motion failed 3–2.

3. Presentation of the FY24 Annual Audit – Presented by Ben Probst, Spencer Hintzie, Gilbert & Stewart

Ben Probst of Gilbert & Stewart presented the FY24 audit, which received an unmodified opinion, the highest level of assurance. One finding noted that general governmental expenditures exceeded the amended budget by $51,000, primarily due to the handling of Mida Funds; adjustments are being reviewed to avoid a repeat finding. The Town's total net position increased by $657,624 for the fiscal year.

4. Discussion and presentation of the annual Fraud Risk Report– Spencer Hintzie, Gilbert & Stewart

Spencer Hintzie and Ben Probst of Gilbert & Stewart CPAs presented the Town's annual Fraud Risk Assessment, required by the Utah Office of the State Auditor. Hideout scored 335 of 395, placing the Town in the low risk category. The assessment identified opportunities to strengthen internal controls, including formalizing an internal audit function and audit committee.

V. Public Hearing

5. Discussion and possible approval of an amendment of the Official Town of Hideout Zoning Map – Elkhorn Springs Development to rezone parcels 00-0020-8181, 00-0020-8182, and 00-0020-8184 (the "Elkhorn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP)

Town Planner Thomas Eddington presented the proposed rezoning of the Elkhorn Springs Development from Mountain (M) to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Residential 20 (R20), and Natural Preservation (NP). The proposal includes a mix of housing types, a commercial pad at the entrance, and requested Sensitive Lands Ordinance waivers. The developer also outlined mitigation measures, including funding for the community park, public safety infrastructure, the spine trail, and a south entrance sign. Mayor Severini opened the public hearing at 9:05 p.m. Patricia Bidwell commented that she remained uncertain about the project's financial impact on the Town despite the analysis presented and requested a clearer breakdown of benefits and risks. Discussion only. The public hearing closed at 9:13 p.m.

6. Discussion and possible approval of a Master Development Agreement (MDA) for the Elkhorn Springs Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals, and variations to requirements for slopes, cut and fill, retaining wall height, and road grade - 00 0020 8185.

Thomas Eddington presented the proposed MDA for Elkhorn Springs, which would allow nightly rentals in certain zones and request waivers for slopes, cut and fill, retaining wall height, and road grade. In return, the developer offered mitigation funding for public facilities, a transfer fee, an indoor pickleball facility, a commercial pad, and spine trail and entrance sign improvements. Discussion only.

7. Discussion and possible approval of specific base material allowed for public utility easement walkways to be included in the Hideout Engineering Design Specifications Manual - ***Presented by Thomas Eddington, Town Planner and Gordon Miner, Town Engineer***

Town Planner Thomas Eddington and Town Engineer Gordon Miner recommended adopting decomposed granite as the standard surfacing material for public utility easement walkways in the Hideout Engineering Design Specifications. They explained that decomposed granite is durable, smoother than standard gravel, and significantly less expensive than asphalt or concrete. The standard will also establish a consistent 5 foot wide trail within easements to replace mixed materials and improve uniformity throughout the Town.

Council Member Jonathan Gunn moved to adopt the standards as written, seconded by Council Member J.D. Cronin. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

8. Discussion and possible adoption of Resolution 2025-R-XX, a Resolution Adopting Stage 2 Fire Restrictions Within Hideout – *Presented by Polly McLean, Town Attorney*

Town Attorney Polly McLean presented Resolution 2025 R XX to adopt Stage 2 Fire Restrictions in Hideout, aligning the Town with Wasatch County and other Utah municipalities following state and fire district guidance. The resolution was prompted by recent hot work related fires and aims to strengthen fire safety communication, including additional warnings about vehicle related fire risks.

Council Member J.D. Cronin moved adoption as written, seconded by Council Member Jonathan Gunn. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

9. Code enforcement and construction violation collections

Town Attorney Polly McLean discussed ongoing challenges with code enforcement and collecting fines for construction violations, noting that Public Works has been issuing tickets despite this not being its core function. The Council agreed that the primary issue is staffing and process, not legal authority. Moving forward, the Town will pursue hiring a part time compliance officer, update summons forms with payment information, and work with developers to ensure subcontractors are aware of local rules. Mrs. McLean confirmed that Hideout already has the legal authority to enforce these codes; the real hurdle is manpower and process.

10. Discussion regarding installation of signage to reinforce dog leash requirements – Mayor Severini

Mayor Severini noted growing concerns about off leash dogs at the roundabout, where dogs frequently run into the street and create safety risks. The Council discussed amending the leash law to require a physical leash, coordinating with Wasatch County Animal Control on enforcement, and installing additional signage at key locations in consultation with HOAs. Members agreed the situation underscores the need for a dedicated, fenced dog park already planned for the Deer Springs development.

11. Discussion regarding creation of a new informative webpage on the Town of Hideout website for fire planning - *Presented by Mayor Severini*

Mayor Severini announced a new fire planning webpage led by the Hideout Wildfire Committee. The page will consolidate wildfire and earthquake preparedness information, including the Town's first formal evacuation plan, and will be linked to the developing Comprehensive Emergency Management Plan. The Town plans to promote the page widely once it is live.

VI. Committee Updates

The Planning Commission continues guiding the General Plan and major developments, with the Design Review Committee now integrated for streamlined land use and design review. **The Wildfire Committee** is reorganized under Public Safety and Communications, leading a wildfire and evacuation webpage and adopting annual budgets and reporting. The Economic **Development Committee** remains separate, focused on non residential growth and key projects such as Ross Creek and Silver Meadows, with stronger budget transparency. **The Parks, Open Space and Trails (POST) Committee** stays independent, fundraising for public amenities and trails and submitting monthly updates and two annual budgets. T**he Transportation Committee** maintains its current structure, coordinating regional transit and moving toward formal annual budgets, with possible future alignment with POST.

VII. Approval of Council Minutes

May 12, 2025 – Town Council Closed Meeting Minutes (Draft)

There were no corrections. Council Member J.D. Cronin moved to approve the May 12, 2025, Town Council Closed Meeting Minutes as presented, seconded by Council Member Jonathan Gunn. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

May 12, 2025 – Town Council Special Meeting Minutes (Draft)

There were no corrections. Council Member J.D. Cronin moved to approve the May 12, 2025, Town Council Special Meeting Minutes as presented, seconded by Council Member Jonathan Gunn. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

June 12, 2025 – Hideout Town Council Meeting Minutes

A discrepancy was noted in the recorded vote—listed as 3–2 in the draft while a member recalled 4–1—requiring final verification of the official voting record. The Council also directed that the public input section be formally added to the draft minutes and discussed the appropriate level of detail for technical matters, affirming that privileged information from closed sessions must remain protected. Council Member J.D. Cronin moved to approve the June 12, 2025, Town Council Meeting Minutes as presented, seconded by Council Member Jonathan Gunn. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

VIII. 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. At the conclusion of the agenda items, Mayor Severini noted that one additional item could require discussion in a Closed Session.

Council Member Jonathan Gunn moved to proceed into a Closed Session, seconded by Council Member Carol Haselton. At 10:18 p.m., Mayor Severini called the Closed Session to order.

Present: Mayor Ralph Severini, Mayor Pro Tempore Chris Baier, Council Member J.D. Cronin, Council Member Jonathan Gunn, Council Member Carol Haselton, and Council Member Bob Nadelberg. Staff present: Town Attorney Polly McLean.

Council Member Jonathan Gunn moved to adjourn the Closed Meeting and enter the Open Meeting, seconded by Council Member J.D. Cronin. The vote was as follows: Mayor Pro Tempore Chris Baier – yes, Council Member J.D. Cronin – yes, Council Member Jonathan Gunn – yes, Council Member Carol Haselton – yes, Council Member Bob Nadelberg – yes. The motion passed unanimously.

IX. Meeting Adjournment

Mayor Severini adjourned the meeting at 10:29 p.m.

Minutes prepared by:

Maria Devereux, Town Recorder

Minutes Approved 5.6.2026