Town of Hideout

Town Council Regular Meeting Sept. 11, 2025

The Town Council of the Town of Hideout, Wasatch County, Utah, met in a Regular Meeting and Public Hearing on Sept. 11, 2025 at 5:00 p.m. in the Council Chambers located at 10860 North Hideout Trail, Hideout, Utah.

Special Meeting

I. Call to Order – 5:00 p.m.

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

TOWN COUNCIL MEETING MINUTES
September 11, 2025 – 5:00 p.m.

I. Call to Order and Pledge of Allegiance

Mayor Ralph Severini opened the Work Session at 5:00 p.m. and the Regular Meeting at 6:00 p.m. The Pledge of Allegiance was led by Mayor Severini.

II. Roll Call

Present:
Mayor Ralph Severini
Council Member Chris Baier
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member J.D. Cronin

Staff Present:
Alicia Fairbourne, Town Recorder

Staff Attending Remotely:
Jan McCosh, Town Administrator
Thomas Eddington, Town Planner
Gordon Miner, Town Engineer
Daniel Allen, Public Works Director
Dalin Hackett, Town Treasurer
Tony Matyszczyk, Planning Commission Chair

Public Attending Remotely:
Monica Schaffer

Jeremy Hales
Jason Burningham
Katie Shepley
Justin Hatch
Jared Rigby

Additional Public in Attendance:
Kevin Lothridge, William Woolf, Tabitha Gibbs, Hendrik van Zutphen, Cat Woltering, Tanya Brady, Suzanne Severini, Sharon Shaw, John Travis, Eric Davenport, Sean Philipoom, Nate Brockbank, Kelly Guppo, Bret Rutter, Briana Warner, Larry E., Rachel Cooper, Laura L., LuAnn Peterson, Joe Culter, Valerie Lindley, Terese Walton, Paul Watson, Ted Kim, Sally Grant, and others.

III. Work Session (Discussion Only – No Action Taken)

5:00 p.m. – 6:00 p.m.

1. Roadway Policies – Jason Burningham

Mr. Burningham reviewed roadway governance options for the Town, including full municipal ownership, hybrid models, and shared responsibility with special service districts. He noted that current roadway funding levels appear insufficient if the Town intends to assume full responsibility for all roads. He stated that LRB will complete a financial analysis once engineering data from HAL is available and that sustainable roadway management will require increased revenue or reallocation of existing funds.

2. Roadway Review and Analysis – Katie Shepley

Ms. Shepley summarized roadway spending using LTAP data, reporting that roadway-related expenses account for roughly one-quarter of the Town's total spending. She noted that the current maintenance budget is inadequate to maintain long-term road conditions and that LTAP modeling shows a need for increased annual investment. She stated that final recommendations will be refined once HAL's engineering analysis is complete.

IV. Public Comment – 6:13 p.m.

Public comments addressed speeding on West Ascent Drive, construction equipment blocking lanes, contractor parking issues, increased cut-through traffic in Deer Springs, adherence to Town code for appointments, non-resident use of pickleball courts, and enforcement capabilities. Staff reported that digital speed signs have been ordered, and the Mayor and Sheriff agreed to coordinate enforcement planning.

Public comment closed at 6:56 p.m.

V. Agenda Items

1. Appointment of Glynnis Tihansky as Planning Commission Chair

Motion: Council Member Cronin moved to approve the appointment of Glynnis Tihansky as Chair of the Planning Commission.
Second: Council Member Gunn.

The vote on the motion was as follows:
Council Member Baier: Aye
Council Member Gunn: Aye
Council Member Haselton: Aye
Council Member Nadelberg: Aye
Council Member Cronin: Aye

The motion passed 5–0.

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2. Appointment of Catherine Woltering as Alternate Planning Commissioner

Motion: Council Member Cronin moved to appoint Catherine Woltering as an Alternate Planning Commissioner.
Second: Council Member Haselton.

Vote:
Council Member Baier: Aye
Council Member Gunn: Aye
Council Member Haselton: Aye
Council Member Nadelberg: Aye
Council Member Cronin: Aye

Motion passed 5–0.

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3. Code Enforcement and Construction Violations – Sheriff Rigby

Sheriff Rigby discussed options for enhanced code enforcement, including a proposal for six days per week of enforcement coverage focused on construction-related violations and parking issues. He and the Mayor agreed to continue discussions regarding scheduling, funding, and implementation.

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4. Dog Leash Signage – Suzanne Severini and Justin Hatch

Mrs. Severini and Mr. Hatch discussed installing signage requiring dogs to be leashed. Mr. Hatch recommended requiring physical leashes rather than e-collars. Mayor Severini stated he would return with draft ordinance language aligned with County standards.

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5. Comprehensive Emergency Management Plan (CEMP) Participation – Jeremy Hales

Mr. Hales provided an overview of the County's CEMP and described ongoing workshops to help municipalities develop compliant local plans. The Mayor and Council Members discussed appointing representatives to continue participation and acknowledged the need to update the Town's existing emergency plan. Mr. Hales will provide follow-up materials.

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6. Meet the Candidates Night – September 30, 2025

The League of Women Voters announced a candidate forum scheduled for September 30th from 6:00 to 8:00 p.m., outlining the event format and outreach efforts.

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7. Town-Sponsored Concert – September 12, 2025

A town-sponsored concert was announced for September 12 at the Public Works Building, with tickets including dinner and dessert. Event logistics and vendor details were briefly described.

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8. Public Open House – September 25, 2025

A public open house for General Plan updates was announced for September 25 at Black Rock Mountain Resort. The event will gather community input on updates to the 2019 General Plan.

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9. Hideout Mountain Village Annexation Petition – Recorder Fairbourne

Recorder Fairbourne presented an annexation petition for two parcels at Jordanelle Parkway and Lori Lane. She reviewed the statutory process and next steps, including a Planning Commission public hearing and fiscal impact analysis. A site visit will be scheduled within two weeks.

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10. Public Hearing: Zoning Map Amendment – Elkhorn Springs

Town Planner Thomas Eddington presented the proposed zoning map amendment for the Elkhorn Springs parcels, requesting rezoning from Mountain (M) to NMU, R3, R6, R20, and NP.

He reviewed infrastructure considerations, including relocation of a public utility easement, and summarized proposed amenities and financial contributions included in the MDA.

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11. Public Hearing: Master Development Agreement – Elkhorn Springs

Mr. Brockbank discussed wildlife corridor considerations and proposed nightly rentals for 89 units. The Council requested additional information before taking action, and no final decision was made.

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12. Ordinance 2025-O-XX – WUI Code Update

Motion: Council Member Gunn moved to adopt Ordinance 2025-O-XX, WUI Code - replacing "flammable" with "combustible" per Fire District recommendation.
Second: Council Member Nadelberg.

The vote on the motion was as follows:
Council Member Baier: Aye
Council Member Gunn: Aye
Council Member Haselton: Aye
Council Member Nadelberg: Aye
Council Member Cronin: Aye

The motion passed 5–0.

XI. Meeting Adjournment

There being no further business, Mayor Severini requested a motion to adjourn.

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

Vote:
Council Member Baier: Aye
Council Member Gunn: Aye
Council Member Haselton: Aye
Council Member Nadelberg: Aye
Council Member Cronin: Aye

The meeting was adjourned.

Maria Devereux Town Recorder

Minutes approved 05.06.2026