TOWN OF HIDEOUT, UTAH

The Town Council of Hideout, Wasatch County, Utah met in a Regular Meeting on January 8, 2026 at 5:00 p.m., via Zoom and in-person in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

COUNCIL MEMBERS PRESENT

Mayor Ralph Severini
Council Member Jonathan Gunn
Council Member Brian Cooper
Council Member Tanya Brady
Council Member Carol Haselton
Council Member Bob Nadelberg

STAFF PRESENT

Town Recorder Maria Devereux
Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington

PUBLIC PRESENT

J. Mason Kjar
Brad Airmet
Mason Kjar
Grace Doerfler

Approved

I. Call to Order

Mayor Severini called the meeting to order at 5:00 PM.

II. Pledge of Allegiance

The Pledge of Allegiance was recited.

III. Roll Call

Roll call was conducted. All Council Members were present.

IV. Oath of Office

The Oath of Office was administered by Town Recorder Maria Devereux to Mayor Ralph Severini, Council Member Tanya Brady, and Council Member Brian Cooper. All were congratulated and welcomed.

---

V. Closed Executive Session

The Town Council entered into Closed Executive Session at 5:11 PM for purposes permitted under Utah Code 52-4-205.

Motion: Council Member Haselton moved to enter into Closed Executive Session.
Second by Council Member Nadelberg.

The vote on the motion was as follows:

Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Gunn, Yes;
Council Member Cooper, Yes;
Council Member Nadelberg, Yes.
The motion passed unanimously.

The Council reconvened to the open meeting at 6:14 PM.

---

VI. 6:00 PM Regular Business Meeting

The regular business meeting began at 6:14 PM, as posted.

---

VII. Public Input

Mayor Severini opened the floor for public input. No comments were offered in person or online. Public input was closed.

---

VIII. Agenda Items

1. Discussion and Review of Services Provided to the Town of Hideout by the Wasatch County Sheriff's Office. (0:02:36)

Sheriff Jared Rigby reviewed the annual Additional Law Enforcement Services Contract. The contract increases from $80,000 to $84,000 due to county wage adjustments. Services include 50 hours per month of additional enforcement, including traffic enforcement, truck enforcement, and directed patrol.

Approved

Council discussed increased visibility, including rotating placement of a marked patrol vehicle, use of speed trailers, and message boards. Council expressed interest in establishing a deputy workspace or substation in Hideout.

---

2. Discussion of Parking and Code Enforcement with Interstate Parking. (0:24:06)

Town Administrator McCosh summarized discussions with Interstate Parking regarding parking enforcement and expanded code enforcement services. Interstate provides back-end processing, collections, and reporting, while Town staff would issue citations.

Council requested written materials, references, and a future presentation.

---

3. Discussion and Possible Authorization for the Mayor to Enter into a Franchise Agreement with UTOPIA. (0:29:20)

UTOPIA representative Nicole Cottle provided an overview of the proposed franchise agreement and answered questions from the Council. Following discussion, the Council determined that additional review and revisions were needed before taking action.

Nicole Cottle will send a revised franchise draft committing to underground-only installation except where underground is infeasible. Polly Mclean agreed to circulate the Comcast franchise agreement; Documents to be distributed to the council.

The UTOPIA franchise agreement item will be placed on the February Town Council meeting agenda.

---

4. Utah LTAP Presentation and Discussion (0:51:24)

LTAP presented pavement condition assessments and long-term maintenance recommendations. Preventative maintenance is emphasized to extend pavement life. Reconstruction of Claim Road is recommended after construction of traffic subsides.

---

5. Ethics Training (1:10:13)

Town Attorney McLean reviewed and presented annual disclosure requirements and Municipal Officers' Ethics Act provisions. Open Meetings Act training is required for Council and Planning Commission.

---

6. Discussion of Planning Commission Rules and Regulations

Council reviewed Planning Commission Rules and Regulations, including Chair/Vice Chair elections, training timelines, ex parte communication, and public comment procedures. Polly Mclean, Attorney,  recorded updates as provided by the council. No formal action was taken.

---

Approved

7. Consideration of an Ordinance to Implement the Process and Term for the Chair and Chair Pro Tem of the Planning Commission (Ordinance 2026-O-XX) (1:29:04)

Council considered an ordinance establishing the annual election process, term requirements, and responsibilities for the Planning Commission Chair and Chair Pro Tem. The ordinance clarifies leadership structure and ensures alignment with training and meeting requirements.

Motion: Council Member Cooper moved to adopt the ordinance as amended.
Second by Council Member Haselton.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Nadelberg, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Yes.
The motion passed unanimously.

---

8. Consideration of an Ordinance to Establish a Seven-Person Planning Commission and Remove Alternates (Ordinance 2026-O-XX) (02:24:5)

The Council reviewed an ordinance expanding the Planning Commission from five to seven members, eliminating alternate positions, and updating term staggering to ensure continuity. Staff explained that the current development workload, upcoming General Plan work, and increased volume of land-use applications have placed greater demands on the Commission. Expanding to seven members will improve quorum reliability, broaden representation, and distribute responsibilities more evenly. Eliminating alternates aligns Hideout with common practice in Utah municipalities, where full members are preferred for consistency in training, participation, and decision-making.

The Council discussed the benefits of having a larger body for complex land-use matters and agreed that the updated term staggering will prevent multiple seats from expiring simultaneously, ensuring institutional knowledge is retained.

Motion: Council Member Gunn moved to adopt the ordinance as amended.
Second by Council Member Cooper.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Nadelberg, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Yes.
The motion passed unanimously.

---

Approved

9. Consideration of an Ordinance to Amend Hideout Code Section 1.10.050 to Change Regular Council Meeting Time to 5 PM (Ordinance 2026-O-XX) (02:40:39)

Council reviewed and approved an ordinance amending the municipal code to change the regular Town Council meeting start time from 6:00 PM to 5:00 PM, reflecting current practice and improving meeting efficiency.

Motion: Council Member Cooper moved to adopt the ordinance.
Second by Council Member Gunn.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Nadelberg, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Yes.
The motion passed unanimously.

---

10. Approval of an Ordinance Adopting the 2026 Regular Meeting Schedule (Ordinance 2026-O-XX) (02:40:39)

Council reviewed and adopted the 2026 meeting schedule, ensuring compliance with the Utah Open and Public Meetings Act and aligning meeting dates with holidays and known scheduling considerations.

The Council reviewed and approved the 2026 meeting schedule.

Motion: Council Member Cooper moved to adopt the ordinance.
Second by Council Member Gunn.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Nadelberg, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Yes.
The motion passed unanimously.

---

11. Consideration and Possible Adoption of Ordinance 2025-O-XX Amending Hideout Municipal Code 5.04.075 to Align Construction Hours with Section 10.04.32 (03:24:49)

The Council reviewed an ordinance consolidating and aligning construction hours and noise regulations across the municipal code. The amendment improves clarity, enforcement consistency, and public understanding of permitted construction times.

Council Member Gunn suggested that the ordinance be reviewed again in the future to allow additional opportunity for public input on the proposed changes.

Approved

Motion: Council Member Gunn moved to adopt the ordinance as amended by the Town Attorney. Second by Council Member Cooper.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Nadelberg, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Yes.
The motion passed unanimously.

---

12. Appointment of Council Member(s) to Participate in the Hiring Process for a New City Attorney (2:58:00)

The Council discussed participation in the hiring process for a new City Attorney and reviewed the need for at least one council member to participate in the city attorney recruitment/interview process and confirmed coordination of the RFP/interview logistics with Jan McCosh.

Volunteers: Councilmembers Jonathan Gunn and Tanya Brady volunteered to serve on the interview committee.

Jan McCosh will coordinate the RFP and interview schedule with the volunteer council members and staff.

Mayor Severini approved Council Members Gunn and Brady to be a part of the hiring process.

---

13. Discussion and Possible Approval of Committee Appointments of Mayor and Councilmembers

Mayor Severini reviewed proposed committee assignments for 2026. Council discussed roles and responsibilities. Discussion was deferred to after the February 10th retreat. No action was taken.

---

14. Town Council Retreat – Tuesday, February 10, 2025

The Council confirmed the retreat date and discussed anticipated agenda topics. No action required.

---

IX. Committee Updates

Current committees in review.

---

X. Approval of Council Minutes

Approved

Motion: Council Member Cooper moved to approve the November 18, 2025 Board of Canvassers Minutes.
Second by Council Member Haselton.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Abstain;
Council Member Brady, Abstain;
Council Member Nadelberg, Yes.
The motion passed.

---

XII. Meeting Adjournment

Motion: Council Member Gunn moved to adjourn.
Second by Council Member Cooper.

The vote on the motion was as follows:
Council Member Haselton, Yes;
Council Member Brady, Yes;
Council Member Nadelberg, Yes;
Council Member Cooper, Yes;
Council Member Gunn, Yes.

The motion passed unanimously.

The meeting adjourned at 9:39 PM.

---

Maria Devereux
Town Recorder, Town of Hideout

Approved 5.6.2026

Approved