TOWN COUNCIL MEETING MINUTES

TOWN OF HIDEOUT, UTAH
March 12, 2026 - 5:00 P.M.
10860 N. Hideout Trail, Hideout, Utah

Regular Meeting

I. Welcome, Call to Order, and Pledge of Allegiance

Mayor Ralph Severini welcomed those participating in person and remotely.

II. Roll Call

Mayor:	Ralph Severini
Council Members:	Jonathan Gunn, Carol Haselton, Tanya Brady, Brian Cooper, and Bob Nadelberg
Town Staff and Advisors:	Jan McCosh, Town Administrator; Maria Devereux, Town Recorder; Corbin Gordon, Town Attorney; Thomas Eddington, Town Planner; Katie Shepley, Finance; Dennis Pay, Town Engineer; and other staff and consultants participating in person or remotely

The opening roll call is not included in the supplied dialogue. Attendance above is based on participation and recorded votes in the open portion of the meeting.

III. Possible Closed Executive Session

The agenda included a possible closed executive session. The supplied open-meeting dialogue does not contain closed-session proceedings or any action arising from a closed session.

IV. Public Comment - Items Not Listed on the Agenda

No general public comment is captured in the supplied dialogue.

V. Mayor's Report

Mayor Severini announced a Town Hall open house for Wednesday, April 15, 2026, concerning wildfire preparedness. The Town planned additional newsletter notice and stated that the event would be held at Town Hall.

VI. Agenda Items

1. Town Hall Open House on Wildfire Preparedness - Wednesday, April 15, 2026.

The Mayor reiterated the event announcement and the Town's plan to provide additional public notice. No Council action was requested.

2. UDOT Safety Update.

Geoff Dupaix of UDOT Region 2 reviewed near-term and long-range safety work for SR-248. The long-range concept would align the offset Shoreline Drive and Deer Mountain Drive intersections so they may eventually be signalized. UDOT was preparing a scope and concept study, with funding expected after July 1; the Town's anticipated contribution was approximately $15,000.

Near-term measures under review included three driver-feedback signs, additional pavement speed messages, turn and approach treatments, and possible shoulder improvements. Construction had begun on the traffic signal at the east end of Hideout, together with an advance-warning system and a reduction of the approach speed limit to 55 miles per hour.

Council members also raised concerns about turning traffic, a missing speed-limit sign, the request to maintain 55 miles per hour through the corridor, and developer participation in future intersection improvements. Mr. Gordon was asked to expedite legal review of the applicable corridor agreement and coordinate with UDOT and affected developers. No formal action was taken.

Public Hearing

VII. Zoning Map Amendment for Parcel 00-0021-2486 - Fire Station/Public Works Site

Town Planner Thomas Eddington presented the proposed rezoning of the approximately 3.35-acre Town-owned parcel from Mountain (M) to Neighborhood Mixed Use (NMU). The change would allow a fire station as a conditional public-service use, subject to Planning Commission approval. The related conditional-use and preliminary-subdivision applications were scheduled for the March 19, 2026 Planning Commission meeting. Mr. Eddington stated that the rezoning was consistent with the General Plan and supported public health, safety, and welfare.

Mayor Severini opened the hearing for public comment. No public comments were offered, and the Council returned to deliberation.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Cooper to approve the ordinance amending the Official Town of Hideout Zoning Map to rezone parcel 000021-2486 from Mountain (M) to Neighborhood Mixed Use (NMU).

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes
Council Member Nadelberg, Not Voting

The motion passed 4-0.

VIII. Agenda Items Continued - Items 3 through 14

3. Utility Rates Study.

Fred Philpot summarized the updated utility-rate analysis. Recommended monthly rates included $36.34 for standby customers not bringing water, $262 for standby customers bringing water, $16.21 for storm water, and $51.30 for sewer. The storm-water recommendation did not yet incorporate the pending impervious-area analysis, and the water recommendation depended on the tier-rate discussion.

Because the posted wording created a notice issue, Town counsel advised that the item was discussion only. No action was taken. The rates were scheduled for consideration at the March 24, 2026 special meeting.

4. Water Tier Rate Study.

Mr. Philpot presented preliminary revenue-neutral tier scenarios for residential, multifamily, and irrigation customers. The model allocated fixed costs across accounts and increased usage charges substantially in the highest tiers to encourage conservation. Council members requested alternative scenarios, particularly for multifamily and irrigation customers, to compare tier thresholds and the degree of reliance on highest-tier revenue. No action was taken; revised options were to return for later consideration.

5. GRAMA Process.

At Miki Mullor's request, the discussion was continued to the April 9, 2026 regular meeting. Mr. Mullor agreed to distribute his presentation materials to the Council in advance.

6. UTOPIA Franchise Agreement.

UTOPIA representatives described the agency's open-access fiber model, existing and planned facilities in Hideout, construction standards, reliability, and responsibility for utility damage. Council discussion emphasized compliance with Town requirements for underground facilities and protection of community views. UTOPIA stated that neighborhood facilities would generally be flush with grade, with only a centralized equipment cabinet where necessary.

Motion: A motion was made by Council Member Gunn and seconded t by Council Member Cooper to authorize the Mayor to enter into the UTOPIA franchise agreement in the form presented, incorporating the redline changes and preparation of a clean execution copy.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes
Council Member Nadelberg, Yes

The motion passed unanimously.

7. Quarterly Budget Presentation.

Katie Shepley reviewed General Fund and Enterprise Fund forecasts. The General Fund was forecast near budget overall only after using approximately $273,000 more in MIDA Municipal funds than planned. Legal settlements, legal expense, engineering work, and vehicle purchases were among the principal expense pressures. Potential offsets included reduced consulting work, sales and planning revenue, grants, citations, and other recoveries.

The Enterprise Fund was projected to generate approximately $2.3 million in revenue and incur approximately $2.1 million in expenses, resulting in an operating surplus of approximately $200,000. The forecast included the increased JSSD sewer charges but did not yet include the proposed new water, sewer, stormwater, or standby rates, other than the JSSD-related sewer-rate adjustment. Ms. Shepley reported that the General Fund’s cash position was approximately $700,000 negative and that it was borrowing from the MIDA Municipal and Water Funds; approximately $569,000 remained available for operations. Staff planned to formalize the interfund borrowing terms and anticipated that the next budget process could require a property-tax increase. The Council requested brief monthly cash-position and budget updates through the remainder of the fiscal year. No formal action was taken.

8. Settlement of Case No. 210500045 - Density Case.

Consideration was deferred to the March 24, 2026 special meeting. No action was taken.

9. Hideout Fee and Rate Schedule.

Consideration of the resolution repealing and replacing the consolidated fee and rate schedule was deferred to the March 24, 2026 special meeting so the utility-rate information could be completed. No action was taken.

10. Emergency Services Invoice - Water-Line Break.

Mayor Severini notified the Council that the Town had paid approximately $40,000 for an emergency water-line repair near Todd Hollow and Deer Mountain Boulevard. Town counsel confirmed that the agenda item satisfied the notification requirement and that no additional Council action was required.

11. Water Audit.

Jason Biesinger and Dennis Pay summarized the drinking-water audit. The recommended level of service was 0.36 acre-feet per equivalent residential connection per year, including indoor and outdoor use. The calculation used 90 percent full-time occupancy, measured outdoor use, a 14 percent non-revenue-water allowance, and a 20 percent variability factor. The Division of Drinking Water had provided preliminary approval of the proposed level of service.

Council discussion focused on the origin and availability of the water identified in the 2014 JSSD agreement, including the 150-, 103-, and 50-acre-foot tranches. Staff and counsel were asked to review the source documents and any potential obligations before further action. No formal action was taken.

12. Planning Commission Rules and Procedures.

The proposed ordinance was continued to the April 9, 2026 regular meeting because the final material was not included in the packet. No action was taken.

13. Sewer and Infrastructure Committee.

The proposed ordinance was continued to the April 9, 2026 regular meeting to allow adequate time for review. No action was taken.

14. Rules of Conduct and Ethical Standards.

Council Member Cooper explained that the proposal was intended primarily to address risks associated with email, text messages, social media, and other digital communications. Council members discussed the existing Open and Public Meetings Act and public-officer ethics requirements, First Amendment concerns, ex parte communications with developers, and the need to avoid duplicating state law or implying that an existing ethics problem had occurred.

Town Attorney Corbin Gordon agreed to work with Council Member Cooper on a narrower, legally reviewed draft focused on practical communication protocols and to provide guidance regarding developer work-group meetings. The item was continued to a future meeting; no action was taken.

IX. Council Member Announcement

Council Member Bob Nadelberg tendered his resignation from the Town Council, effective at 11:59 p.m. on March 12, 2026, after approximately five years of service. The Mayor and Council thanked him for his service.

X. Committee Updates

1. Planning Commission.

The March 19 Planning Commission agenda was expected to include the Deer Springs Phase 3 preliminary subdivision, the Hideout fire-station conditional-use and preliminary-subdivision applications, and a work session concerning Hideout Mountain Village and the General Plan.

2. Economic Development Committee.

Council Member Brady reported that the committee was recruiting members and had identified promising candidates with economic-development experience.

3. Transportation Committee.

Council Member Haselton reported that the Park City Council had selected the Gordo property as the primary future transit location, with Richardson Flat as the secondary or overflow location.

4. Infrastructure/Public Utilities Advisory Committee.

Council Members Gunn and Cooper reported that the committee would review water, sewer, and stormwater master plans at an upcoming two-hour meeting and develop priorities within available funding. The wildfire working group was also preparing a budget, including proposed camera and related safety needs. Committees were asked to provide budgets, meeting notes, and clear mission and vision statements.

5. Communications Committee.

Mayor Severini discussed improving resident communications, considering a resident survey, and including funding for community events in the next budget. Sponsorships, admission, and merchandise were mentioned as possible ways to offset event costs.

XI. Consent Agenda

The Council continued all six sets of draft minutes listed on the consent agenda because inconsistencies had been identified: July 10, August 14, September 11, October 9, and December 3, 2025, and February 10, 2026. No consent-agenda action was taken.

XII. Follow-up of Items from Approved Minutes

No separate follow-up items were addressed in the supplied dialogue.

XIII. Meeting Adjournment

Motion: A motion was made by Council Member Cooper and seconded by Council Member Gunn to adjourn.

The vote on the motion was as follows:

Council Member Gunn, Yes
Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Cooper, Yes
Council Member Nadelberg, Not Voting

The motion passed, and the meeting adjourned at approximately 8:21 p.m.

These minutes were prepared from the meeting agenda and contemporaneous video recording and were approved by the Hideout Town Council on _____.

_____

Maria Devereux, Town Recorder.

Date Signed: _____