TOWN COUNCIL SPECIAL MEETING MINUTES

TOWN OF HIDEOUT, UTAH
June 30, 2026 - 5:00 P.M.
10860 N. Hideout Trail, Hideout, Utah

The Town Council and Planning Commission of Hideout, Wasatch County, Utah, met in a Special Meeting and Public Hearings on June 30, 2026, in the Town Council Chambers located at 10860 North Hideout Trail, Hideout, Utah. The meeting was also available electronically by Zoom and YouTube.

Special Meeting

I. Call To Order and Pledge of Allegiance

Mayor Ralph Severini called the meeting to order at approximately 5:12 p.m. and led the Pledge of Allegiance.

II. Roll Call

Mayor:	Ralph Severini
Council Members:	Jonathan Gunn, Carol Haselton, Tanya Brady (attending via Zoom), Peter Ginsberg, and Brian Cooper
Planning Commission:	Chair Rachel Cooper, Vice Chair Catherine Woltering (attending via Zoom; joined after roll call), Commissioner Brad Airmet, Commissioner J.D. Cronin, and Commissioner Steve Powell
Town Staff and Advisors:	Thomas Eddington, Town Planner; Maria Devereux, Town Recorder; Corbin Gordon, Town Attorney (attending via Zoom); and Katie Shepley, Financial Consultant (attending via Zoom)

III. Approval of Council Minutes

No Town Council minutes were presented for approval.

IV. Possible Closed Session There was no Closed Session.

V. Public Comment Period

Mayor Severini opened the floor for public comment at approximately 5:16 p.m.

A written comment from a resident regarding the proposed civil penalty for obstruction of emergency access areas was read into the record. The resident supported maintaining clear emergency access, but expressed concern that the proposed definitions of "emergency access area" and "obstruction" were broad enough to include every Town street and shoulder and could make ordinary roadside parking a violation. The resident requested narrower language focused on specifically designated emergency access routes.

Mayor Severini and Town Attorney Corbin Gordon acknowledged that the definitions and scope would need to be addressed when the public-hearing item was considered. No other general public comments were offered. The public comment period closed at approximately 5:18 p.m.

VI. Mayor's Report

Mayor Severini reported that the Town had begun using Constant Contact to distribute its newsletter. Residents who did not receive the newsletter were asked to contact the Town so the distribution list could be corrected. The Town also planned to implement an easy-texting service for rapid links and updates. Mayor Severini emphasized that these services do not replace Everbridge and encouraged all residents to enroll in Everbridge for emergency-management messages.

Mayor Severini also noted that a community concert was scheduled for July 26, 2026. Additional information, including admission and event details, was included in the Town newsletter.

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VII. Agenda Items

The agenda items were heard out of order to accommodate the joint work session with the Planning Commission, the scheduled public hearings, and presenter availability.

1. Consideration and Possible Adoption of Resolution 2026-R-XX to Approve a Parking and Code Enforcement Services Agreement with Interstate Parking - Gareth Lloyd, President.

Mr. Lloyd was not present. Mr. Gordon reviewed the proposed agreement and reported that Interstate Parking had accepted substantially all of the Town's redlines, with additional revisions concerning insurance and liability. The agreement contemplated a three-year term, a monthly minimum payment of approximately $2,429, and compensation based on the greater of the monthly minimum or 50% of enforcement revenue. Interstate Parking would perform parking enforcement, provide accounting and reports, and participate in signage and implementation.

Council Members confirmed that the Town would retain a bilateral right to terminate the agreement without cause on 60 days' written notice. Before execution, the parties still needed to complete several exhibits, including the map of enforceable streets and parking areas, parking and permit rules, the fine schedule, field procedures, reporting and monthly-reconciliation requirements, and an initial signage plan. The Council also discussed the need to distinguish Town-controlled streets from private or HOA streets and to identify the limited routes that should receive the higher emergency-access penalties.

Council Members expressed frustration with the delay in finalizing the agreement and requested that the remaining materials be ready for the July 9, 2026, meeting. The Council recognized the immediate need for an enforcement mechanism and agreed to proceed while closely monitoring the contractor's responsiveness and performance.

Motion: A motion was made by Council Member Gunn and seconded by Council Member Cooper to AUTHORIZE Mayor Severini to finalize the parking-management agreement with Interstate Parking, subject to completion of the remaining terms and exhibits.

The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

2. Discussion and Approval of Executive Order/Mayoral Proclamation - Immediate Fire Restrictions - Mayor Severini.

Mayor Severini reported that fire officials had advised that Wasatch County had moved to Stage 2 fire restrictions. Mr. Gordon explained that the Mayor had signed an executive order the prior week so immediate restrictions could take effect while the Town completed its ordinance update. The Stage 2 restrictions incorporated the Stage 1 requirements and additional restrictions applicable near combustible materials.

Motion: A motion was made by Council Member Ginsburg and seconded by Council Member Ginsburg to APPROVE and RATIFY the Mayor's executive order establishing immediate fire restrictions.

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The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

3. **Discussion and Possible Approval of an Ordinance Amending and Restating Hideout Municipal Code Chapter 6.08 Regarding Fireworks and General Fire Restrictions - Corbin Gordon, Town Attorney.**

Mr. Gordon explained that the proposed ordinance consolidates the Town's open-fire and fireworks regulations in Chapter 6.08. Restrictions imposed by the Wasatch Fire District, Wasatch County, the State Forester, or another applicable authority would automatically apply within the Town, while the Town could impose stricter local restrictions when needed. This approach would avoid the delay associated with calling a separate meeting each time regional fire restrictions changed.

In response to a Council question, Mr. Gordon clarified that the current Stage 2 restrictions did not prohibit enclosed gas grills, although combustible materials must be kept at the required distance from the grill.

Motion: A motion was made by Council Member Ginsburg and seconded by Council Member Gunn to APPROVE the ordinance amending and restating Hideout Municipal Code Chapter 6.08 regarding open fires, fireworks, and automatic application of applicable regional or state fire restrictions.

The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

4. **Discussion and Consideration to Approve an Ordinance Amending Title 1 of the Hideout Municipal Code to Clarify Mayoral Personnel Authority - Corbin Gordon, Town Attorney.**

Mr. Gordon stated that the ordinance was prepared at the Council's direction following the prior meeting. It clarifies that the Mayor, as the official responsible for day-to-day operations, has authority over personnel matters involving Town employees.

The Council discussed the relationship between personnel authority and budget authority. Mr. Gordon confirmed that the Mayor could make personnel decisions within authorized positions and appropriations, but creation of a new position not funded in the adopted budget would require Council approval of the necessary budget.

Motion: A motion was made by Council Member Ginsburg and seconded by Council Member Cooper to APPROVE the ordinance amending Title 1 of the Hideout Municipal Code to clarify Mayoral personnel authority.

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The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

5. **Discussion and Consideration to Approve an Ordinance Amending Title 1 of the Hideout Municipal Code to Establish and Define the Position of Chief Administrative Officer - Corbin Gordon, Town Attorney.**

Mr. Gordon explained that the Mustang Master Development Agreement assigns duties to a Chief Administrative Officer, but the position was not defined in the Town Code. The ordinance creates the position and provides that the Mayor will perform the duties unless another person is designated or hired. This gives the Town a clearly authorized official to administer and sign documents under agreements that assign responsibilities to the Chief Administrative Officer.

Motion: A motion was made by Council Member Cooper and seconded by Council Member Ginsburg to APPROVE the ordinance amending Title 1, Chapter 1.12 of the Hideout Municipal Code to establish and define the position of Chief Administrative Officer and authorize the Mayor to designate the position.

The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

6. **Discussion and Consideration to Approve an Ordinance Amending Title 1 of the Hideout Municipal Code to Adopt Procedures Under Utah Code Sections 10-3-1105 and 10-3-1106 for Employee Appeals - Corbin Gordon, Town Attorney.**

Mr. Gordon reported that the existing Code did not contain a complete state-compliant procedure for qualifying employee disciplinary appeals. The proposed ordinance establishes an administrative-judge process, provides for exchange of information and presentation of evidence, creates a record of the hearing, identifies exempt appointed, at-will, and department-head positions, and limits the scope of appeals and remedies to those required by state law. A qualified person with relevant legal or adjudicative experience would be appointed to serve as administrative judge.

Mr. Gordon explained that the administrative judge's decision would be the Town's administrative ruling and that any further statutory appeal would proceed to the Utah Court of Appeals. The Town would bear the cost of the administrative judge, including when an employee's appeal ultimately proved unsuccessful.

Motion: A motion was made by Council Member Cooper and seconded by Council Member Ginsburg to APPROVE the ordinance amending Title 1 of the Hideout Municipal Code to adopt procedures under Utah Code Sections 10-3-1105 and 10-3-1106 for qualifying employee disciplinary appeals, establish an administrative judge, identify exempt positions, and limit appeal rights and remedies as required by state law.

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The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

7. **Presentation and Discussion on Affordable Housing Requirements and Long-Term Affordability Options - Corbin Gordon, Catherine Woltering, and Thomas Eddington.**

This item was heard first as a joint Town Council and Planning Commission work session. No vote or policy decision was scheduled. Mr. Eddington presented an overview of existing and approved residential development. The Town's working data reflected approximately 1,637 platted lots and approximately 935 issued certificates of occupancy. The existing buildout tabulation showed approximately 2,867 approved units, including Silver Meadows. Participants noted that adding approximately 228 Elkhorn units and 12 Wildhorse units would bring the potential approved buildout to roughly 3,100 units. Staff will update the map and door-count data.

Mr. Eddington reported that the Town's existing deed-restricted affordable housing consists of 74 rental units at Deer Mountain Village/Todd Hollow restricted to households at or below 60% of area median income (AMI). The units were developed using Low-Income Housing Tax Credits. Participants requested research concerning ownership, original financing, and the date and terms under which the restrictions may expire, because preserving those units could be an important part of the Town's long-term strategy.

Silver Meadows is approved for 600 residential units, of which approximately 120 units, or 20%, are intended for affordable or workforce housing. The discussion identified approximately 80 units at or below 80% AMI and approximately 40 units at 100% to 120% AMI. The affordable units are required to be delivered proportionally with market-rate phases rather than deferred until the end of the project. The precise rental or ownership model, deed-restriction language, duration, income verification, resale appreciation limits, and employment preferences remain matters for implementation and negotiation.

Participants discussed tying workforce units to persons employed in Hideout, Summit County, or the surrounding service area. Housing workers near planned commercial uses could reduce commuting trips and help local businesses recruit employees. Mr. Eddington also noted that an earlier concept for Deer Springs Phase 8 included approximately 33 to 35 cottage or townhouse units and a small number of affordable units, but that proposal was withdrawn or tabled and never received formal subdivision or site-plan approval.

The presenters distinguished among affordable, moderate-income, attainable, and workforce housing and discussed how AMI varies between Wasatch and Summit Counties. They explained that households at 80% AMI or below are generally treated as moderate-income housing under the state framework discussed at the meeting, while housing at 100% to 120% AMI is more often described as workforce or attainable housing.

The group discussed state moderate-income housing requirements and the population threshold at which additional planning and reporting obligations apply. Hideout is currently below the 5,000-person threshold discussed at the meeting and is not presently required to submit a moderate-income housing plan. Nevertheless, the ongoing General Plan update provides an opportunity to establish voluntary objectives and consider state-listed strategies before the Town reaches that threshold.

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Potential strategies included density or setback incentives, accessory dwelling units, reduced or waived development fees, infrastructure investments, workforce-housing incentives, partnerships with nonprofit housing organizations, use of public or annexed land, and negotiated requirements in future master development agreements and annexations. Financing tools discussed included low-income housing tax credits, tax-exempt or subordinate financing, housing vouchers, public-private partnerships, and a community land trust. Participants emphasized that any affordability restriction should be structured for the long term, potentially 50 to 99 years or longer, rather than expiring shortly after the Town provides incentives.

Council Members discussed the fiscal and community tradeoffs associated with greater density, tax incentives, infrastructure, traffic, road maintenance, law enforcement, and the need for employees to live near the businesses and public services they support. Several participants favored an objective that future affordable-housing commitments be cost-neutral to the Town to the extent possible and adaptable to the circumstances of each development.

Regional coordination was identified as a significant opportunity. Participants suggested working with Park City, Summit County, Wasatch County, Mountainlands Community Housing Trust, Deer Valley and other resorts, and neighboring jurisdictions. Future annexations in areas close to employment centers could provide workforce housing while also generating revenue for the Town.

The Council and Planning Commission also discussed public education and engagement. Some members favored surveys or an open house, while others cautioned that residents should first receive clear information about the housing types, locations, benefits, costs, and financing options. The prior General Plan survey showed mixed views regarding housing choices for a range of incomes. No proposal would place new affordable units within existing approved neighborhoods; the principal opportunities discussed involved future development, annexation, and implementation of already-approved commitments.

By consensus, the Planning Commission will work with Mr. Eddington to develop a memorandum or preliminary set of affordable- and workforce-housing objectives and implementation options for consideration in the General Plan update. The work should address the existing Todd Hollow restrictions, Silver Meadows implementation, future development agreements and annexations, regional partnerships, long-term affordability mechanisms, fiscal impacts, and appropriate public education and participation. Any General Plan recommendation will return through the required Planning Commission and Town Council public-hearing process.

VIII. Public Hearings

1. Discussion and Consideration to Amend the Town of Hideout Fee and Rate Schedule to Add a Civil Penalty for Violation of Hideout Municipal Code Section 7.16.038, Emergency Access Areas; Fire Lanes; Obstruction Prohibited; Penalties.

Mr. Gordon advised that the Town should not adopt the proposed civil penalty until the underlying emergency-access areas were more precisely identified. The County mapping information appeared to designate every Town road as emergency access, which was broader than the intended high-penalty routes. Council Members discussed limiting the enhanced penalties to routes that are specifically mapped and signed as emergency access.

The Council identified the emergency route extending from the north end of Deer Waters, along the eastern edge of the park to Shoreline near the lift station, and then east toward Vantage as a critical secondary means of ingress and egress. Staff was directed to refine the map, definitions, and ordinance language before bringing the penalty schedule back.

The Council also discussed distributing an evacuation map to households after the Comprehensive Emergency Management Plan is finalized. Members noted that the map would provide a useful starting point, but residents must follow the directions of emergency personnel because the appropriate evacuation route will depend on the incident.

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Mayor Severini opened the floor for public comment. No hand was initially visible, and the public-comment portion was closed. A resident then joined after a short electronic delay and asked the Town to confirm that no action would be taken and that the revised definitions and penalty would be returned for another noticed public hearing. The Council agreed that the revised proposal would be re-noticed so the public could comment on the final language.

No action was taken. The proposed fee-schedule amendment was unofficially tabled pending a revised map, narrower definitions, updated language, and possibly a new public hearing.

2. **Presentation, Discussion, and Possible Approval of Fiscal Year 2026 Budget Amendments - Katie Shepley.**

Ms. Shepley presented proposed Fiscal Year 2026 amendments using results through May 31, 2026, with available June information. She stated that the remaining June changes were expected to be minor and would not require another material amendment.

For the General Fund, revenue was approximately $132,000 favorable to budget, primarily because of MIDA development funds and higher property, sales, and energy taxes. This was partly offset by fewer building permits than projected, lower inspection fees, no grant revenue, and lower interest, penalties, fines, and other revenue. Approximately 68 to 69 building permits had been issued compared with a projection of 80.

General Fund expense changes included the legal settlement, salary and administrative costs, soil testing, and capital expenditures for trucks, radar signs, and safety equipment. Those costs were partly offset by lower advisory, communication, legal, engineering, grant, community-development, and debt expenses. Soil testing costs also declined after the Town was able to use GCD equipment.

For the water and sewer enterprise fund, revenue was approximately $48,000 favorable, primarily from usage, standby, and rate-related revenue. Expense increases included JSSD charges, Todd Hollow water-pipe repairs, engineering and master-plan work, salary and administrative costs, and depreciation. Lower repair, maintenance, and supply costs offset part of those increases. Ms. Shepley noted that the Fiscal Year 2027 budget incorporates the known JSSD rate changes.

Ms. Shepley also reviewed the MIDA municipal and development funds and the Class C road fund. The MIDA municipal fund was favorable because the General Fund needed less of the budgeted transfer. The MIDA development fund reflected the legal settlement and related costs. Class C road revenue was favorable because of additional state distributions based on road mileage.

No additional public comments were offered. Council Members had no further questions.

Motion: A motion was made by Council Member Haselton and seconded by Council Member Cooper to approve the Fiscal Year 2026 budget amendments as presented.

The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

IX. Committee Updates

Given the time and the length of the joint affordable-housing work session, the listed Planning Commission and Town committee updates were not presented.

X. Meeting Adjournment

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

The vote on the motion was as follows:

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

The motion passed unanimously among the Council Members present.

The Town Council and Planning Commission Special Meeting and Public Hearings adjourned at approximately 7:26 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: _____

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