HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING
August 13, 2026
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, UT will hold a Regular Meeting at 5:00 PM and Public Hearings at 6:30 PM or soon thereafter, on Thursday, August 13, 2026 in the Town of Hideout Council Room, located at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times described below.

The public may join remotely, attend in-person, and view the open portions of this meeting by connecting to: https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/

Interested parties may join via Zoom:
Meeting URL: https://zoom.us/j/4356594739 | Meeting ID: 435 659 4739 | US: +1 408 638 0986

Regular Meeting
5:00 PM

I. WELCOME

II. CALL TO ORDER

III. ROLL CALL

IV. PLEDGE OF ALLEGIANCE

V. APPROVAL OF COUNCIL MINUTES

1. Approval of the January 08, 2026 Town Council Meeting Minutes
2. Approval of the January 29, 2026 Town Council Meeting Minutes
3. Approval of the March 12, 2026 Town Council Meeting Minutes
4. Approval of the May 06, 2026 Town Council Meeting Minutes
5. Approval of the May 14, 2026 Town Council Meeting Minutes
6. Approval of the June 11, 2026 Town Council Meeting Minutes
7. Approval of the June 30, 2026 Town Council Meeting Minutes
8. Approval of the July 09, 2026 Town Council Meeting Minutes
9. Approval of the July 23, 2026 Town Council Meeting Minutes

VI. POSSIBLE CLOSED EXECUTIVE SESSION

1. Possible Closed Executive Session to discuss pending or reasonably imminent litigation, the character and professional competence or physical or mental health of an individual; deployment of security personnel, devices or systems, the sale or acquisition of real property; and/or another permitted purpose under UCA§52-2-205. (approx.45 mins.)

VII. PUBLIC COMMENT - Three (3) minutes per person.

1. The Public Comment period provides an opportunity for individuals to offer general public comment on items not listed on the agenda. The intent of this period is for the Council to listen to the public; not a dialogue or decision-making period. Comments

regarding items scheduled for a Public Hearing will be taken during the designated hearing.

VIII. MAYORS REPORT

1. The Mayor will provide general updates on current projects, community events, and upcoming calendar items.

IX. AGENDA ITEMS - The Mayor may take agenda items out of order as needed

1. Presentation and Review of the Annual Audit. - Ben Probst - Spencer Hintzie, Gilbert & Stewart (10 min.)
2. Discussion and Presentation of the Annual Fraud Risk Assessment – Ben Probst - Spencer Hintzie, Gilbert & Stewart (10 min.)
3. Presentation and Discussion of the proposed Code Enforcement Process – Stephen Miche, Hideout Public Works (15 mins.)
4. Discussion and Possible Approval of Town Council Rules of Conduct. – Corbin Gordon, Town Attorney (10 mins.)
5. Discussion and Possible Approval of Audio - Visual enhancements for the public meeting room. Mayor Severini (10 mins.)
6. Consideration and authorization for the Mayor to enter into a professional services agreement with Latham Excavation & Services, LLC, for the provision of specified municipal support services. – Dan Allen, Public Works Director
7. Discussion and Possible Approval of the High Water Usage Adjustment Policy (Water Leak) – Corbin Gordon, Town Attorney (10 mins.)
8. Discussion and Possible Approval of a Resolution adopting the Utah State Archives Records Retention Schedule as the Town's official records retention and disposition policy.
9. Discussion and Possible Approval of the Comprehensive Emergency Management Plan (CEMP) for the Town of Hideout. – Mayor Severini (10 mins.)
10. Discussion and possible approval of the Fire Station 56 Contract. - Corbin Gordon, Town Attorney (10 mins.)
11. Hideout 'U' (University) – Council Training - Corbin Gordon, Town Attorney (10 mins.)

X. 6:30 PM PUBLIC HEARINGS

1. Hideout FY27 Budget Amendment. Discussion and Consideration to Approve Resolution 2026-R-XX, Amending the FY27 Budget for Impact fees (Streets, Storm Drain, Sewer, and Water Impact Fees) – K. Shepley, Town Financial Consultant (15 mins.) Following the public hearing, the Council may take action on the resolution.
2. Fees and Rates Schedule modifications.

   Consideration and Possible Adoption of Resolution 2026-R-XX Amending the Hideout Fee and Rate Schedule for proposed modifications and/or increases to parking fees, parking violations, penalty fees, code violations, fines, impact fees, and parking in fire lanes. – C. Gordon, Town Attorney (10 mins.)

   Following the public hearing, the Council may take action on the resolution.

3. Establishment and Possible Adoption of a Pre-Construction Meeting Process for Builders, Including Designation of Appropriate Work-Site Parking – Resolution 2026-R-XX. – C. Gordon, Town Attorney (15 mins.)

   Following the public hearing, the Council may take action to adopt the process and resolution as presented.

XI. COMMITTEE UPDATES

1. Planning Commission - *Thomas Eddington, Town Planner*
2. Infrastructure and Public Safety Advisory Committee (IPSAC) - *Council Members Gunn, and Cooper*
3. Economic Development and Budget Advisory Committee - *Council Member Brady*
4. Community Engagement/Communications Committee - *Mayor Severini and Council Member Ginsberg*
5. Parks, Open Space, and Trails (POST) and Transportation Committee - *Council Member Haselton*
6. Wildfire Committee – *Council Member Gunn and Mayor Severini*

XII. ADJOURNMENT

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above August 13, 2026 Hideout Town Council Meeting Notice & Agenda was posted at the following locations: 1) Hideout Town Hall 2) Town website www.hideoututah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder at 435-659-4739 at least 24 hours prior to the meeting.

Posted August 6, 2026