



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING (RESCHEDULED FROM SEPTEMBER 12, 2024)

September 11, 2024

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Wednesday, September 11, 2024.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting
6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Council Minutes

1. [June 13, 2024 Town Council Special Public Hearing Minutes DRAFT](#)
2. [June 13, 2024 Town Council Meeting Minutes DRAFT](#)
3. [June 28, 2024 Town Council Special Meeting Minutes DRAFT](#)
4. [July 11, 2024 Town Council Meeting Minutes DRAFT](#)

IV. Follow up of Items from Approved Minutes

V. Public Input - Floor open for any attendee to speak on items not listed on the agenda

VI. Agenda Items

1. Presentation by Jay Springer regarding HB 174 contract renewals and HB 476 Municipal land use regulation modifications
2. [Discussion regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 \(the "Elk Horn Springs" Development\) from Mountain \(M\) zone to Neighborhood Mixed Use \(NMU\), Residential 6 \(R6\), and Natural Preservation \(NP\)](#)
3. [Rocky Mountain Power \(PacifiCorp\) Community Engagement Announcement](#)
4. [Discussion and possible approval of Ordinance 2024-O-XX amending Hideout Municipal Code 10.08.18 regarding retaining walls](#)
5. [Discussion and possible approval to adopt Ordinance 2024-O-XX regarding issuing temporary certificates of occupancy for landscaping requirements](#)

VII. Committee Updates

1. Planning Commission -
2. Economic Development Committee - *Council Member Severini*
3. Design Review Committee - *Thomas Eddington*
4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
5. Transportation Committee - *Council Member Haselton*

VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

IX. Meeting Adjournment

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.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail

Hideout, UT 84036

Phone: 435-659-4739

Printed 09/10/2024

File Attachments for Item:

1. June 13, 2024 Town Council Special Public Hearing Minutes DRAFT

1
2
3
4
5
6
7
8
9
10
11

Minutes
Town of Hideout
Special Public Hearing
June 13, 2024

12 The Town Council of Hideout, Wasatch County, Utah met in Special Public Hearing on June 13, 2024 at
13 6:00 pm electronically via Zoom and in the City Council Chambers located at
14 10860 N. Hideout Trail, Hideout, Utah.

15 Special Public Hearing

16 **I. Call to Order and Pledge of Allegiance**

17 Mayor Rubin called the meeting to order at 6:01 pm and explained the meeting was a hybrid
18 meeting held both in person at Hideout Town Hall and electronically via Zoom.

19 **II. Roll Call**

20 **Present:** Mayor Phil Rubin

21 **Attending Remotely:** Council Member Chris Baier
22 Council Member Jonathan Gunn
23 Council Member Carol Haselton
24 Council Member Bob Nadelberg
25 Council Member Ralph Severini

26 **Staff Present:** Recorder for Hideout Alicia Fairbourne

27 **Staff Attending Remotely:** Town Administrator Jan McCosh
28 Assistant Town Attorney Cameron Platt
29 Town Planner Thomas Eddington
30 Financial Consultant Katie Shepley
31 Administrative Assistant Carol Kusterle

32 **Public Present:** None.

33 **Public Attending Remotely:** Wasatch Fire District Assistant Chief Clint Neerings, Wasatch Fire
34 District Battalion Chief/Fire Warden Troy Morgan, Damian Taitano, Scott DuBois, Chase
35 Winder, Larry Eisenfeld, and others who may have logged in using a partial name or using only
36 a phone number.

1 **III. Agenda Items**

2 **1. Public hearing and comments regarding a cost-of-living adjustment increase for executive**
3 **municipal officers related to Ordinance 2024-O-XX**

4 Mayor Rubin explained that the purpose of the meeting was to gather comments on the proposed
5 cost of living adjustment (COLA) increase for executive municipal officers, as mandated by a
6 new state law, SB 91. The law required municipalities to hold a public hearing before adopting
7 compensation increases for executive officers.

8 Mayor Rubin outlined that the proposed 4% COLA increase would apply to the City
9 Administrator and the Director of Public Works, effective July 1, with the new fiscal year. Council
10 Member Baier inquired about the number of executive municipal officer positions in the Town,
11 which Mayor Rubin confirmed as two.

12 There being no further questions from Council, Mayor Rubin opened the floor to receive public
13 comment at 6:07 pm. There were no comments received. Mayor Rubin then closed the floor at
14 6:08 pm.

15 **IV. Meeting Adjournment**

16 Mayor Rubin concluded the hearing and asked for a motion to adjourn the meeting to transition
17 to the regular council meeting.

18 ***Motion: Council Member Nadelberg moved to adjourn the Special Public Hearing meeting.***
19 ***Council Member Haselton made the second. Voting Yes: Council Member Baier, Council***
20 ***Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member***
21 ***Severini. There were none opposed. The motion carried.***

22 The meeting adjourned at 6:09 pm.

23
24
25
26
27
28
29

Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

2. June 13, 2024 Town Council Meeting Minutes DRAFT

1
2
3
4
5
6
7

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearings
June 13, 2024

8 The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearings on
9 June 13, 2024 at 6:00 pm electronically via Zoom and in the City Council Chambers located at
10 10860 N. Hideout Trail, Hideout, Utah.
11

12 Regular Meeting and Public Hearings

13 **I. Call to Order and Pledge of Allegiance**

14 Mayor Rubin called the meeting to order at 6:11 pm and explained the meeting was a hybrid
15 meeting held both in person and electronically via Zoom.

16 **II. Roll Call**

17 **Present:** Mayor Phil Rubin

18 **Attending Remotely:** Council Member Chris Baier
19 Council Member Jonathan Gunn
20 Council Member Carol Haselton
21 Council Member Bob Nadelberg
22 Council Member Ralph Severini
23

24 **Staff Present:** Recorder for Hideout Alicia Fairbourne

25
26 **Staff Attending Remotely:** Town Administrator Jan McCosh
27 Assistant Town Attorney Cameron Platt
28 Town Planner Thomas Eddington
29 Financial Consultant Katie Shepley
30 Administrative Assistant Carol Kusterle
31

32 **Public Present:** None.

33 **Public Attending Remotely:** Wasatch Fire District Assistant Chief Clint Neerings, Wasatch Fire
34 District Battalion Chief/Fire Warden Troy Morgan, Damian Taitano, Scott DuBois, Chase
35 Winder, Larry Eisenfeld, and others who may have logged in using a partial name or using only
36 a phone number.

37
38 Mayor Rubin reordered the agenda to prioritize guest speakers, allowing them to present at the
39 beginning of the meeting instead of following the originally posted schedule.
40
41
42

1 **I. Agenda Items:**

2 **1. Presentation of wildfire outlook report**

3 Wasatch Fire District Battalion Chief/Fire Warden Troy Morgan discussed the wildfire outlook
 4 report for 2024, highlighting the impact of recent good winters that have alleviated drought
 5 conditions but also increased vegetation growth, raising wildfire risks. He predicted potential for
 6 larger fires in late August or early September if monsoonal moisture was insufficient. Assistant
 7 Chief Clint Neerings then discussed the need for continued fireworks restrictions within Town
 8 limits due to wildfire concerns, particularly in high-risk areas near Jordanelle Reservoir. Council
 9 expressed support for maintaining current restrictions and discussed coordinating enforcement
 10 efforts with the Wasatch County Sheriff's Office and Hideout Public Works staff. Council
 11 Member Baier confirmed previous discussions with the Sheriff about increased patrols during
 12 holidays, and Mayor Rubin committed to ensuring law enforcement was present. The Council
 13 agreed to move forward with approving the necessary resolution for fireworks restrictions during
 14 the July holidays. Council Member Haselton emphasized the need for patrol specifically in the
 15 Ross Creek parking lot area to prevent the discharge of fireworks. Chief Neerings acknowledged
 16 the support from Council and noted the fireworks resolution was needed if there were costs
 17 associated from damage caused by illegal fireworks. Council expressed appreciation for the Fire
 18 District's efforts.

19 **2. Discussion and possible adoption of Resolution 2024-R-08 regarding the restriction of**
 20 **fireworks for the 2024 season**

21 Mayor Rubin presented the proposed Resolution 2024-R-08, which aimed to restrict the discharge
 22 of Class C fireworks in all areas of Hideout, citing historical hazard conditions over the past five
 23 years due to extreme flammability in mountainous, brush-covered, forest-covered, and dry grass-
 24 covered areas. Mayor Rubin requested a motion for its adoption.

25 *Motion: Council Member Gunn moved to approve Resolution 2024-R-08 restricting the*
 26 *discharge of Class C fireworks during the 2024 holiday season. Council Member Baier made*
 27 *the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member*
 28 *Haselton, Council Member Nadelberg, and Council Member Severini. There were none*
 29 *opposed. The motion carried.*

30 **III. Approval of Council Minutes**

31 **1. April 11, 2024 Town Council Meeting Minutes DRAFT**

32 Council Member Haselton noted two typo corrections needed on pages 2 and 10.

33 *Motion: Council Member Severini moved to approve the April 11, 2024 Town Council*
 34 *Meeting Minutes with the two noted corrections. Council Member Baier made the second.*
 35 *Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and*
 36 *Council Member Severini. Abstaining from Voting: Council Member Nadelberg. There were*
 37 *none opposed. The motion carried.*

38 **IV. Follow up of Items from Approved Minutes**

39 Council Member Severini highlighted the need for regular reports from the Town's internet
 40 providers, and suggested biannual updates to monitor service reliability.

1 Mayor Rubin provided updates on speed control measures, including the installation of speed
2 signs on Longview Drive and Shoreline Drive, a new street light at the entrance, and additional
3 warning signs around the roundabout. He also mentioned that solar flashing lights had been added
4 to several "go slow" signs.

5 Council Member Severini inquired about resident feedback on these measures, with Mayor Rubin
6 noting the lack of new complaints as a positive sign. Council Member Gunn and Council Member
7 Baier shared positive feedback from residents regarding the new speed signs.

8 Council Member Severini also asked about code enforcement progress, with Mayor Rubin
9 reporting that efforts were ongoing, particularly in the problematic area of Soaring Hawk, and
10 that increased fines were encouraging compliance.

11 Finally, Council Member Severini asked for an update on the Request for Proposal (RFP)
12 regarding the public relations process, which Mayor Rubin said would be covered in the next
13 year's budget discussion, noting that some funds had been allocated for this purpose in the
14 preliminary budget for Fiscal Year (FY) 2024-2025.

15 Council Member Haselton raised a concern regarding Comcast's promise to provide a map of
16 planned line and post installations, which was expected at the May meeting but had not been
17 received. Mayor Rubin confirmed that Comcast had not responded or provided the requested
18 information. He mentioned that Town Attorney Polly McLean had attempted to follow up with
19 Comcast, but there had been no reply, suggesting that Comcast might have either abandoned the
20 project or not yet addressed it.

21 Mayor Rubin also mentioned that Rocky Mountain Power would be conducting pole upgrades
22 and burying some lines as part of their fire control plans. He noted that this work was permitted
23 and would improve the visual impact in certain areas.

24 **V. Public Hearing Items:**

25 **1. Discussion and possible approval of the amendments to the Town Budget for the Fiscal Year** 26 **2023-2024**

27 Mayor Rubin initiated the discussion on the amendments to the Town Budget for the Fiscal Year
28 2023-2024, emphasizing the necessity of revising the budget to align it more accurately with the
29 actual financial performance of the year. Financial Consultant Katie Shepley provided a detailed
30 overview of the budget adjustments. She highlighted that the initial projected loss of \$389,000
31 was revised to a loss of \$118,000, with a favorable variance of \$270,000 expected. She noted that
32 while total taxes were favorable, there was a significant shortfall in license and permits revenue
33 due to fewer building permits and subdivision activities than anticipated. However, this was offset
34 by reduced expenditures in professional services, mainly legal fees and engineering costs.

35 Ms. Shepley further explained the favorable variances in salaries due to delayed hiring and
36 reallocation of public works personnel expenses. She addressed the Enterprise Fund, noting a
37 \$79,000 favorable variance primarily due to higher standby water fees and lower sewer and water
38 repair expenses.

39 Council Member Severini expressed concerns about the Transient Room Tax and suggested
40 improving collection methods, possibly by studying how other municipalities manage it. Ms.
41 Shepley acknowledged that there may be discrepancies in the collection of Transient Room Taxes

1 and mentioned efforts should be taken to enhance tracking and collection. Ms. McCosh offered
2 to seek methods used by Park City and report back to Council.

3 Council Member Severini also inquired about the projected economic upturn and building permit
4 revenues, which Ms. Shepley addressed by noting current building permit numbers and the
5 potential impact of interest rates on future permits. Additionally, Council Member Severini asked
6 about a significant increase in IT expenses. Ms. Shepley and Mayor Rubin explained that these
7 expenses were related to a new software program for the Public Works staff and enhanced security
8 measures to protect against cyber threats.

9 There being no further questions from Council, Mayor Rubin opened the floor for public input at
10 7:01 pm.

11 *Damian Taitano* inquired about the hiring of a new Town Engineer and the responsibilities of the
12 position, expressing concern about communication and availability for discussions of building
13 permits. Mayor Rubin confirmed that the job description was posted publicly and assured Mr.
14 Taitano that the new Engineer would handle permitting for subdivisions and individual homes,
15 thus improving communication. Mr. Taitano appreciated the clarification and the assurance that
16 the role would be filled soon.

17 There being no further questions, Mayor Rubin closed the floor at 7:04 pm and asked for a motion
18 to adopt the resolution.

19 ***Motion: Council Member Severini moved to adopt Resolution 2024-R-06 amending the Fiscal***
20 ***Year 2023-2024 Hideout Budget. Council Member Nadelberg made the second. Voting Yes:***
21 ***Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member***
22 ***Nadelberg, and Council Member Severini. There were none opposed. The motion carried.***

23 **2. Discussion and possible approval of an amendment to lot R-3 of Hideout Canyon Phase 8**
24 **(parcel number 00-0020-8717) to relocate the twenty foot (20') wide limited common area**
25 **for the driveway**

26 Town Planner Thomas Eddington presented an overview of an amendment to lot R-3 of Hideout
27 Canyon Phase 8, which involved relocating the 20-foot-wide limited common area for the
28 driveway. He noted the project originally came before the Planning Commission in November
29 2021 but was reheard and approved more recently in May 2024. He explained that the intersection
30 near Reflection Lane was built over a lot instead of within the public right-of-way, leading to the
31 need for this amendment. The amendment's goal was to move the driveway to a more typical side
32 location rather than the center of the lot.

33 Mr. Eddington highlighted several conditions for the amendment, which included review and
34 approval by the Homeowners Association (HOA) Design Review Committee, ensuring the slope
35 did not exceed 10% unless approved by the Town Engineer, and confirming no utilities were
36 impacted. Additionally, conditions requested by the Community Preservation Association were
37 incorporated into the resolution.

38 Council Member Severini clarified that HOA approval would still be required post-Council
39 approval. Mayor Rubin confirmed that the HOA had been contacted and was aware of the
40 proposal.

41 Chase Winder, the applicant, explained the amendment was intended to improve safety for his
42 children by keeping the driveway further from the intersection of the adjacent lot. Being a current

1 Hideout Planning Commission member, he noted he had recused himself from the Planning
2 Commission's decision on this matter but requested the Council's support for the amendment.

3 There were no questions or comments from Council. Mayor Rubin opened the floor for public
4 input at 7:13 pm, but no comments were made. The public input was then closed at 7:14 pm, and
5 a motion was requested to approve the resolution for the subdivision amendment as described.

6 ***Motion: Council Member Haselton moved to approve Resolution 2024-R-07, amending Lot***
7 ***R-3 in the Hideout Canyon Subdivision Phase 8 to relocate the twenty-foot-wide driveway.***
8 ***Council Member Gunn made the second. Voting Yes: Council Member Baier, Council***
9 ***Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member***
10 ***Severini. There were none opposed. The motion carried.***

11 Following the approval of the amendment to relocate the driveway in Hideout Canyon Phase 8,
12 Council Member Baier sought clarification regarding the status of Reflection Lane, which had
13 not been built according to the approved plat. Reflection Lane was built directly across from lot
14 R-3 and now bisected lot 6, deviating from the platted right-of-way.

15 Mayor Rubin explained that the roadway was constructed using lot 6 as a tie point and mentioned
16 that several changes, including the conversion of a hammerhead to a circle and vice versa, needed
17 to be reflected in revised drawings. The development team was expected to submit the corrected
18 plats. Mr. Eddington added that a recorded easement currently allowed access through lot 6, but
19 final corrections were pending.

20 Council Member Baier expressed concern about the potential impact on homeowners due to the
21 misalignment of Reflection Lane. Mayor Rubin assured that only properties adjacent to lot 6 were
22 affected, and those not connecting to lot 6 could proceed with approval.

23 Scott DuBois, legal counsel representing Mustang Development, interjected, emphasizing the
24 need to focus on the agenda item of the driveway relocation. He noted that Reflection Lane's
25 construction details were not directly relevant to the current discussion. Mr. DuBois clarified that
26 Mustang Development did not own lot 6 and highlighted the existence of a recorded easement.

27 Council Member Baier acknowledged Mr. DuBois' points but stressed the importance of
28 addressing broader planning concerns presented in the staff report. Hideout Assistant Attorney
29 Cameron Platt supported Council Member Baier's stance, asserting the Council's right to discuss
30 any pertinent issues during the meeting. Mr. DuBois explained it was not his intent to guide the
31 Council on what they could or could not discuss and concluded by expressing appreciation for
32 the opportunity to comment.

33 **3. Discussion and possible approval for amendments to Hideout Municipal Code Chapter**
34 **10.08, including, but not limited to, placement of hot tubs as in 10.08.08.15**

35 Mr. Eddington outlined the proposed revisions to clarify the zoning ordinance adopted in
36 February 2024. The amendments aimed to address the issue of hot tubs being located in front
37 yards, particularly on decks, which the current language did not adequately cover.

38 Mr. Eddington proposed that hot tubs should be allowed on upper-story decks or balconies
39 integral to the building's architecture, provided they meet structural standards. He also suggested
40 a minimum five-foot setback from all side and rear yards for hot tubs, swim spas, and pools,
41 allowing for more flexibility due to the small size of some rear yards in the community.

1 Mayor Rubin inquired if the ordinance should explicitly state that decks must be designed to
2 support the load of hot tubs, to which Mr. Eddington replied that such requirements were already
3 covered by International Building Code (IBC) standards. However, to ensure clarity, it was agreed
4 that the ordinance would include explicit language about structural standards for decks supporting
5 hot tubs.

6 Council Member Severini suggested modifying the setback language to reflect a percentage of
7 the required setback, proposing that hot tubs should not exceed more than 50% of the side or rear
8 yard setback. Mr. Eddington agreed to incorporate this suggestion, ensuring a minimum of five
9 feet or 50% of the setback, whichever was greater.

10 Council Member Gunn emphasized the importance of allowing hot tubs on second-story
11 balconies, noting several existing examples in the Deer Springs community and the potential for
12 future installations. The Council agreed that reasonable regulation should not limit homeowners'
13 enjoyment of their properties.

14 Discussion ensued, and the revised ordinance language was agreed upon, including the new
15 setback guidelines and structural requirements for decks. Mayor Rubin confirmed that Mr.
16 Eddington would finalize the notes and submit the revised language to the City Recorder.

17 Mayor Rubin then opened the floor for public comment at 7:34 pm.

18 *Damian Taitano* proposed that the Council consider requiring a permit for placing a spa on
19 second-floor decks. He highlighted the significant weight of water in spas and the potential risk
20 if decks were not properly engineered to support them. Mayor Rubin asked Mr. Platt for input on
21 whether other jurisdictions have similar permit requirements. Mr. Platt acknowledged that while
22 he had not encountered this specific issue before, Mr. Taitano's point was valid, and procedural
23 verification would only occur after installation or failure.

24 Mr. Eddington agreed to research this further, noting that some neighboring communities might
25 require such permits due to the structural implications. Mayor Rubin suggested that Mr.
26 Eddington take this up with the Planning Commission and return with recommendations. Mayor
27 Rubin concluded that this potential permit requirement should not delay adopting the current
28 ordinance amendments, which could be modified later if necessary. The Council agreed to
29 proceed with the adoption and revisit the permit issue based on Mr. Eddington's findings.

30 *Larry Eisenfeld* raised a concern about setbacks for properties where the lot line ended at the back
31 of the home, particularly for duplexes or townhouses with common areas. Mayor Rubin and Mr.
32 Eddington agreed that placing a hot tub in a common area would require HOA approval. Mr.
33 Eisenfeld pointed out that in his case, the common area included the setback, which complicated
34 adherence to the five-foot setback rule from his lot line. Mayor Rubin acknowledged the
35 complexity and suggested not rushing to amend the language.

36 Mr. Eddington agreed that more time was needed to research and propose appropriate language.
37 Mayor Rubin recommended deferring the discussion and approval of the amendments to a later
38 date, specifically to the next month's meeting, to ensure the ordinance would adequately address
39 the varying property types and their setbacks. The Council agreed to defer the decision and revisit
40 it with a more thorough understanding of the specific lot lines and setbacks.

41 There being no further public comments, Mayor Rubin closed public input at 7:43 pm and asked
42 for a motion to continue the item.

1 *Motion: Council Member Nadelberg moved to continue the discussion and public hearing to*
 2 *a date certain of July 11, 2024 at 6:00 pm. Council Member Gunn made the second. Voting*
 3 *Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council*
 4 *Member Nadelberg, and Council Member Severini. There were none opposed. The motion*
 5 *carried.*

6 Council Member Haselton raised a question about existing hot tubs that were right up to the lot
 7 line. Mayor Rubin and Mr. Eddington confirmed that the current code would grandfather in
 8 existing hot tubs that met the previous regulations, even if they did not meet the new proposed
 9 setbacks. Mr. Eddington mentioned the possibility of adding a sunset clause if the Council wanted
 10 to limit how long existing non-compliant hot tubs could remain.

11 **VI. Public Input - Floor open for any attendee to speak on items not listed on the agenda**

12 At 7:45 pm, Mayor Rubin opened the floor for any members of the public wishing to speak on
 13 items not listed on the agenda.

14 *Council Member Chris Baier* raised a concern about an increasing marmot problem, mentioning
 15 the personal expense of trapping them. Council Member Baier highlighted the difficulty in dealing
 16 with marmots burrowing in rock walls near homes and questioned the municipality's role in
 17 managing this nuisance. Mr. Platt responded that while the municipality typically handled issues
 18 related to deer, regulating marmots would be more complex and usually the responsibility fell
 19 between property owners. Mayor Rubin agreed to investigate if neighboring areas or the county
 20 had measures for such issues and acknowledged the broader challenges of living on the wildland-
 21 urban interface. Council Member Baier noted dealing with other pests but emphasized the
 22 pressing nature of the marmot issue. Mayor Rubin asked Mr. Platt to explore potential solutions,
 23 acknowledging the validity of the concern.

24 There being no further comments, Mayor Rubin closed public input at 7:53 pm. and continued
 25 back to the regularly scheduled agenda.

26 **Agenda Items cont.**

27 **3. Announcement of the Hideout Summer Concert and Silent Auction to benefit Station 56**

28 Mayor Rubin announced the Hideout Summer Concert and Silent Auction to benefit the
 29 temporary Hideout Fire Station 56. Town Administrator Jan McCosh detailed the event, set for
 30 June 21, with food trucks and a silent auction organized by the Community Engagement
 31 Committee. The concert was expected to accommodate around 300 people, though only 40 tickets
 32 had been sold so far. Mayor Rubin encouraged more ticket sales and emphasized the importance
 33 of community support.

34 Council Member Gunn mentioned that Engine 56 and its crew were planning to attend, offering
 35 tours of the fire engine. Administrative Assistant Carol Kusterle updated that a second email blast
 36 was sent to property owners and efforts were underway to inform surrounding HOAs. She asked
 37 Council Member Haselton for contacts in the Park City newcomers' group to help disseminate
 38 information. Council Member Haselton agreed to provide these contacts.

39 Council Member Baier inquired about details of the silent auction. Council Member Gunn
 40 explained that Community Engagement Committee members Valeree Quebedeaux and Sheri
 41 Jacobs were organizing it, with more information expected after a meeting on Monday. Council
 42 Member Baier highlighted the importance of promoting the auction to encourage participation

1 and fundraising. Mayor Rubin acknowledged the importance of having attractive auction items
2 and ensuring community engagement.

3 **4. Discussion and possible approval of Ordinance # 2024-O-06 regarding executive municipal**
4 **officer salary increases**

5 Mayor Rubin introduced the discussion and possible approval of Ordinance #2024-O-06
6 regarding executive municipal officer salary increases, which was discussed during a separate
7 public hearing prior to this meeting. The ordinance proposed a four percent (4%) cost of living
8 increase for the City Administrator and the Director of Public Works. Mayor Rubin reiterated that
9 this topic had been previously discussed and that the proposed increase was already accounted
10 for in the budget. Mayor Rubin then sought a motion to approve the ordinance.

11 *Motion: Council Member Nadelberg moved to approve Ordinance 2024-O-06 setting the*
12 *compensation of statutory officers. Council Member Severini made the second. Voting Yes:*
13 *Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member*
14 *Nadelberg, and Council Member Severini. There were none opposed. The motion carried.*

15 **5. Discussion and consideration of adopting Ordinance 2024-O-XX amending sections of the**
16 **Hideout code updating sections in Chapter 1.16 Purchasing**

17 Mayor Rubin introduced the proposal of the changes to Hideout Municipal Code Chapter 1.16
18 Purchasing. He noted the ordinance had been tabled in previous meetings and asked Mr. Platt to
19 provide an overview.

20 Mr. Platt explained that the proposed ordinance sought to update purchasing thresholds due to
21 inflation and the lapse of time since the last update. The changes included increasing the amounts
22 that required different levels of approval, estimates, or closed bids. Recommendations were
23 included in the staff report, and the Council's input was sought to finalize the amounts.

24 Mayor Rubin highlighted specific proposed changes, such as raising the Town Clerk/Recorder's
25 purchasing limit to \$5,000, increasing the Town Engineer's limit to \$25,000, the Mayor's to
26 \$50,000, and requiring Town Council approval for anything above \$50,000. These adjustments
27 aimed to streamline operations and reduce the need for frequent approvals for routine expenses.

28 Council Member Baier expressed concerns about the high limits, suggesting that \$50,000 seemed
29 excessive for a small municipality. She advocated for possibly lowering the threshold to \$25,000,
30 arguing that special meetings could be convened for urgent, high-cost purchases. Mayor Rubin
31 clarified that emergency purchases for health and safety could be authorized by the Mayor, citing
32 a past example involving snow removal equipment.

33 Further discussion ensued among Council Members, with Council Member Severini and others
34 questioning the adequacy of current oversight mechanisms and the potential impact of the
35 proposed changes. They emphasized the need for proper checks and balances to prevent budget
36 overruns. Council Member Gunn proposed additional safeguards, such as requiring a not-to-
37 exceed price for contracts above a certain amount and giving the Town Administrator contract
38 oversight authority for substantial contracts.

39 Mr. Platt reassured Council that all purchases would still be within the approved budget, and
40 detailed expenditures would continue to be reviewed monthly. He clarified that the ordinance

1 focused on equipment and software purchases rather than service contracts, which were
2 negotiated separately and disclosed publicly.

3 Council Member Severini echoed the sentiments of previous speakers, agreeing with the points
4 raised by Council Members Gunn and Baier regarding the financial details. Council Member
5 Severini expressed a need for more comprehensive data on the impact of the proposed changes,
6 particularly in terms of the number and nature of purchases affected. He indicated that without
7 this data, he was hesitant to fully support the proposal. He pointed out the differing financial
8 thresholds for various municipal budgets and noted the importance of maintaining diligent
9 oversight of Town expenditures.

10 Council Member Severini also raised concerns about the definitions and implications of
11 purchasing from a single source in "good faith" and what that entailed at a Town level. He
12 questioned the latitude and guardrails around this definition and other purchasing practices such
13 as public auctions. While generally supportive of expanding purchase authority to expedite
14 processes, he emphasized the need for judicious oversight and adherence to legal frameworks,
15 including RFP contract negotiations. He concluded by seeking assurance from Mr. Platt that the
16 proposed changes would not circumvent existing contract procedures.

17 The Council Members agreed on the need to balance operational efficiency with fiscal oversight.
18 Council Member Severini expressed a desire for more quantitative data to assess the impact of
19 the proposed changes.

20 Mr. Platt suggested creating a table that listed the various spending levels and the number of
21 purchases made by the Town at each level, providing insight into the staff's spending needs.

22 Council Member Gunn further suggested a revision to Section 1.16.070 Prohibited Acts and
23 Activities, to replace the term "substantial interest" with "any interest" to ensure full transparency.
24 He emphasized that any interest in a purchase should be disclosed upfront, rather than determining
25 what constituted a substantial interest. Mr. Platt agreed and suggested that the state ethics and
26 conflict of interest language could be adopted to cover this. Mayor Rubin concurred, noting that
27 the Town had an ethics policy in place requiring self-disclosure of conflicts. Mayor Rubin
28 requested Mr. Platt to make a note of this proposed change to avoid conflicts between ordinances.

29 Ultimately, the consensus was to refine the ordinance language and gather additional data before
30 making a final decision, ensuring that the proposed updates would streamline operations while
31 maintaining robust fiscal oversight.

32 **6. Presentation of Fraud Risk**

33 Ms. McCosh presented the annual fraud risk assessment required each year by the state. She
34 reported that the Town was currently at a low risk for fraud, thanks to various effective measures
35 and mitigating controls, including efforts from Ms. Shepley and training conducted by Mr. Platt
36 with the staff.

37 Mayor Rubin added that the main gaps in the assessment were due to the absence of internal
38 auditors and an audit committee, as the Town's size did not justify such resources. The Town
39 relied on an external licensed auditor for state audits and third-party support for certified financial
40 services. The former treasurer was a Certified Public Accountant (CPA), but the Town currently
41 lacks that designation in-house, contributing to the Town's rating of low risk instead of very low
42 risk.

1 Ms. McCosh mentioned that the Town was continually seeking improvements, including possibly
2 hiring a treasurer with a CPA designation to gain additional points in the assessment.

3 Mayor Rubin concluded by noting the progress made in reducing fraud risk over the years and
4 thanked the staff for their efforts. The presentation was for informational purposes, with no
5 immediate action required from the council unless they had further suggestions.

6 **7. Discussion of the Hideout Coalition**

7 Ms. McCosh provided an update on efforts to enhance communication with the affordable
8 housing community in Hideout. She had reached out to various members in Wasatch County,
9 leading to the formation of the Hideout Coalition. The first meeting, described as a "storming and
10 forming" session, included nine participants who discussed ways to promote health and well-
11 being for all residents in the Hideout community. Trudy Barrett from Wasatch Behavioral Health
12 would lead the coalition. The group met for the first time last month and was scheduled to meet
13 again next week. The goal was to integrate the communities and increase involvement from the
14 Deer Mountain Affordable community.

15 Mayor Rubin acknowledged the previous discussions about improving engagement with the
16 affordable housing community and commended Ms. McCosh for her efforts. He expressed
17 anticipation for the outcomes of the coalition's work. No questions were raised for Ms. McCosh
18 following the update.

19 **8. Authorization for the Mayor to enter into a contract with Hansen, Allen, and Luce (HAL)** 20 **Engineering for engineering services to the Town**

21 Mayor Rubin introduced the agenda item to authorize a contract with Hansen, Allen, and Luce
22 (HAL) Engineering for providing engineering services to the Town. He explained that this
23 followed previous discussions and aligned with the need to diversify engineering service
24 providers based on specific skill sets. Although the Town had initially contracted with other firms,
25 HAL was identified later and deemed a good fit due to their impressive capabilities and favorable
26 rates.

27 Mayor Rubin highlighted that while the Town has had a longstanding relationship with Ardurra,
28 transitioning to HAL Engineering would maintain the same level of skill and knowledge or better,
29 at a lower cost. The existing contract language, reviewed by both parties' legal teams, mirrors that
30 of previous contracts with other service providers. He assured Council that HAL would avoid
31 redundant billing by only involving the necessary personnel for each project.

32 Council Member Gunn expressed concerns about ensuring transparency and detailed billing,
33 asking for specific descriptions of services provided, by whom, and on what dates. Mayor Rubin
34 acknowledged the validity of this request, confirming that detailed records have always been
35 maintained and can be accessed upon request. However, he agreed to incorporate this requirement
36 explicitly into the contract to ensure clarity.

37 Mr. Platt added that HAL's response to the Town's request for qualifications already included
38 commitments to detailed hourly and daily billing, which were part of the contract's exhibits.
39 Council Member Severini concurred with Council Member Gunn's concerns, asking for clarity
40 on how billing increments were recorded. Mayor Rubin and Mr. Platt agreed to add language to
41 the contract to include detailed billing.

1 Council Member Severini raised additional questions regarding the transition from the current
2 engineering service provider to HAL Engineering, focusing on the costs and processes associated
3 with the transition. Mayor Rubin explained that there would be a two-week overlap with the
4 current provider, involving about thirty hours of work to ensure a smooth handover, managed
5 within existing Town overhead costs. Additional work, estimated at four to eight hours, might be
6 required to address any gaps that arise during the transition.

7 Council Member Severini then inquired about the adequacy of insurance coverage specified in
8 the contract, expressing concerns about social inflation driving up claim costs. He suggested the
9 current coverage limits might be insufficient and recommended assessing the adequacy of the
10 coverage in light of rising costs and risks. Mr. Platt explained that the specified amounts were
11 based on previous contracts and that there was a state minimum, though he was unsure of the
12 exact figure. He assured Council that the contractors' indemnity clause would protect the Town
13 from liabilities due to the contractors' actions, but acknowledged the need to evaluate if the current
14 limits provided sufficient protection.

15 Mayor Rubin noted that while the Town was covered by state insurance, additional coverage
16 might be necessary for specific areas. He proposed addressing this issue separately from the
17 current contract approval process. Council Member Severini agreed but emphasized the
18 importance of ensuring adequate coverage.

19 After discussing the concerns, including the detailed billing requirements and the insurance
20 coverage, Mayor Rubin requested a motion to authorize the contract with HAL Engineering, with
21 the inclusion of the amendment for detailed billing as discussed.

22 *Motion: Council Member Nadelberg moved to authorize the Mayor to execute the contract*
23 *with HAL Engineering for engineering services for the Town, with the inclusion of the*
24 *amendment for detailed billing as discussed. Council Member Severini made the second.*
25 *Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton,*
26 *Council Member Nadelberg, and Council Member Severini. There were none opposed. The*
27 *motion carried.*

28 **9. Consideration and possible approval of a statement by the Town Council regarding density** 29 **under the Hideout Master Development Agreement**

30 Mayor Rubin explained the need for the Town Council to formally approve a statement regarding
31 density under the Hideout Master Development Agreement (MDA). He provided background on
32 the issue, noting that the Town had previously submitted a letter, authored by the Town Attorney,
33 clarifying their interpretation of the MDA's density provisions. However, in a recent legal case, a
34 judge indicated that because the letter did not come from the Mayor or reflect the Town Council's
35 official position, it lacked the necessary weight.

36 To rectify this, Mayor Rubin proposed that the Town Council publicly ratify the letter to solidify
37 their stance as a formal position of the Town. He clarified that this action was to ensure the court
38 acknowledged the letter as representing the Town's official interpretation. Mayor Rubin
39 emphasized that no changes had been made to the content of the letter since its original submission
40 in August 2021; the current action was solely to ratify it in a public meeting.

41 Mr. Platt confirmed the Mayor's explanation, stating that the Council's ratification would make
42 the letter an official public record and reflect the Town Council's position rather than just an
43 attorney's opinion.

1 Mayor Rubin requested a motion to ratify the language in the letter, specifically to formally ratify
 2 the letter dated August 4, 2021, from Attorney Polly McLean, and disavow the analysis of the
 3 staff reports regarding Shoreline Phase III. (*Clerk's note: The letter referenced is included in the*
 4 *meeting materials.*)

5 ***Motion: Council Member Gunn moved to formally ratify the letter dated August 4, 2021 from***
 6 ***Town Attorney Polly McLean, and disavow the analysis in Town Planner Thomas***
 7 ***Eddington's staff reports regarding Shoreline Phase III. Council Member Haselton made the***
 8 ***second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member***
 9 ***Haselton, Council Member Nadelberg, and Council Member Severini. There were none***
 10 ***opposed. The motion carried.***

11 **10. Fire Station 56 update**

12 Council Member Gunn provided an update on Fire Station 56, emphasizing its significance due
 13 to current fire and emergency medical services (EMS) coming from across the Jordanelle. The
 14 project, initiated nine months ago by Mayor Rubin and Chief Eric Hales, had faced challenges
 15 but had successfully established a temporary station at the intersection of Deep Water and
 16 Recreation Drive in Hideout. This station would serve both Hideout and the greater SR-248
 17 corridor.

18 The station would be staffed by advanced Emergency Medical Technicians (EMTs) trained as
 19 firefighters and equipped with Engine 56, an attack fire engine with comprehensive emergency
 20 medical, firefighting, and extrication equipment. The new station was expected to reduce response
 21 times by eight to twelve minutes, a critical improvement for fire and EMS outcomes.
 22 Additionally, being within five road miles of a fully operational fire station was likely to lower
 23 the Town's risk class for insurance purposes.

24 Despite the lack of budgeted funds, Mayor Rubin proceeded with the project, with the Town
 25 covering site exploration, selection, and engineering costs, while the fire department provided
 26 equipment, structures, and staffing. To recoup these funds, a fundraising effort was launched with
 27 a goal of \$200,000. So far, approximately \$95,000 had been raised, including a \$10,000 pledge
 28 from Rocky Mountain Power and an additional \$50,000 contribution.

29 Fundraising efforts continued with events such as a Town concert on June 21, where Engine 56
 30 would be present (barring any emergencies), and donors could receive a Wasatch County Fire
 31 Department supporter T-shirt for specific dollar amount contributions which were yet to be
 32 determined. Further fundraising plans included outreach to local HOAs and businesses, a Talisker
 33 HOA event on July 6, and a chili cook-off in the fall. All donations were tax-deductible, and
 34 contributions could be made via the Town's website.

35 Mayor Rubin and Council Member Gunn expressed confidence in reaching their fundraising goal
 36 and gratitude for the community's support, noting the significant impact the new station would
 37 have on public safety by reducing response times.

38 **VII. Committee Updates**

39 **1. Planning Commission - Planning Commissioner Chase Winder**

40 Planning Commissioner Chase Winder provided several updates from the Planning Commission.
 41 Tim Schoen would present an updated concept plan for Hideout Pointe, now renamed Wild Horse,

1 featuring a mixed-use development between Klaim and the Woolf property. This development
 2 would include commercial areas along SR-248 and single-family residences on the hillside, with
 3 considerations for accessibility in coordination with the Wasatch Fire Department due to its
 4 proximity to the future permanent fire station.

5 The Planning Commission would also review updated code language regarding recreational
 6 vehicles (RVs), although it was not yet ready for presentation. Additionally, Ty Frisbee's concept
 7 for Hideout Point (without an E), a boat storage area near the Ross Creek entrance, may be
 8 discussed if it was ready for review.

9 The next Planning Commission meeting was scheduled for June 18 at 6:00 pm. Mayor Rubin
 10 expressed appreciation for the collaborative efforts, particularly Ty Frisbee's work aligning his
 11 project with the Ross Creek entrance project. The commercial and restaurant potential of the
 12 property across SR-248 by Klaim was highlighted as a positive development for the community.

13 **2. Economic Development Committee - Council Member Severini**

14 Council Member Severini provided an update on the Economic Development Committee's
 15 activities. The Salzman property discussions were ongoing, with a new agreement for regular bi-
 16 weekly meetings to address updates, critical issues, obstacles, and vision. These discussions were
 17 expected to be productive due to the cooperative attitude of the involved parties.

18 The Committee was also focusing on the Ross Creek area and has received new information from
 19 Steve Coleman and Henry Sigg regarding the Coleman project on the other side of the Jordanelle
 20 reservoir. This project included changes such as the addition of "man caves," and a pro forma
 21 spreadsheet which had been provided to the Committee was currently under analysis by Rob Sant.

22 Additionally, Ms. McCosh distributed a positive report on the Wasatch Back's health and growth
 23 from Zions Bank's Robert Spendlove, which would be incorporated into presentation materials
 24 for Ross Creek. Efforts were also being made to explore the potential benefits of Bureau of
 25 Reclamation (BOR) land adjoining Town property at Ross Creek. This included five parcels
 26 owned by the Town and additional acres owned by the federal government, which could enhance
 27 the project if integrated effectively.

28 Council Member Severini mentioned receiving input from previous proposals on the Salzman
 29 property and emphasized the ongoing nature of Committee meetings. Mayor Rubin thanked
 30 Council Member Severini and the team for their dedication and efforts to advance community-
 31 beneficial projects.

32 **3. Design Review Committee - Thomas Eddington**

33 Mr. Eddington provided a brief update on the Design Review Committee's activities. The
 34 Committee was currently coordinating with developer Patrick Todd on potential changes to the
 35 landscaping standards for Deer Springs and Lakeview. These updates were expected to be
 36 addressed soon. Additionally, some minor changes to a few designs were being considered, with
 37 the next tranche of designs anticipated to come through in about six weeks. Overall, the
 38 Committee's work was progressing well and remained on schedule.

39 **4. Parks, Open Space and Trails (POST) Committee - Council Member Baier**

40 Council Member Baier provided an update on the Parks, Open Space, and Trails (POST)
 41 Committee. The Jordanelle State Park project, sponsored by Hideout, received a Utah Outdoor

1 Recreation grant award. The next POST committee meeting was scheduled for Tuesday, June
2 18th, at 4:00 pm. The agenda included working with Jason Whitaker, the Park Manager at
3 Jordanelle State Park, to outline the project timeline, record-keeping requirements, and grant
4 compliance.

5 Council Member Baier also thanked Hideout Deputy Recorder Kathleen Hopkins for writing the
6 grant application for the Wasatch County Trails, Arts, and Parks (TAP) grant, which was currently
7 under consideration. Additionally, there would be trail maintenance during the summer, and
8 volunteers from the community would be needed.

9 **5. Transportation Committee - Council Member Haselton**

10 There were no updates from the Transportation Committee.

11 **VIII. Closed Executive Session - Discussion of pending or reasonably imminent litigation,**
12 **personnel matters, deployment of security personnel, devices or systems, and/or sale or**
13 **acquisition of real property as needed**

14 There being no further public business, Mayor Rubin requested a motion from the Council to
15 adjourn the public meeting and move into a closed Executive Session to discuss pending or
16 reasonably imminent litigation, personnel matters, deployment of security personnel, devices or
17 systems, and/or the sale or acquisition of real property as needed.

18 *Motion: Council Member Nadelberg moved to close the public meeting and reconvene in a*
19 *closed Executive Session. Council Member Gunn made the second. Voting Yes: Council*
20 *Member Baier, Council Member Gunn, Council Member Haselton, Council Member*
21 *Nadelberg, and Council Member Severini. There were none opposed. The motion carried.*

22 The public meeting adjourned at 9:34 pm and reconvened in Executive Session at 9:42 pm.

23
24 **Executive Session:**

25 **Present:** Mayor Phil Rubin

26 **Attending Remotely:** Council Member Chris Baier
27 Council Member Jonathan Gunn
28 Council Member Carol Haselton
29 Council Member Bob Nadelberg
30 Council Member Ralph Severini

31
32 **Staff Attending Remotely:** Assistant Town Attorney Cameron Platt
33
34

35 **IX. Meeting Adjournment**

36 *Motion: Council Member Gunn moved to adjourn the Executive Session and the meeting.*
37 *Council Member Baier made the second. Voting Yes: Council Member Baier, Council*
38 *Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member*
39 *Severini. There were none opposed. The motion carried.*

1
2
3
4
5
6
7
8
9

The meeting adjourned at 10:26 pm.

Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

3. June 28, 2024 Town Council Special Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Special Meeting
June 28, 2024

The Town Council of Hideout, Wasatch County, Utah met in a Special Meeting on June 28, 2024 at 3:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Special Meeting

I. Call to Order

Mayor Rubin called the meeting to order at 3:02 pm and explained the meeting was a hybrid meeting held both in person and electronically via Zoom.

II. Roll Call

Attending Remotely: Mayor Phil Rubin
 Council Member Chris Baier
 Council Member Jonathan Gunn
 Council Member Carol Haselton
 Council Member Bob Nadelberg

Excused: Council Member Ralph Severini

Staff Present: Recorder for Hideout Alicia Fairbourne
 Town Administrator Jan McCosh

Staff Attending Remotely: Town Attorney Polly McLean
 Financial Consultant Katie Shepley

Public Present: None.

Public Attending Remotely: None.

III. Agenda Items

1. Discussion and possible approval of an amendment to the tentative budget for the Fiscal Year ending June 30, 2025

Mayor Rubin provided context for the purpose of the Special Meeting and explained the necessity for the tentative budget amendment due to a recent Supreme Court ruling in Hideout's favor on the Richardson Flat Annexation. The council needed to include a placeholder amount in the budget to facilitate planning and professional consultations for the parcel's development.

1 Financial Consultant Katie Shepley presented the budget changes, noting an increase from the
2 previously approved figures. The primary adjustment was an additional \$90,000 to cover strategic
3 development, communications, annexation strategy, and public relations. This brought the overall
4 expected loss for Fiscal Year (FY) 25 to approximately \$290,000.

5 Mayor Rubin clarified that the new tax rate would rise by roughly 50% but emphasized that this
6 meeting’s approval was for a placeholder figure, subject to detailed review during the Truth in
7 Taxation Meeting to be held on August 8, 2024. Council Member Baier inquired about the
8 rationale behind the \$90,000 increase, to which Mayor Rubin and Ms. Shepley explained it was
9 an estimated amount based on prior experience and anticipated professional service hours.

10 Council Member Baier expressed concerns about ensuring value for money and the efficacy of
11 the partners engaged. Mayor Rubin assured that any contract over \$15,000 would require council
12 approval as per Hideout Town Code.

13 There was an emphasis on the collaborative planning approach, with Mayor Rubin mentioning
14 planned visits to other developments and engagement with Wasatch County and Park City. The
15 Council agreed on the importance of strategic, quality spending.

16 There being no further discussion, Mayor Rubin requested a motion to approve the modifications
17 of the FY25 Tentative Budget.

18 ***Motion: Council Member Nadelberg moved to amend the previously adopted FY25 Tentative***
19 ***Budget. Council Member Haselton made the second. Voting Yes: Council Member Baier,***
20 ***Council Member Gunn, Council Member Haselton, and Council Member Nadelberg. Absent***
21 ***from Voting: Council Member Severini. There were none opposed. The motion carried.***

22 **IV. Meeting Adjournment**

23 There being no further business, Mayor Rubin asked for a motion to adjourn the meeting.

24 ***Motion: Council Member Gunn moved to adjourn the Special Meeting. Council Member***
25 ***Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn,***
26 ***Council Member Haselton, and Council Member Nadelberg. Absent from voting: Council***
27 ***Member Severini. There were none opposed. The motion carried.***

28 The meeting adjourned at 3:31 pm.

29
30
31
32
33 _____
34 Alicia Fairbourne, Recorder for Hideout
35

File Attachments for Item:

4. July 11, 2024 Town Council Meeting Minutes DRAFT

1
2
3
4
5
6
7

Minutes
Town of Hideout
Town Council Regular Meeting and Continued Public Hearing
July 11, 2024

8 The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Continued Public
9 Hearing on July 11, 2024 at 6:00 pm electronically via Zoom and in the City Council Chambers located
10 at 10860 N. Hideout Trail, Hideout, Utah.

11
12 Regular Meeting and Continued Public Hearing

13 **I. Call to Order and Pledge of Allegiance**

14 Mayor Rubin called the meeting to order at 6:05 pm and explained the meeting was a hybrid
15 meeting held both in person and electronically via Zoom. He then led the Pledge of Allegiance.

16 **II. Roll Call**

17 **Present:** Mayor Phil Rubin

18 **Attending Remotely:** Council Member Chris Baier
19 Council Member Jonathan Gunn
20 Council Member Carol Haselton
21 Council Member Bob Nadelberg
22 Council Member Ralph Severini

23
24 **Staff Present:** Recorder for Hideout Alicia Fairbourne

25
26 **Staff Attending Remotely:** Town Administrator Jan McCosh
27 Town Attorney Polly McLean
28 Town Planner Thomas Eddington
29 Town Engineer Gordon Miner
30

31
32 **Public Present:** None.

33 **Public Attending Remotely:** Planning Commissioner Donna Turner, Damian Taitano, Robert
34 Green, and others who may have logged in using a partial name or using only a phone number.

35
36 Prior to discussing the agenda, Mayor Rubin introduced Gordon Miner as the Town's new
37 engineer, noting that he had been in the position for about a month and was already making a
38 significant impact. Mayor Rubin expressed appreciation for Mr. Miner's expertise and dedication,
39 highlighting the improvements he was bringing to the Town's engineering processes.

40 Mr. Miner then briefly shared his background, mentioning that he had over 20 years of experience
41 working in both public and private sectors, including roles as a development engineer, senior
42 engineer, and city engineer. After retiring from the state retirement system, he returned to his

1 former consulting firm and applied for the Hideout engineer position. He outlined his recent work,
 2 such as preparing a bid advertisement for street maintenance and drafting a Standard
 3 Specifications Manual.

4 After his introduction, Mayor Rubin encouraged Town Staff and residents to introduce
 5 themselves to Mr. Miner if they saw him around. There being no questions from Council, Mr.
 6 Miner was excused at 6:10 pm.

7 **III. Approval of Council Minutes**

8 **1. May 9, 2024 Town Council Meeting Minutes DRAFT**

9 There were no corrections to the minutes.

10 *Motion: Council Member Nadelberg moved to approve the May 9, 2024 Town Council*
 11 *Meeting Minutes as presented. Council Member Haselton made the second. Voting Yes:*
 12 *Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member*
 13 *Nadelberg, and Council Member Severini. There were none opposed. The motion carried.*

14 **IV. Follow up of Items from Approved Minutes**

15 Mayor Rubin introduced the discussion by asking if there were any follow-up items from the
 16 minutes, mentioning ongoing work with the developer of Deer Springs regarding a Master
 17 Development Agreement (MDA). Council Member Haselton questioned if the transfer of \$50,000
 18 in funds and water rights had occurred. Town Attorney Polly McLean explained that while there
 19 were delays on the Town's side, the transfer would occur within 30 days of executing the
 20 agreement, which was imminent.

21 Council Member Haselton also inquired about the management companies overseeing nightly
 22 rentals and the implementation of the Good Neighbor brochure. Mayor Rubin and Ms. McLean
 23 clarified that the management companies had not yet been selected, and they would work with
 24 the chosen companies to ensure adherence to regulations. The Council discussed enforcement and
 25 the possibility of enhancing oversight for existing rentals. Ms. McLean proposed a future agenda
 26 item to review the nightly rental ordinances.

27 Council Member Severini brought up a prior discussion about effective communication and
 28 enforcement, specifically regarding training staff in code enforcement. Mayor Rubin responded
 29 that the Public Works staff, responsible for code enforcement, was testing new software and
 30 awaiting approval to enhance coverage. They hoped to improve enforcement effectiveness once
 31 the software and staffing were in place.

32 The Council also discussed fireworks displays. There was a general consensus that enforcement
 33 efforts had been effective during the Independence Day holiday, though Council Member
 34 Severini reported a disruptive fireworks incident in the area. It was noted that some fireworks
 35 displays took place outside the Town's jurisdiction. There was a discussion about improving
 36 communication with neighboring areas, including better notification of future fireworks displays.
 37 The discussion concluded with the acknowledgment that further investigation into fireworks
 38 regulations, including fire safety requirements, might be necessary for future events.

1 **V. Public Input - Floor open for any attendee to speak on items not listed on the agenda**

2 At 6:33 pm, Mayor Rubin opened the floor for any members of the public wishing to speak on
3 items not listed on the agenda.

4 *Longview resident Robert Green* raised concerns about the state of the parking lot near Town
5 Hall, where residents accessed their mailboxes. He described the area as riddled with potholes
6 and disintegrating pavement, posing a hazard, especially in winter when the issues would be less
7 visible. Mr. Green asked if the Town could address this issue.

8 Mayor Rubin responded and explained that the parking lot and mailboxes were located on HOA-
9 owned land, not public property. As a result, the Town could not intervene without permission
10 from the HOA. He suggested Mr. Green contact the HOA to request improvements.

11 Mr. Green inquired about moving the mailboxes, to which Mayor Rubin reiterated that the
12 responsibility lies with the HOA. Council Member Baier then commented, empathizing with Mr.
13 Green's frustration and acknowledging the difficulties in working with the Community
14 Preservation HOA. She shared her own challenges with the HOA and explained that while the
15 Town would assist if it could, the issue ultimately rested with the HOA. Mr. Green agreed to
16 pursue the matter with the HOA.

17 *Golden Eagle lot owner Damian Taitano* expressed disappointment regarding his difficulty
18 contacting Mr. Miner, who was previously introduced but lacked contact information. Mr.
19 Taitano sought clarification on how best to communicate with Mr. Miner and asked whether he
20 was a staff member or a consultant. Mayor Rubin clarified that Mr. Miner was a consultant who
21 visited once or twice a week and was available for key inspections. Mayor Rubin also assured
22 Mr. Taitano that Mr. Miner's contact information would be shared on the website.

23 Mr. Taitano also inquired about any updates regarding improvements in the Golden Eagle
24 situation. Ms. McLean responded that the former and new engineers had met, progressing the
25 matter, and that Certificates of Occupancy (COs) would be issued based on standards outlined in
26 the Master Development Agreement (MDA). The engineers appeared to be aligned on the
27 forthcoming projects, and the Town awaited formal documentation. Mayor Rubin confirmed that
28 the document, once agreed upon, would be made public.

29 Council Member Baier asked for further clarification on the agreement between the engineers
30 regarding substantial completion. Ms. McLean affirmed that more details would be provided once
31 the agreement was formalized.

32 Later, Mayor Rubin provided Mr. Miner's phone number and email address. Mr. Taitano asked
33 if Mr. Miner could be reached through the Town, to which Mayor Rubin clarified that while Mr.
34 Miner's phone number was linked to the Town, his email was through his consulting firm.

35 Council Member Baier added a comment regarding email addresses, and explained that town
36 employees, elected officials, and planning commission members used hideoututah.gov addresses,
37 while contractors like Mr. Miner used their business email addresses. Mayor Rubin thanked Baier
38 for the clarification.

39 There being no further questions, Mayor Rubin closed public input at 6:44 pm.
40
41

1 **VI. Continued Public Hearing**

2 **1. Discussion and possible approval for amendments to Hideout Municipal Code Chapter**
3 **10.08, including, but not limited to, placement of hot tubs as in 10.08.08.15**

4 Town Planner Thomas Eddington presented the proposed amendments to Hideout Municipal
5 Code Chapter 10.08, specifically focusing on regulations regarding the placement of hot tubs. Mr.
6 Eddington explained that prior revisions had aimed to clarify that hot tubs were allowed on front
7 decks, but not in front yards. Further adjustments were made to ensure clear language regarding
8 setbacks and the structural integrity of the decks holding the hot tubs. The updated language
9 stipulated that building permits would be required for hot tubs, swim spas, and pools, emphasizing
10 electrical and plumbing safety standards.

11 Mr. Eddington also recommended adding language addressing hot tubs in limited common areas
12 or zero-lot-line properties. The proposal clarified that hot tubs in these areas should maintain a
13 minimum 10-foot setback from adjacent and distinct freestanding structures, ensuring they were
14 not placed too close to neighboring units. This language was intended to avoid confusion,
15 particularly in cases where homeowners share walls in zero-lot-line units.

16 Council Member Gunn sought clarification regarding twin homes and the placement of hot tubs
17 in limited common areas. Mr. Eddington confirmed that hot tubs could be placed within 10 feet
18 of a neighbor's unit if they shared a wall, aligning with the intent of the revised recommended
19 language. The Council acknowledged that space limitations in twin homes warranted this
20 clarification.

21 Council Member Nadelberg raised a question about whether there should be a fee associated with
22 these permits. Mr. Eddington clarified that while a fee had not been previously discussed, the
23 intent of requiring a building permit was to ensure safety and compliance with zoning regulations,
24 not to burden residents with costs. Both Mayor Rubin and Mr. Eddington agreed that, for personal
25 use, waiving the fee might encourage residents to follow the proper process.

26 Council Member Baier inquired about the potential costs the Town would incur if the fees were
27 waived, expressing concern about fiscal responsibility. Mr. Eddington explained that the process
28 was largely administrative and, in most cases, would not require a site visit unless there were
29 specific concerns. Mayor Rubin suggested the creation of a special permit specifically for hot tubs
30 and pools, with clear guidelines for homeowners to follow, as many would not be familiar with
31 the process.

32 Mr. Eddington agreed to create a simple instructional sheet to guide homeowners through the
33 process. Town Administrator Jan McCosh noted that once the process was outlined, they could
34 estimate the labor involved and set a reasonable fee accordingly. Mayor Rubin emphasized the
35 importance of keeping the process straightforward and affordable to avoid discouraging
36 compliance. The conversation concluded with agreement to review the fee once the guidelines
37 were established, ensuring it wouldn't act as a barrier.

38 There being no further questions from Council, Mayor Rubin opened the floor for public input at
39 7:01 pm.

40 There being no comments, Mayor Rubin closed the floor at 7:02 pm and asked for a motion to
41 adopt the ordinance.

1 *Motion: Council Member Gunn moved to adopt Ordinance 2024-O-07 amending Hideout*
 2 *Municipal Code Chapter 10.08, setbacks related to hot tubs, incorporating the recommended*
 3 *language in Subsection B(2)(a) and (b) to include "... a minimum 10'-0" setback from any*
 4 *adjacent and distinct freestanding (e.g. not connected) residential unit or structure." Council*
 5 *Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member*
 6 *Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member*
 7 *Severini. There were none opposed. The motion carried.*

8 VII. Agenda Items

9 1. Discussion and consideration of adopting Ordinance 2024-O-XX amending sections of the 10 Hideout code updating sections in Chapter 1.16 Purchasing

11 Mayor Rubin introduced the agenda item, noting there were prior discussions and revisions made
 12 to the ordinance in previous council meetings. Ms. McLean provided an overview, explaining
 13 that the current ordinance had only one suggestion for language modification, and that the
 14 proposed changes, particularly related to purchase limits, were still under consideration.

15 Mayor Rubin highlighted concerns regarding the Mayor's purchasing authorization limit, noting
 16 that a proposed limit of 2% of the annual budget, or \$40,000, had been previously suggested.
 17 Mayor Rubin framed the issue in terms of the Town's budget and efficiency, emphasizing the
 18 need to simplify the approval process, especially for budgeted items.

19 Council Member Gunn expressed support for raising the limits, proposing that the limits be
 20 doubled but also suggesting that the Town Administrator should have oversight on larger
 21 purchases. He emphasized the need for some checks on higher-value contracts, though he
 22 supported increased flexibility for smaller purchases. Council Member Severini also expressed
 23 general support but questioned whether percentage-based limits should be reconsidered, favoring
 24 fixed numbers for clarity.

25 Council Member Baier raised concerns about whether there was a clear problem with the current
 26 purchasing limits, pointing out that, based on a comparative analysis with other towns like Alta,
 27 the current limits might already be appropriate. Council Member Baier also questioned whether
 28 there had been any significant delays or inefficiencies under the current system that would
 29 necessitate raising the limits. Mayor Rubin responded, citing examples where delays in
 30 purchasing could hinder operations but ultimately proposed keeping the Mayor's limit at \$15,000
 31 while raising the limits for the Town Administrator and Clerk/Recorder to \$10,000 and \$5,000,
 32 respectively.

33 Council Member Baier questioned the reasoning behind the proposed budgetary changes to
 34 increase spending limits for town staff, specifically the Town Administrator. Council Member
 35 Baier sought clarification from Ms. McCosh about how raising her spending authority would
 36 improve efficiency. Ms. McCosh explained that higher limits would reduce delays caused by
 37 constantly returning to Council for approvals, particularly on projects that required timely
 38 decisions. She cited past experiences, such as the temporary fire station project, where the lack of
 39 budget flexibility hampered progress.

40 Council Member Baier acknowledged the need for balance between oversight and giving the
 41 administration freedom to make spending decisions but expressed hesitation due to the significant
 42 increases in the proposed limits. Mayor Rubin responded by expressing confidence in the budget

1 management of the Town over the past six years, emphasizing that decisions made together, such
2 as not raising taxes during COVID, had contributed to current budget constraints.

3 Discussion continued about the appropriate limit increases for different roles. Council Member
4 Baier questioned whether similar increases should apply to Public Works, as their current limit
5 was \$5,000. It was clarified that there would be no change for Public Works.

6 Council Member Gunn advocated for doubling the current limits, ensuring oversight
7 responsibility for the Town Administrator, and introducing "not-to-exceed" prices on contracts to
8 prevent overruns. Mayor Rubin addressed Council Member Gunn's suggestion to include a "not
9 to exceed" clause in contracts, arguing that certain key service contracts, such as legal,
10 engineering, and planning, are often driven by external factors like legal challenges or
11 development proposals. These unpredictable circumstances made it difficult to impose a strict
12 spending limit, as the Town must respond to issues as they arise. Mayor Rubin proposed that the
13 budgeted amount itself acted as a form of a "not to exceed" limit, and any deviations were reported
14 during regular budget reviews. In cases where unanticipated costs arise, the Town might delay
15 other projects to maintain budgetary control.

16 Council Member Gunn maintained the importance of setting contract limits to prevent unexpected
17 financial overruns. He proposed that Council be informed and approve contract amendments if
18 costs exceeded the initial amount. This way, Council would remain aware of significant expenses
19 and could authorize additional funds if necessary. Ms. McLean supported this idea, noting that
20 while many contracts were reactive in nature, they could be adjusted in collaboration with staff
21 and finance teams as new expenses emerge.

22 Mayor Rubin eventually agreed with Council Member Gunn's proposal, emphasizing that if the
23 Town encountered legal or engineering challenges, Council should be updated, and contracts
24 could be amended without causing delays. Both parties agreed that the Council would not oppose
25 such amendments if necessary to address critical issues.

26 Council Member Severini expressed his support for increasing the financial limits on contracts,
27 relying on the recommendations from the Mayor and Town Administrator. He acknowledged the
28 lack of data on past exceptions but emphasized confidence in the current administration's
29 management of Town affairs, noting that there had been no major issues under their leadership.
30 Council Member Severini raised a concern about the potential impact of future changes in
31 administration, advocating for a careful approach to ensure ongoing efficiency.

32 Council Member Baier echoed this sentiment, highlighting the upcoming elections that could
33 result in new leadership. While she recognized the need for flexibility in the budget—specifically
34 supporting Mayor Rubin's request to raise limits to \$50,000—she expressed caution about
35 exceeding norms compared to other municipalities, given the Town's approximately \$2 million
36 budget. Council Member Baier emphasized the importance of remaining fiscally responsible and
37 mentioned that while the Council could always amend limits in the future if necessary, they should
38 proceed thoughtfully in light of their current lack of comprehensive data.

39 Council Member Haselton agreed that the Council should double the current authorized amounts
40 for financial limits, suggesting that this would provide sufficient leeway for operational needs.
41 Mayor Rubin responded by recommending a more moderate adjustment: raising the Mayor's limit
42 to \$30,000, the Town Administrator's to \$20,000, and the Town Clerk's to \$5,000. This proposal

1 received support from Council Member Gunn, who emphasized the need for the administrator to
2 have oversight authority.

3 Council Member Severini agreed with the proposed amounts and suggested a review of these
4 limits in one year to gather data on their effectiveness. He highlighted the importance of tracking
5 spending to inform future adjustments.

6 Council Member Gunn then brought up the topic of emergency purchasing authority, advocating
7 for the inclusion of the term "imminent threat" in the language defining when the Mayor could
8 act without prior Council approval. He clarified that this term would ensure that emergency
9 actions were reserved for actual crises rather than potential risks. Council Member Baier
10 supported this distinction, emphasizing the difference between risks and immediate issues.

11 Ms. McLean suggested setting the purchasing limit for competitive bids to \$5,000 with no
12 competitive price quotations required, adjusting informal quotations to a minimum of three for
13 amounts up to \$20,000, and implementing formal sealed bids for purchases over \$30,000.
14 Additionally, she recommended changing the threshold for professional services contracts from
15 \$50,000 back to \$30,000 for consistency.

16 Mayor Rubin agreed to these revisions but noted that the finalized changes would be brought back
17 for approval in the following month, allowing for additional adjustments based on input. Council
18 Member Baier requested information on contracts awarded at the new thresholds to provide
19 context and support for the proposed changes. Mayor Rubin mentioned that while some purchases
20 had exceeded the Town Administrator's and Clerk's limits, they were approved under his
21 authority.

22 The Council emphasized the importance of understanding the implications of the proposed
23 changes and suggested that having real-world examples would facilitate better decision-making.
24 They agreed that a month's delay to gather this data was acceptable, ensuring that the upcoming
25 meeting would focus on informed discussions.

26 The Council affirmed their support for the proposed changes while highlighting the importance
27 of data and clarity in decision-making moving forward. The matter was tabled for further review
28 and would be revisited in the August meeting, where additional information and examples would
29 be presented.

30 **VIII. Committee Updates**

31 **1. Planning Commission – *Planning Commissioner Donna Turner***

32 Planning Commissioner Donna Turner reported on recent developments. The Planning
33 Commission had a brief meeting on June 18, where they discussed a new concept plan for a
34 potential development at the two-acre site known as Hideout Pointe/Wildhorse. This plan
35 included a restaurant with a brew pub and 15,000 square feet of commercial space, necessitating
36 a rezoning of the area. The Planning Commissioners expressed support for the proposal, although
37 no official vote was taken during the meeting.

38 Additionally, Commissioner Turner mentioned the Salzman property/Elk Horn Springs
39 development, which would feature 61 townhomes and approximately 103 single-family lots, also
40 incorporating some commercial elements. This project was on a timeline due to contractual

obligations, and the Planning Commission was scheduled to address it in their next meeting on July 18.

Council Member Baier inquired about the urgency surrounding the Salzman property/Elk Horn Springs and confirmed that it was the same land as previously discussed for the Boulders and Bloom project. Commissioner Turner confirmed it was the same property.

Commissioner Turner provided context about a proposed Maverik station planned at the intersection of Frontage Road and Highway 248, noting that it would help with traffic safety concerns in the area. The conversation highlighted the importance of considering broader developmental impacts on existing properties and infrastructure, particularly regarding the new developments and the need for cohesive planning.

2. Economic Development Committee - *Council Member Severini*

Council Member Severini discussed recent conversations with representatives from the Tim Schoen Group regarding the potential development of a brew pub (Wildhorse), noting that there was consideration to increase the building height to three stories, pending further discussions. The Committee expressed a focus on the economic viability of such developments within the larger economic framework of the Town.

Council Member Severini also reported on a meeting with Nate Brockbank regarding the Elk Horn Springs development, where issues related to water availability and potential modifications to the property were explored. The Committee was awaiting preliminary development numbers from Mr. Brockbank, who was coordinating with a financial analyst, Rob Sant. There was a general sentiment of constructive dialogue and positive feedback regarding these developments.

Additionally, Council Member Severini highlighted a recent discussion about a property across from Jordanelle, led by Steve Coleman and Henry Sigg, emphasizing ongoing efforts to clarify economic feasibility for their proposed projects. The Committee also heard from their grant writer, Nancy O'Toole, during previous meetings.

Council Member McCosh proposed revisiting practices from a successful fundraising mission in Park City to enhance regional cooperation and development strategies.

The discussion then shifted to the need for improved entryway signs for the Town along the SR-248 corridor. Council Member Baier noted that past commitments were made regarding sign replacements, emphasizing their importance for community perception. Mr. Eddington confirmed that sign considerations were included in the upcoming Planning Commission discussions.

3. Design Review Committee - *Thomas Eddington*

Mr. Eddington reported that there were no updates from the Design Review Committee.

4. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*

Council Member Baier provided an update on the POST Committee's recent activities. She recapped that the Committee was awarded a Utah Outdoor Recreation grant of \$17,000 on May 2, which was facilitated by Nancy O'Toole. This grant aimed to fund a new trail at Ross Creek in partnership with Jordanelle State Park, along with trail maintenance and erosion control efforts. On June 20, the Committee received further support with a \$17,000 TAP tax grant, written by Deputy Recorder Kathleen Hopkins, securing additional funding for the project.

1 A site visit to Ross Creek was conducted on June 26, attended by key members, to flag the
2 proposed trail route. However, a challenge arose with the announcement that Jason Whitaker, the
3 park manager at Jordanelle State Park, would be leaving his position for a promotion. The
4 Committee planned to collaborate with the assistant park manager and other designated
5 individuals to ensure the project progressed despite this change. Council Member Baier
6 emphasized the urgency to complete the project in order to utilize the grant funds within the
7 designated timeframe.

8 The POST Committee aimed to focus primarily on this project over the summer and into the fall,
9 while also expressing intentions to explore the development of a trail network in the future, which
10 was linked to a commitment from a separate entity. Council Member Baier noted that pursuing a
11 more extensive spine trail has been challenging due to the need for coordination with UDOT,
12 indicating limited progress in that area.

13 Ms. McCosh congratulated Council Member Baier for the collaborative effort that led to securing
14 the funding, acknowledging the importance of teamwork in achieving such results. Council
15 Member Baier credited the collective efforts of the team and emphasized the dedication of
16 individuals involved in the project. Mayor Rubin recognized the progress made and commended
17 the team's ability to effectively utilize resources and secure funding, highlighting the
18 advancements since the Committee's inception.

19 **5. Transportation Committee - Council Member Haselton**

20 Council Member Haselton reported that there was an increase in frequency in the number of
21 busses that ran on the Fourth of July. Communication about these changes was disseminated to
22 residents, and Council Member Haselton noted that Park City officials expressed satisfaction with
23 the rising usage of the Richardson Flat bus service, indicating the potential for further
24 enhancements.

25 Council Member Baier raised concerns regarding the implications of the recent Utah Supreme
26 Court ruling favoring Hideout in the Richardson Flat Annexation case. Council Member Baier
27 emphasized that this could significantly affect transportation and transit options for the
28 community, particularly as it becomes adjacent to a transit hub. This proximity could potentially
29 increase transit usage among residents who currently rely on personal vehicles.

30 Council Member Haselton acknowledged that while the actual parking lot would not be annexed,
31 the incorporated area of Hideout was in close proximity to the transit hub. Council Member Baier
32 further discussed the anticipated increase in transit needs due to upcoming expansions,
33 specifically mentioning the Deer Valley expansion and its impact on local traffic along Jordanelle
34 Parkway.

35 Council Member Baier also inquired about transit plans related to a new parking garage being
36 constructed at the Canyons Resort, as it may reduce available parking for skiers and necessitate
37 enhanced transit options to the area. Council Member Haselton confirmed that while there was
38 existing transit around the area, there were currently no direct services connecting Richardson
39 Flat to the Canyons base area. Council Member Haselton agreed to further investigate the transit
40 needs to address these concerns and enhance accessibility for both residents and visitors.

1 **IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation,**
2 **personnel matters, deployment of security personnel, devices or systems, and/or sale or**
3 **acquisition of real property as needed**

4 There being no further public business and a need for an Executive Session, Mayor Rubin asked
5 for a motion to adjourn the regular meeting and move into Executive Session.

6 *Motion: Council Member Nadelberg moved to adjourn the public meeting and reconvene in*
7 *Executive Session. Council Member Gunn made the second. Voting Yes: Council Member*
8 *Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and*
9 *Council Member Severini. There were none opposed. The motion carried.*

10 The Regular Meeting adjourned at 8:54 pm and reconvened in Executive Session at 9:00 pm.

11 **Present:** Mayor Phil Rubin

12 **Attending Remotely:** Council Member Chris Baier
13 Council Member Jonathan Gunn
14 Council Member Carol Haselton
15 Council Member Bob Nadelberg
16 Council Member Ralph Severini

17
18 **Staff Attending Remotely:** Town Attorney Polly McLean

19
20 **X. Meeting Adjournment**

21 Upon conclusion of the Executive Session, Mayor Rubin asked for a motion to adjourn.

22 *Motion: Council Member Gunn moved to adjourn the meeting. Council Member Haselton*
23 *made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council*
24 *Member Haselton, Council Member Nadelberg, and Council Member Severini. There were*
25 *none opposed. The motion carried.*

26 The meeting adjourned at 10:20 pm.
27
28
29
30

31 _____
32 Alicia Fairbourne, Recorder for Hideout
33

File Attachments for Item:

2. Discussion regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the “Elk Horn Springs” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), and Natural Preservation (NP)

Staff Report for Town Council Work Session – Elk Horn Springs

To: Mayor Philip Rubin
Town of Hideout Councilmembers

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Elk Horn Springs – Work Session w/Town Council

Date: Prepared for the September 11, 2024 Special Town Council Meeting

Submittals: Rezone Application with associated documents including an updated Concept Plan (via email on July 25, 2024), a Rezone Plan dated August 9, 2024, and a revised Concept Plan and Slope Analysis (via email on August 21, 2024)

Introduction and Background

The Applicant requested an opportunity to get informal input from the Town Councilmembers given a tight contractual timeline with the Salzman family (the owners of the property). This is an opportunity for the Applicant to present the overall Concept Plan and for the Town Councilmembers to provide informal feedback/direction.

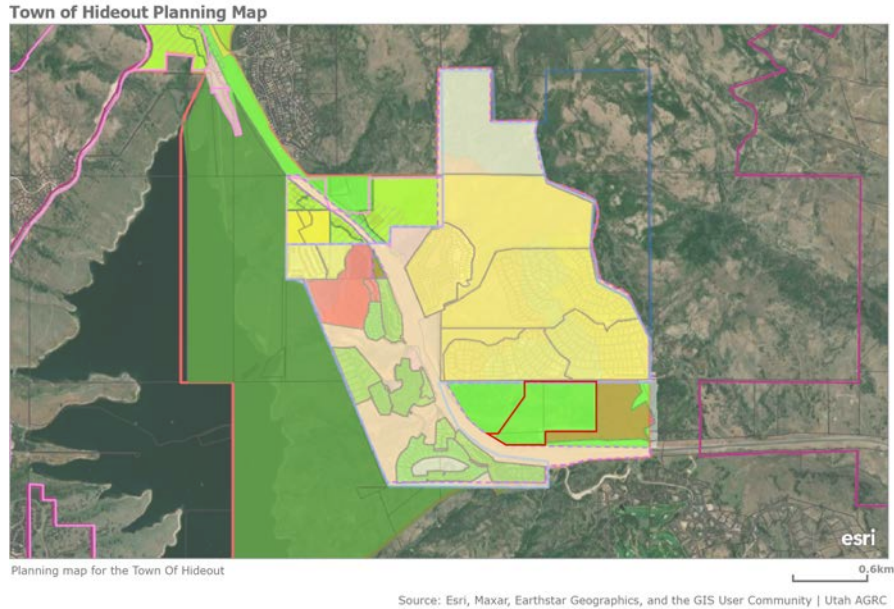
The Planning Commission gave favorable input regarding a Concept Plan, with recommended revisions, for the Elk Horn Springs development (located on the +/-70-acre Salzman property) on July 18, 2024. The Applicant was scheduled to appear before the Planning Commission on August 15th but asked to continue due to some pending revisions to the proposed plan. The Applicant brought back an updated Concept Plan to the Planning Commission on September 4, 2024 which generally included the following requests:

- The site is proposed to be a mix of zoning districts (all from the New Town Code):
 - Neighborhood Mixed Use (NMU) – for the commercial area and townhomes at the lower part of the mountain/the entrance to the development
 - Residential 6 (R6) – for the proposed +/- quarter acre lots on the upper part of the mountain
 - Natural Preservation (NP) – for the open space and parkland

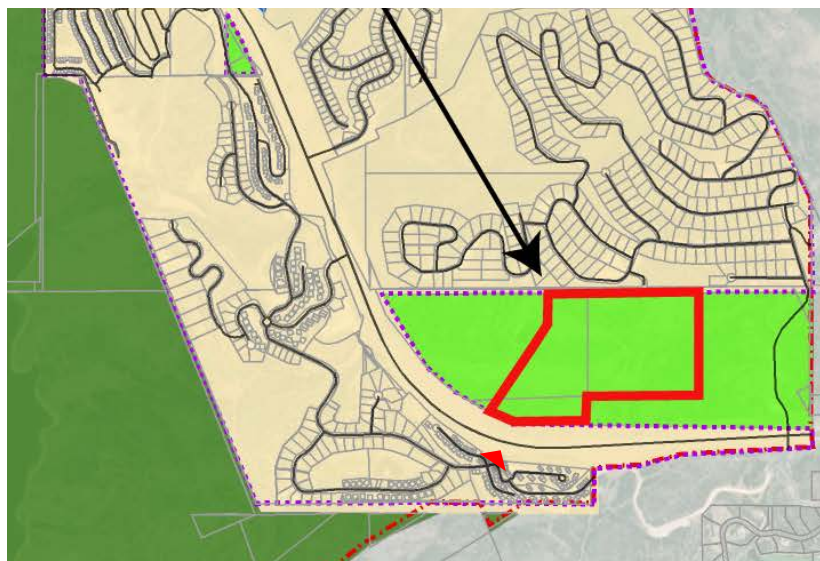
The Planning Commission heard the updated Concept Plan at a Special Meeting on September 4, 2023 and generally recommended the Applicant consider combining some aspects from the prior Concept Plan with the revised Concept Plan. The Revised Concept Plan included a proposal to remove a hilltop (by approximately +/- 32-0”) to accommodate improved views for some of the proposed lots. The Planning Commission was not supportive of this aspect of the revised Concept Plan and recommended the Applicant revise the plan accordingly and consider incorporating

aspects of the prior Concept Plan (including some additional density) and designing a plan that aligned with the topography of the land. The Applicant agreed to revise the plan but requested an opportunity to informally with the Town Council to get additional input before going back to the drawing board. Tonight is an opportunity for the Applicant and the Town Council to provide input, site planning recommendations, etc. to ensure this project not only adheres to the Town's zoning ordinance standards, but also provides amenities desired by the Hideout community.

Site Location (proposed site in red outline)



Portion of Site Proposed for Rezoning Classification



Existing Site Characteristics

Total Acres of Site: +/-70 Acres

Current Zoning: Mountain (M) (per the Former Town Code)

Allowed Density: One (1) unit per acre, or approximately 60 units after road infrastructure is built and steep slopes preserved

Proposed Concept Plan Density

The initially proposed Concept Plan (7/18) included the following density requests:

+/-164 units primarily concentrated on the +/-70 acres that make up the site. 15,000 – 20,000 SF of neighborhood commercial space is also proposed. The units are generally designated for the following use or housing types:

- Neighborhood Commercial: 15,000 - 20,000 SF
- Townhomes: 61 units
- Single-Family Lots: 54 lots
- Cabin Single-Family Units: 11 lots
- Mountain Estate Single-Family Units: 38 lots

The newly proposed Concept Plan reduces the total density for the project and includes the following specifics:

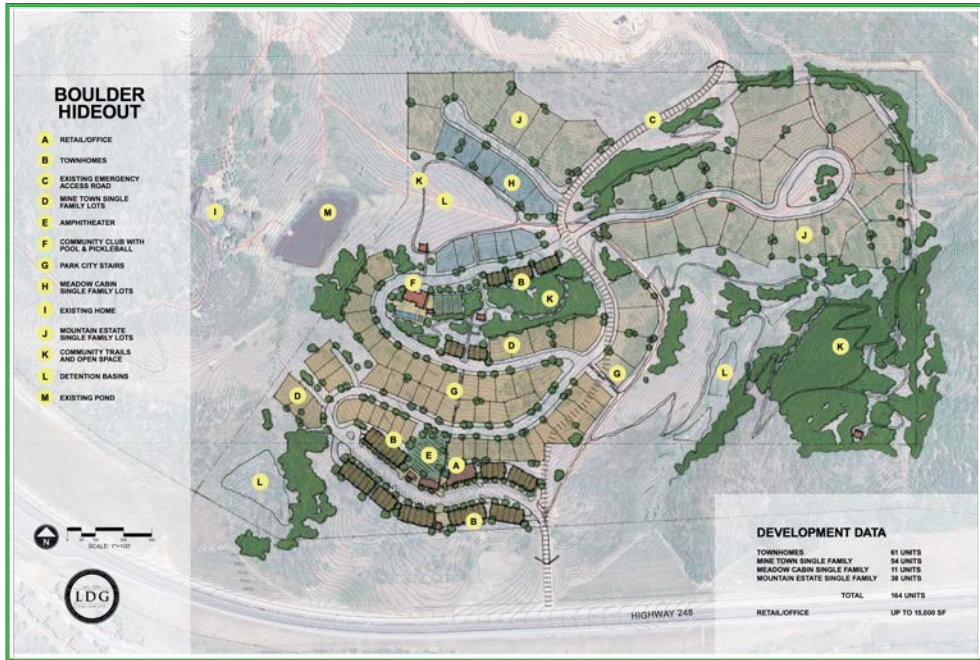
+/-125 units primarily concentrated on the +/-70 acres that make up the site. 15,000 – 20,000 SF of neighborhood commercial space is still proposed but the density has been reduced and the units are generally designated for the following use or housing types:

- Neighborhood Commercial: 15,000 - 20,000 SF
- Townhomes: 20 units
- Single-Family Lots: 105 lots

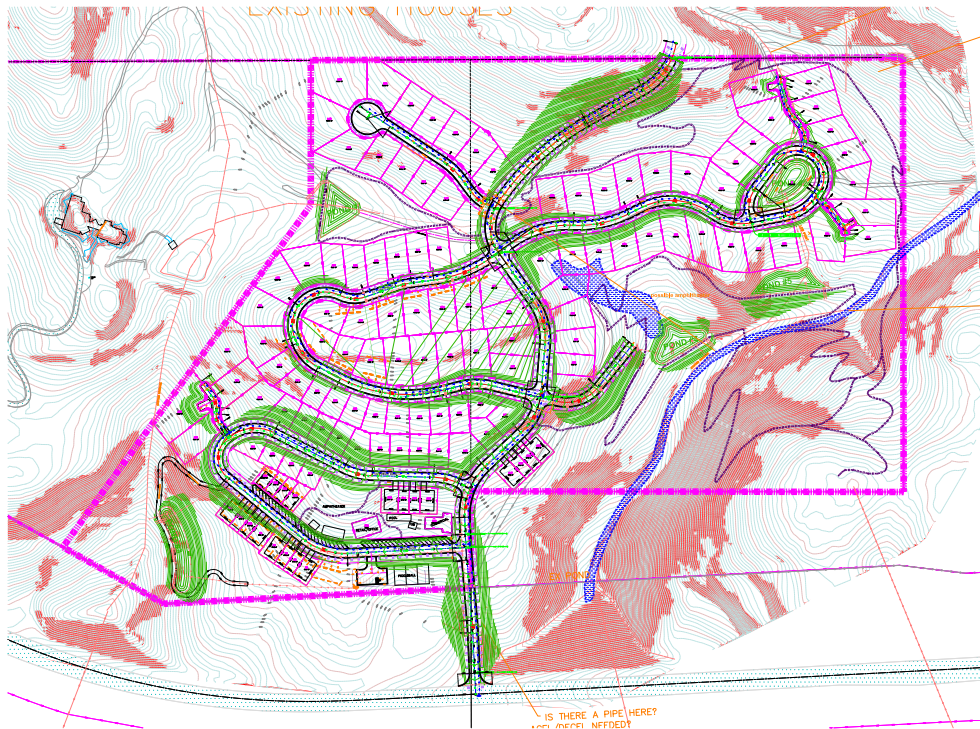
For consideration by the Town Council:

- The proposed amount of square feet proposed for commercial development is less than what has been proposed by Applicants in the past for this site. No hotel is proposed for the site. Is that a necessary component to activate the commercial development on site?
- The Planning Commission strongly recommended that the commercial development be limited to small scale neighborhood commercial development such as restaurants, small retail, cafes, coffee shops, bar/pubs, yoga or fitness studios, a butcher, an ice cream shop, etc...neighborhood amenities with minimal impacts.

Elk Horn Springs Concept Plan (prior to the updates per PC input on 7/18)



Elk Horn Springs Concept Plan – Updated

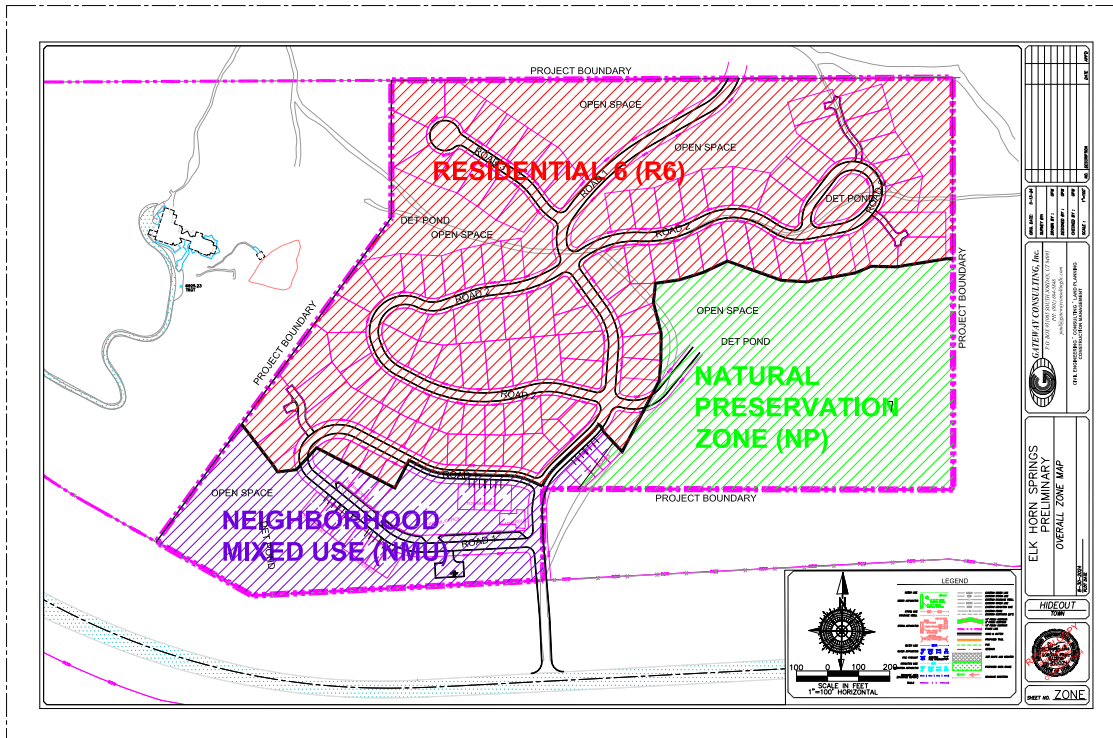


* The areas in red indicate slopes greater than 30%

Preliminary Subdivision

The preliminary subdivision layout above is based on the Concept Plan that was submitted to the Planning Commission in July and includes the Commission’s recommendations to move the community/recreation center down to the commercial area and expand the park area near the commercial area as well as the Applicant’s desire to reduce the density and provide larger lots for development. This is presented for informational and discussion purposes (and acts as a de facto Concept Plan) only and cannot be approved prior to the Town Council review and adoption of the proposed rezone request which is outlined below.

Requested Zoning Designations



Proposed Zoning Designations

The Applicant proposes to rezone the property from Mountain (M), which allows one residential unit per acre to the following:

- Neighborhood Mixed Use (NMU) – mixed use, commercial and residential (townhomes)
- Residential 6 (R6) – residential development up to 6 units per acre for the medium size lots (8,000SF + lots)
- Natural Preservation Zone (NP) – for the proposed open space/park area and trails

General Plan Analysis

Zoning requests can have significant impacts on the community. As such, they must conform to the recommendations and requirements of the General Plan. The 2019 General Plan for Hideout includes the following Vision Statement:

2.1 Vision Statement

Hideout, Utah is a community that treasures both its residents and its environment. As such, Hideout's vision is to:



2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.



2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.



2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

2019 General Plan's Land Use Goals

3.4.1 Hideout's land use goals are to:

1. Preserve the viewsheds, green space, and unique topography by updating and enforcing a zoning code that reflects Hideout's Community Vision.
2. Maintain the unique character of Hideout by managing intensity of land use and promoting a mix of residential and commercial uses appropriate for the community.

The Planning Commission must review the Town of Hideout's General Plan and determine if the proposed rezone request meets the intent of the plan – open space, viewshed, neighborhood character and connectivity are part of the Vision Statements and Goals. The Planning Commission will ultimately make a recommendation the Town Council relative to their review and analysis of the

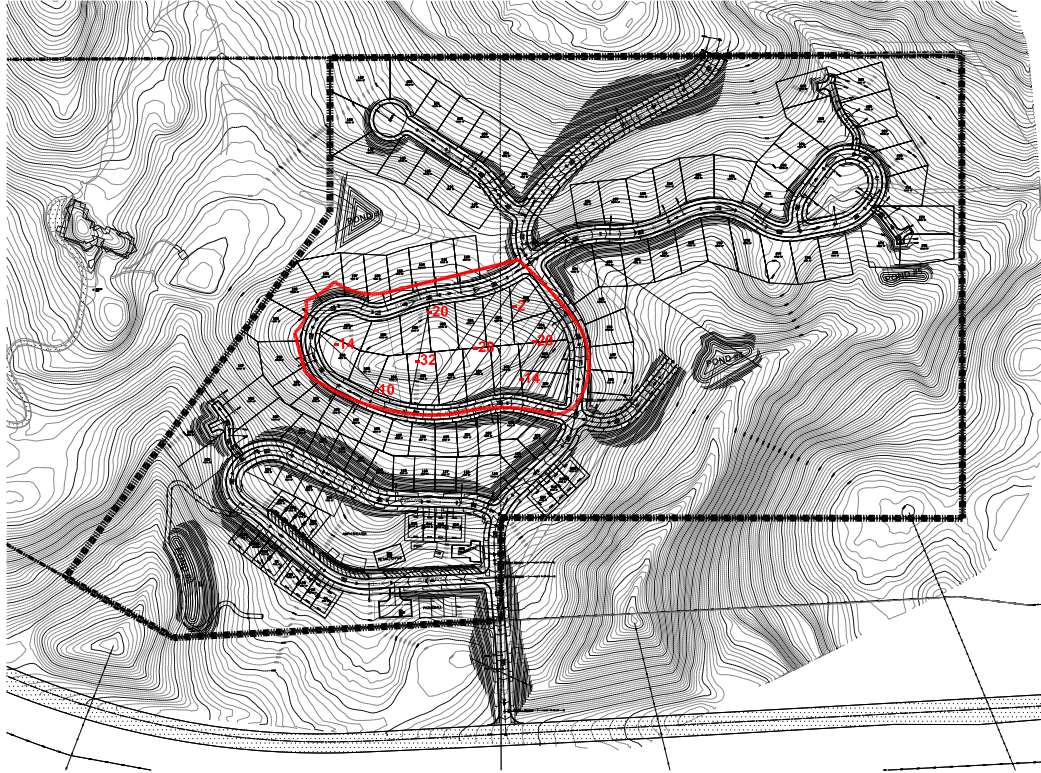
General Plan and the Town Council will make a final determination, and vote, regarding whether a proposed rezoning meets the intent of the General Plan.

The proposal is to create a resort development with nightly rental units, many of which are proposed as fractional units, or timeshare units, which allow multiple entities or individuals to own a single unit. Within the resort, +/-20,000 square feet of commercial space, surrounding a park area is proposed, along with a community/recreation center. The proposal does include a commercial component that will provide much needed retail and commercial amenities for the community.

Planning Commission - Issues for Discussion and Direction

The following are some of the issues the Planning Commission took into consideration at their meetings on July 18, 2024 and September 4, 2024...and are still addressing with the Applicant. These are for information only since the Applicant is only looking for general input and direction from the Town Council.

- Short-Term Rental (< 30 days): Currently nightly rentals, a.k.a. short-term rentals (<30 days), are not permitted in the Town per the Zoning Ordinance. The Applicant is requesting that the entire development allow for nightly rentals – the proposal is to develop a new resort area in Hideout. Subject to the recommendation of the Planning Commission and adoption by the Town Council, the Applicant will include this formal rezoning request in their application. The MDA can clarify this allowance, or the extent of this allowance, based on the Planning Commission’s recommendation and Town Council's approval for this proposed project.
- Hilltop Removal and Development on Steep Slopes: The Hideout Municipal Code includes the following provisions:
 - 10.08.28 Sensitive Lands: No development shall be allowed on slopes in excess of thirty (30) percent, lands subject to landslides, regular flooding, soils deemed unsuitable for development, and other high-hazard geological areas.
 - 10.08.30 Steep Slope / Significant Grade Change Criteria for Subdivision: Any proposed subdivision that results in a significant change of grade – existing grade to proposed grade – that is greater than five feet (5’-0”) and encompasses more than 10% of the total subdivision area is subject to additional restrictions and/or criteria for development, including reduced densities, requirement for a visual analysis, etc.
 - The Applicant would like to remove a hilltop to create views for proposed single-family lots (see the site plan on the following page). The hilltop is approximately 32’ high and would be eliminated in its entirety. The Applicant should indicate where this proposed soil will be moved to (a cut and fill map should be provided). The Planning Commission should discuss whether they would consider a deviation from the Hideout Municipal Code to allow for the removal of a hilltop, via a Master Development Agreement (MDA) provision. If considered, the Applicant should provide the location(s) on the site plan where this soil would be deposited or whether an offsite location is proposed and how many dump truck trips this would require.



- The Applicant should also provide a map, and percentages, indicating where native vegetation and slopes will be preserved for the entire +/-70-acre development site.

**** At the September 4, 2024 meeting, the Planning Commission recommended the Applicant look at redesigning this site layout to preserve the existing hilltop and general topography of the area.*

- Phasing: The Applicant should provide a phasing plan (timeline and map) for the entire project.
- Water Conveyance: Water must be conveyed to the Town at the time of recordation for each final subdivision pursuant to the Hideout Municipal Code (HMC). Does the Applicant currently have enough water rights for 125 residential units and +/-20,000 SF of commercial development?
- Road Maintenance
 - The Applicant must clarify that an HOA will be created, the roads will be private, and the HOA will be responsible for the maintenance of the roads throughout the resort.
 - The Applicant will need to coordinate with Mustang Development who constructed the emergency access road that extends from the Golden Eagle neighborhood to SR248. This road must be maintained, and likely improved, if it is to be used by the resort and visitors, in addition to the Golden Eagle residents. It appears the lower portion of this road, pursuant to the Concept Plan and the updated Preliminary Subdivision Plan, will be reconfigured. The Applicant shall provide the Planning Commissioners with an update regarding coordination with Mustang Development.

- The preliminary subdivision plan indicates five “detention ponds” scattered around the 70-acre site. The Applicant shall provide images of what these will look like upon completion, in terms of landscaping, etc. and provide the size (area) of each and the estimated depth.
- Clubhouse, Pool, and Indoor Pickleball Courts: The Applicant shall explain whether Hideout residents will be allowed to buy a membership to the recreational community center for the resort. If so, is there a limited allotment? What are the estimated annual/monthly costs?

***This was discussed at the Planning Commission meeting. The Applicant’s attorney expressed concerns about allowing non-HOA members access to the indoor gym/facility. Additional research is necessary regarding this issue.

- Open Space/Park Land Dedication: The Applicant proposes to dedicate a +/-15-acre site to the Town for trails, park, undisturbed open space, or other...future use TBD by the Town. The Applicant shall provide additional information regarding changes proposed for this area – will the site be altered significantly to accommodate the detention basins (#4 and #5 in particular)? What about changes to the slope via any proposed cut and fill? What percentage of the +/-15 acres will remain in their natural vegetated state? The Applicant should explain the schedule for dedication of this property to the Town and to what extent access, parking, and trail construction will be completed prior to dedication.
- Community Impact Mitigation: Any rezone, or upzone that allows additional density and/or uses, will impact the community in a variety of ways – additional traffic, construction and noise, a greater amount of land disturbance and native landscape removal, loss of existing wildlife corridors, increased stormwater runoff downslope, etc. The Planning Commission must determine what measures are appropriate in terms of impact mitigation. The Planning Commission must take into consideration the increased density, the nightly rental and fractional ownership component, etc. While these allowances significantly increase the value of the project for the developer (a nightly rental allowance can increase the value of a unit by \$100k - \$200k), the impacts to the community are also significant. The Planning Commission must weigh the impacts with mitigation recommendations. The following have been discussed by the Planning Commission in the past regarding various proposed developments for this property:
 - Dedication of funds to the Town to construct a bridge over or tunnel under SR248 to connect the community across this asphalt divide. While a detailed estimate of costs has not been determined by the Town, either could cost between \$2mn - \$9mn. With the +/-20,000 square feet of commercial and the community/recreation center, the need for a community connection is significant – many residents on the lakeside of SR248 could then easily access this area by foot or bike. Conversely, the resort population would be able to access the lake/State Park by foot or bike.
 - Entry signs for the Town of Hideout at the north and south entry points. The developer has committed funding as part of the Deer Springs development on the north side of Town, to construct a new entry sign for the Town. Given this development on the south side of Town, a similar or matching sign should be considered.

- Funds to cover soft (e.g., survey work, design, etc.) or hard costs (construction) for the proposed SR248 spine trail as recommended in the POST plan. Again, connectivity is one of the three components of the Town's Vision in the General Plan.
- Other opportunities might include:
 - Affordable or workforce housing units that could be built on the second floor of the the proposed commercial space allowing future employees in this commercial space to live within the Hideout community, while reducing traffic impacts associated with employees having to commute in from outside the community.
 - Contribution of funds for a new Town Hall or public works facility as the community continues to grow rapidly, thus outgrowing its current brick and mortar facilities.
 - Other input as recommended by the Planning Commission.
- Design Review Committee (DRC): A Design Review Committed should be established as part of the MDA that is similar to the DRC in place for Deer Springs and Lakeview. Design Guidelines should be included with the MDA.
- All other Zoning Ordinance requirements will remain in effect including: the protection of environmentally sensitive lands, preservation of wildlife corridors, preservation of existing landscape/vegetation, etc.
- Master Development Agreement (MDA): The Applicant provided a draft MDA. The Town Attorney, Town Planner, and Town Engineer are currently reviewing the details of this MDA as part of the rezone request.

Next Steps

The Town Council should review the proposed Concept Plan and rezone request, ask questions of the Applicant and engage in an informal dialogue, and provide input/direction to the Applicant. The Applicant, Nate Brockbank, knows the Town well and requested this opportunity to work with the Town Council to ensure he understands the concerns and recommendations of the Town Councilmembers.

As of a week or two ago, the Applicant is under contract for the adjacent +/-40 acres (with the house and pond). This may contribute to a revision of the overall proposed Concept Plan as the area is planned holistically.

File Attachments for Item:

3. Rocky Mountain Power (PacifiCorp) Community Engagement Announcement

Silver Creek to Kamas Wildfire Project

Public Open House:

You are invited to attend a public open house Rocky Mountain Power will be hosting on Thursday, September 12, 2024, from 5PM to 8PM at the Hideout Town Hall. This event will be hosted in two sessions, the first session will be in person from 5:00 to 6:30PM. The second session will be hosted via Zoom starting at 6:45 to 8PM. Access the online session:



The purpose for the public open house is to provide more information relating to the Silver Creek to Kamas Wildfire Project.

Project Overview:

Rocky Mountain Power has developed a comprehensive plan for wildfire mitigation efforts throughout its service territories. The plan is designed to reduce the probability of utility related wildfires and mitigate damage to electric facilities because of wildfire. Specific facilities have been identified to be in Fire High Consequence Area (FHCA); therefore, the improvements proposed were developed to reduce the risk and lessen the impact of wildland fires.

Information relating to Rocky Mountain Power’s wildfire safety planning can be access at:

<https://www.rockymountainpower.net/outages-safety/wildfire-safety.html>

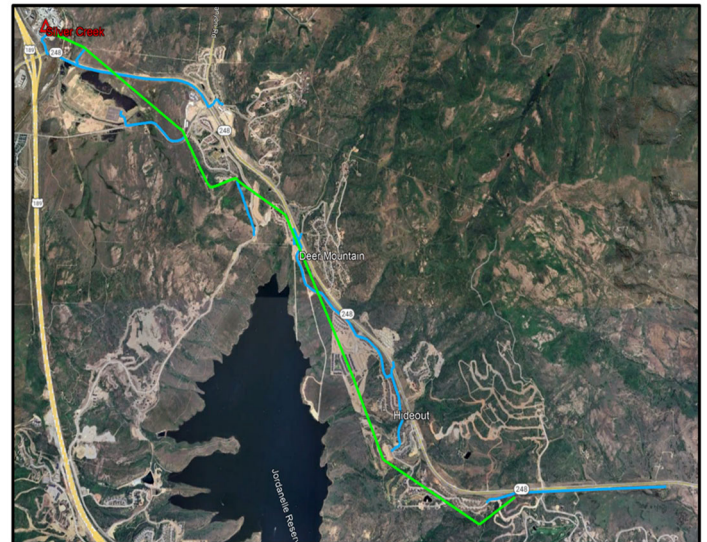
Project Scope:

The existing overhead distribution (not transmission) from Silver Creek to Kamas will be converted to underground. Project work will include trenching, excavating and underground boring, to place electrical conduit, vaults in public utility easements then running underground electrical wire.

The existing, overhead transmission line originating at Rocky Mountain Power’s Silver Creek Substation, travels along Old Highway 40 and State Route 248. Existing wooden poles will be replaced with self-weathering steel poles within existing easements.

Project Timeline:

Permitting: 2024
Distribution Underground: 2024 – 2025
Transmission Line Rebuild: 2025 – 2026



Silver Creek – Kamas Wildfire Project
 — 46kV Transmission Line
 — Distribution Underground
 ▲ Substation

File Attachments for Item:

4. Discussion and possible approval of Ordinance 2024-O-XX amending Hideout Municipal Code 10.08.18 regarding retaining walls

TOWN OF HIDEOUT
ORDINANCE 2024-O-XX

**AN ORDINANCE AMENDING HIDEOUT MUNICIPAL CODE SECTIONS
10.08.18 REGARDING RETAINING WALLS**

WHEREAS, the Town of Hideout ("Town") is a municipal corporation duly organized and existing under the laws of the State of Utah; and

WHEREAS, the Town Council has determined that clear regulations concerning the construction and terracing of retaining walls are necessary to protect public safety, preserve the natural landscape, and ensure that aesthetic standards are maintained; and

WHEREAS, the current standards for retaining walls within the Town have been reviewed and deemed in need of updates to reflect best practices for structural integrity and safety; and

WHEREAS, the Town Planner and Town Engineer have recommended changes to Section 10.08.18 of the Town Code, including height restrictions, terracing guidelines, and construction material standards for retaining walls; and

WHEREAS, the Town Council finds that the proposed amendments are in the best interests of the residents of the Town of Hideout;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Hideout, Utah, as follows:

SECTION I. AMENDMENT TO SECTION 10.08.18 OF THE TOWN CODE.

Section 10.08.18 is hereby amended as redlined (Exhibit A)

SECTION II. SEVERABILITY.

If any provision of this Ordinance is found to be invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

SECTION III. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon posting or publication, as required by law.

Passed and approved this _____ day of _____ in the year 2024 by the Town Council of the Town of Hideout.

TOWN OF HIDEOUT

Philip J. Rubin, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout

10.08.18 RETAINING WALLS

1. No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view).
 2. All retaining walls must be set back a minimum of 5'-0" from all property lines.
 3. ~~All retaining walls shall be constructed of natural stacked rock unless deemed unsafe by the Town Planner and Town Engineer. All retaining walls must be reviewed and approved for structural integrity and safety by the Town Engineer. A detailed geotechnical report, prepared by a licensed engineer, may be required dependent upon the Town Engineer's review. All retaining walls located outside the public right-of-way that do not support a public road shall be constructed of natural stacked rock unless an appropriate substitute material meets the same aesthetic character as determined by the Town Planner.~~
 4. ~~The Town Engineer shall determine the most appropriate engineering system and materials for retaining walls located within the public right-of-way and those located outside the public right-of-way that support a public road.~~
3. Private retaining walls greater than 4'-0" in height are required to obtain a Building Permit and meet all required geotechnical and engineering standards per the International Building Code (IBC). Terraced retaining walls are considered to be one engineered system. If the total height of a terraced retaining wall exceeds 4'-0", a Building Permit is required.

File Attachments for Item:

5. Discussion and possible approval to adopt Ordinance 2024-O-XX regarding issuing temporary certificates of occupancy for landscaping requirements

TOWN OF HIDEOUT

ORDINANCE #2024 – O – XX

AN ORDINANCE AMENDING TITLE 10, CHAPTER 08, SECTION 36 “LANDSCAPING AND IRRIGATION TO EXTEND THE TIME TO COMPLETE LANDSCAPING AND REMOVE THE BOND REQUIREMENT FOR RESIDENTIAL LANDSCAPING

WHEREAS, the Hideout Council (“Council”) previously enacted land use ordinances regulating installation of landscaping and irrigation in Ordinance 2024-O-05; and

WHEREAS, since the enactment of Hideout’s ordinance, the Utah legislature amended the state statute prohibiting a municipality from requiring a completion assurance for residential landscaping; and

WHEREAS, due to the short building weather window in Hideout the Council desires to extend the timeline for residential landscaping installation.

NOW, THEREFORE, BE IT ORDAINED BY THE HIDEOUT COUNCIL OF HIDEOUT, UTAH, THAT:

SECTION I: Title 10, Chapter 08, Section 26 is amended as indicated below:

10.08.36 LANDSCAPING AND IRRIGATION

- A. **Landscape Improvements and Guarantees.** All landscape improvements (landscape materials, irrigation system, landscape buffers, etc.) shall be installed and paid for by the Developer or ~~homeowner~~ property owner on the site in accordance with the approved Final Landscape Plan prior to, or within nine (9) months of, the issuance of a certificate of occupancy for the building or use. ~~When weather conditions do not permit installation of the landscape improvements prior to the issuance of the certificate of occupancy, and, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the Town Engineer may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six (6) months. In those instances where the Town Engineer approves a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the Town Engineer.~~

A failure to complete the landscaping within the time limits in this section may subject the developer or property owner to a refusal, suspension, or revocation of the certificate of occupancy and other civil or administrative actions

- B. **Minimum Size of Plantings.** Unless otherwise specified herein, all required deciduous trees shall be a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallon in size.
- C. **Plant Materials.** Plant shall be well-suited to the soil and climate conditions at the project site. Native plant materials are encouraged. The Applicant shall provide the water requirements for all plant material.

D. Natural Topping of Landscape Areas. All landscaped areas shall be finished with a natural topping material which may include, but not limited to, the following: groundcover, planting, or wood mulch. Decorative rock (commonly known as rice gravel, pea gravel or decomposed granite [DG]) may be used as a ground cover for up to 25% of a property's landscape area (exclusive of building footprint and driveway/parking area).

E. Irrigation Standards

1. All landscaped areas shall be supported by an automatic irrigation system which may be a spray, soaker, or drip type system. The irrigation system shall meet all State and Town requirements for potential cross-connections that must be protect against backflow to the culinary water system. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the road, sidewalk, or parking areas.
2. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Sod and non-sod areas shall be irrigated on separate valves. Drip Emitters and sprinklers shall be placed on separate valves.
3. Separate Connection. Any landscaping that will be owned and maintained by the Town shall have separate irrigation line connection prior to the master meter. A backflow prevention device shall be installed by the Developer or Property Owner as required by the Town Planner or Town Engineer.

F. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include ripping, tilling, and/or scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material.

G. Landscape Buffer. A minimum fifteen-foot-wide landscape buffer with a minimum of one (1) screening tree spaced at each ten-foot interval (staggered configuration) shall be required along those Property lines of a site developed for multiple-family residential, commercial, or industrial uses when such Property lines are contiguous with any residential development or residential zoning district; except that no such landscape buffers shall be required for multiple-family residential contiguous with other multiple-family development.

SECTION II: Effective Date. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED by the Hideout Council of Hideout, Utah, this ____ day of September in the year 2024.

TOWN OF HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Hideout Recorder