

**Minutes**  
Town of Hideout  
Town Council Regular Meeting  
September 11, 2024

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

Regular Meeting

**I. Call to Order**

Mayor Pro Tempore Baier called the meeting to order at 6:00 pm and explained the meeting was a hybrid meeting held both in person and electronically via Zoom.

**II. Roll Call**

**Present:** Mayor Pro Tempore Chris Baier

**Attending Remotely:** Council Member Carol Haselton (*joined at 6:05 pm*)  
Council Member Bob Nadelberg  
Council Member Ralph Severini

**Excused:** Mayor Phil Rubin  
Council Member Jonathan Gunn

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

**Staff Attending Remotely:** Town Administrator Jan McCosh  
Town Attorney Polly McLean  
Town Planner Thomas Eddington  
Town Engineer Gordon Miner

**Public Present:** Jay Springer.

**Public Attending Remotely:** Planning Commissioner Peter Ginsberg, Eric Davenport, Georgia Tarnesby, Nate Brockbank, Paul Watson, and others who may have logged in using a partial name or using only a phone number.

Mayor Pro Tempore Baier requested that the meeting begin with an update from the Planning Commission due to time constraints.

**1. Planning Commission Update – *Planning Commissioner Peter Ginsberg***

Commissioner Peter Ginsberg provided an update from the Planning Commission. He highlighted three key topics:

1. **Shoreline Phase 4:** The Planning Commission had held a public hearing and planned to continue the discussion in another meeting scheduled for September 19, though it might be extended into October.

2. **Elkhorn Springs Development:** A meeting was held with Nate Brockbank on September 4 to review his plans for the Elkhorn Springs potential development. Mr. Brockbank was expected to present further details to the City Council in a work session later that evening.

3. **Wildhorse Development:** The Planning Commission would hold a public hearing on a rezone petition for the Wildhorse project. The request was to change the zoning from Mountain Zone to Neighborhood Mixed Use (NMU) for a brew pub/restaurant development located between the Woolf property and the Klaim subdivision, which would take place on September 19.

Commissioner Ginsberg concluded the update without any further questions from the Council.

### **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**

There were no corrections to the minutes.

*Motion: Council Member Severini moved to approve the June 13, 2024 Special Public Hearing Draft Minutes, June 13, 2024 Draft Meeting Minutes, June 28, 2024 Special Meeting Draft Meeting Minutes, and July 11, 2024 Draft Meeting Minutes as presented. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.*

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

Council Member Severini raised several follow-up items from the previously approved minutes, noting that he had around five points to discuss. He began by addressing a comment on line 39 of the June 13 minutes, which involved concerns about the collection and monitoring methods for Transient Room Tax (TRT). In previous discussions, Council Member Severini and Financial Consultant Katie Shepley had previously noted that the current system might not be sufficient, particularly as more TRT-related developments emerged. He called for follow-up actions to ensure the Town's processes were on track.

Town Administrator Jan McCosh provided an update, stating that she had reached out to Park City and the Utah State Tax Commission to gather information on enforcement and best practices for short-term rentals. She mentioned that Park City had experimented with using an independent software company, but they found it ineffective. Currently, enforcement was limited to catching violations in real-time, as regulating advertisements was challenging due to free speech laws. Ms. McCosh also referenced a report from the Utah State Tax Commission that she still needed to review.

Council Member Severini expressed concern about the limitations of current methods and asked if the issues stemmed from state law restrictions. Ms. McCosh confirmed that enforcement challenges were tied to legal limitations, explaining that catching violations was primarily based

on reports from residents, which could then lead to further investigations, such as checking for business licenses.

Town Attorney Polly McLean joined the discussion, adding that some short-term rental platforms, like Airbnb and VRBO, automatically collect and remit taxes to the state. This meant that even illegal rentals might still contribute TRT revenue. Ms. McLean also mentioned knowledge of another town that was using a more affordable service with an algorithm to identify unlicensed properties advertising online, which could help enforce compliance indirectly.

Council Member Severini suggested that these points needed to be added as an agenda item for further discussion in a future meeting. He emphasized that, given the increasing relevance of TRT, the Town must develop more effective solutions. He also suggested looking into how Homeowners Associations (HOAs) were managing short-term rentals in areas where they were restricted, as this could be another avenue for enforcement.

The discussion concluded with an agreement to follow up on these items during the October meeting, highlighting the importance of ensuring proper tax collection to support the Town's financial sustainability.

Council Member Severini raised a follow-up regarding the Hideout Coalition, referencing page 10 of the June 13 minutes. He asked for updates from Ms. McCosh, noting its importance and ensuring the Town was still tracking its progress.

Ms. McCosh explained that the Coalition met monthly and recently took steps to send out a survey to residents. The Coalition focused on wellness and aimed to connect communities, with participation from Summit County, Wasatch County, and other entities beyond Hideout. Ms. McCosh also mentioned that the Coalition was working on translating informational materials in order to include the Town's affordable housing community. The Coalition was supported by federal funding and was still in its formative stages.

Council Member Severini asked whether it would be worthwhile to schedule a presentation about the Coalition in the future. Ms. McCosh agreed but suggested that it might not be ready for a couple of months, as the Coalition was still in the early stages of development. They were currently identifying additional stakeholders to include in the group.

Mayor Pro Tempore Baier then asked about a potential timeframe for a more formal update. Ms. McCosh indicated that after the Coalition's next meeting, she would have a clearer idea, but a presentation might not be ready until 2025. Mayor Pro Tempore Baier tentatively scheduled a follow-up for 2025, with the understanding that Ms. McCosh would provide updates when there was substantial progress to report. Council Member Severini agreed with this approach, ensuring that the Council would stay informed as the Coalition developed.

Council Member Severini inquired about a \$50,000 donation from developer Nate Brockbank referenced in the July 11 meeting minutes, asking if the issue had been resolved and the funds collected. The matter involved the Deer Springs project, and Council Member Severini sought clarification on whether the necessary steps had been taken.

Ms. McLean provided an update, explaining that the delay was due to finalizing documents, particularly related to the assignment of water. There had been some complications, and progress had been slower than expected due to coordination between Mr. Brockbank's attorney, Jordanelle Special Service District (JSSD), and the Town's water attorney. Despite these delays, Ms.

McLean noted that the situation was nearing resolution, with the check reportedly sitting on the opposing attorney's desk, awaiting finalization of the paperwork.

Council Member Severini confirmed that the issue included the 20-acre-foot water assignment, and Ms. McLean assured that an update would be provided by the next council meeting once the final documents were in place. Council Member Severini expressed appreciation for the update and agreed to review progress at the next meeting.

Council Member Severini inquired about reviewing the nightly rental ordinances, noting that the discussion was related to the previous minutes but focused more on the overall approach to rental regulations rather than tax collection.

Recorder Alicia Fairbourne responded, explaining that the item had been intentionally left off the September agenda because Mayor Rubin was not present at this meeting. She indicated that the review of nightly rental ordinances would be postponed until the October meeting. Council Member Severini agreed with this approach, ensuring that the topic would not be overlooked, and Ms. Fairbourne confirmed that it was noted for follow-up.

Council Member Severini inquired about an item concerning testing new software aimed at improving code enforcement, particularly in construction areas. Since this matter was primarily handled by Mayor Rubin, Council Member Severini suggested a follow-up at the October meeting. Mayor Pro Tempore Baier agreed and noted that Mayor Rubin, who was not present, had been working on this issue with Public Works. The topic would be added to the October agenda for further discussion.

Council Member Severini then brought up another concern regarding a marmot problem, asking if any action had been taken or more information collected. Mayor Pro Tempore Baier recalled a previous explanation from Assistant Attorney Cameron Platt, noting that the Town's role in wildlife issues like deer is more defined, but smaller animals like marmots are generally the responsibility of property owners. Mayor Pro Tempore Baier recounted personal efforts to deal with the marmots but acknowledged the difficulty in coordinating with the property owner, Mustang Development and the golf course, both known for being hard to reach. The problem, which recurred yearly, was attributed to wildlife being part of the natural environment of the area. Mayor Pro Tempore Baier suggested that residents may need to continue managing the situation as part of living in such a wildlife-rich region.

Council Member Severini raised a final follow-up item regarding a previous discussion on the agreement between engineers concerning substantial completion in the Golden Eagle development. He sought clarity on whether the issue had been resolved.

Ms. McLean responded, confirming that the Town had issued its third building permit in Golden Eagle, with the process beginning in late August or early September. She explained that the permits were issued upon determining substantial completion, as per the terms defined in the Master Development Agreement (MDA). While substantial completion had been defined and water systems had been accepted, Ms. McLean clarified that this did not imply the full acceptance of infrastructure, such as roads, sewer, and storm drains, from the Town.

She further noted that Hideout Local District 1 had communicated their intention to accept certain portions of the infrastructure, including the storm drain and sewer, and that efforts were underway to formalize this arrangement. The interconnected nature of the storm drains and roads made it important for the District to take on road maintenance as well. A letter from the District's engineer

confirmed that the infrastructure in Phase 1 was substantially complete, allowing the Town to issue certificates of occupancy, though residents were advised to contact the District or developer for specific infrastructure-related concerns.

Ms. McCosh added that she had a meeting scheduled with Dave Merrill from Hideout Local District 1 to address financial questions and discuss related matters further. Council Member Severini thanked both Ms. McLean and Ms. McCosh for the updates.

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

Mayor Pro Tempore opened the floor for public input at 6:28 pm.

*Georgia Tarnesby* introduced herself as a resident who lived on Longview Drive. She raised concerns regarding inadequate street lighting in her area. She highlighted a specific stretch of Longview Drive, mentioning that while there were beautiful lanterns on lampposts in the neighborhood, the section between the traffic circle and the mailboxes lacked proper illumination. Ms. Tarnesby noted that although some lampposts were present, they were nonfunctional, and previous inquiries suggested there might be no electricity supplied to them. However, recent markings by utility workers indicated that there could be potential electricity available.

Ms. Tarnesby requested that the Council investigate whether electricity could be supplied to the existing lampposts and suggested that any upcoming roadwork would be an opportune time to address this issue. She also expressed a desire for any replacement lanterns to be in line with the existing aesthetic, even if they needed to differ slightly from the original design.

Mayor Pro Tempore Baier acknowledged Ms. Tarnesby's input and confirmed that the existence of nonfunctional lampposts was previously unknown. Mayor Pro Tempore Baier then invited Town Planner Thomas Eddington to address the Town's Dark Skies Ordinance, emphasizing that the current lampposts aligned with regulations aimed at minimizing light pollution. Mr. Eddington assured that there was no violation regarding the lighting and stated that the Town could work toward activating those lights.

Ms. Tarnesby also raised a secondary concern about decorative lights on trees in the traffic circle, which she suggested could be turned off at midnight to align better with the Dark Skies Ordinance and minimize disturbances to nearby residents. Gordon Miner, the Town Engineer, offered to coordinate the repair of the nonfunctional lights with the Public Works Director, and explore options for shielding any disruptive street lighting.

Ms. Tarnesby expressed gratitude for the engagement and offered to send further details about the lamppost locations to Mr. Miner via email, while the Council encouraged her to reach out for additional assistance.

There being no further comments, public input was closed at 6:41 pm.

**VI. Agenda Items**

**1. Presentation by Jay Springer regarding SB 174 contract renewals and HB 476 Municipal land use regulation modifications**

Jay Springer, an attorney from Smith Hartvigsen, presented on Senate Bill 174 and House Bill 476, which pertained to municipal land use regulation modifications. He explained that the funding for these legislative changes was provided by the Department of Workforce Services,

allowing for assistance to municipalities in compliance efforts. Mr. Springer clarified the deadlines associated with the bills: House Bill 476 will take effect on November 1, 2024, while the requirements of Senate Bill 174 must be met by December 31, 2024.

Mr. Springer outlined significant changes introduced by the bills, particularly the procedural updates affecting residential development approvals. Key points included the necessity for public hearings on administrative subdivisions, which were typically handled by the Planning Commission or staff. He emphasized the need for clear timelines in the review process and stressed that all application materials must be accessible online. Importantly, the Council's role would shift to high-level policy decisions, removing Council Member involvement in specific applications.

Mayor Pro Tempore Baier sought further clarification on the legislative changes, to which Ms. McLean responded by acknowledging the necessity of these updates and the positive working relationship with Mr. Springer and his firm. Ms. McLean highlighted the State Legislature's mandate for all municipalities to update their codes.

The Council discussed scheduling timelines, aiming for public hearings and subsequent adoption of revised codes by the November council meeting. Mr. Springer noted that feedback from the Council would be valuable, with a working draft expected to be shared with them in early October for review.

Mayor Pro Tempore Baier thanked Mr. Springer for the information and assistance in adopting the policy.

**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)**

Mayor Pro Tempore Baier introduced the agenda item, emphasizing this was only a discussion item to gather input and no vote would be taken.

Mr. Eddington provided an overview of the staff report, outlining the rezoning process and the current status of the development. He highlighted that the 70-acre parcel under discussion did not include the adjoining 40 acres, which may have future implications. The Planning Commission reviewed an updated concept plan on September 4, having previously considered a version in July that suggested a reduction in density and the removal of a 32-foot hilltop to enhance views. The Planning Commission ultimately recommended retaining the hilltop, and suggested that the applicant consider a hybrid of the initial and updated plans, which proposed 164 units including neighborhood commercial space, townhomes, and single-family lots.

Mr. Eddington indicated that the second proposal sought a denser configuration with 105 single-family lots and fewer townhomes. The discussion included considerations of the density of the proposed Residential 6 zoning, which would accommodate six units per acre, and the potential for preserving natural areas. Mayor Pro Tempore Baier noted the significance of maintaining some density while also preserving views, and Mr. Eddington clarified that removing the hilltop could potentially create an additional 16 to 17 lots with improved views.

Applicant Nate Brockbank expressed appreciation for the opportunity to present and shared plans for three covered pickleball courts intended for community use, open to all residents of Hideout,

not just those living in the new development. The pickleball courts were envisioned as a recreational facility for residents, particularly useful during windy conditions common in the area.

Mr. Brockbank then detailed the project layout, highlighting adjustments made to optimize the design. Originally proposing 165 homes, the plan was revised to feature 120 lots and 20 townhome units. The smallest lots were identified as Lakeview lots. He also discussed the potential to excavate part of a nearby hill to enhance views from the lots and to provide fill material for the development. This modification would also allow for the creation of parking areas and additional community amenities.

A conversation ensued regarding the construction of a clubhouse with a pool and jacuzzi, which Mr. Brockbank proposed to donate to the Town for community use. Concerns were raised about ensuring fair access and funding, leading to a suggestion that the development could contribute the land and building while the Town would operate the facility.

Mr. Brockbank outlined plans for parks near the commercial area and additional green spaces, seeking input from the Council on desired features. The Council Members discussed the importance of maintaining open views and expressed a desire to assess the hill area to determine its suitability for further development while being mindful of environmental considerations.

Additional topics included the potential for a dog park, and Mr. Brockbank emphasized his vision for a serene space within the development, conducive to activities like reading and meditation. The area's ecological sensitivity was highlighted, particularly regarding slopes and drainage corridors, suggesting that any development must respect wildlife habitats and natural features.

Council Member Severini sought clarification on the park areas and suggested enhancing the amenities around the pickleball courts. He discussed integrating park areas with existing commercial spaces and the importance of planning for future commercial development, which would likely take five years or more. Mr. Brockbank expressed his hope to collaborate with the Council on developing park areas and potentially expanding commercial spaces as the community grew.

The discussion also touched upon the possibility of establishing trails for cross-country skiing; however, it was noted that the terrain might be too steep for such use. Mr. Brockbank expressed willingness to collaborate with the Council to create a beneficial plan for the community.

Mr. Brockbank noted the project could potentially include a trail project that could connect Kamas to Richardson Flat. He mentioned that the Planning Commission highlighted the possibility of obtaining state funds for this trail but emphasized the need for a site plan and survey before moving forward. Mr. Brockbank committed to having his engineers estimate the costs involved in developing the necessary plans, with the expectation that the quote would be available soon.

Council Member Severini underscored the importance of coordinating efforts with other stakeholders to create a cohesive trail system. He also raised concerns regarding the environmental impact of cutting down a hill as part of the development, sharing a personal anecdote about a previous experience with hillside modifications that led to stability issues. Council Member Severini inquired about protective measures to ensure safety and stability if the hill were to be altered, as well as the potential need for blasting based on geotechnical reports.

Mr. Brockbank reassured the Council that he had conducted preliminary geotechnical studies, indicating that substantial bedrock was present, which would influence the excavation process.

He acknowledged the importance of ensuring the stability of the land and committed to acquiring updated geotechnical reports before any construction began.

Mayor Pro Tempore Baier encouraged further discussions, highlighting the importance of collaboration on the spine trail project. Council Member Nadelberg expressed interest in arranging a site visit to better understand the proposed development and address any concerns regarding the hillside. Mr. Brockbank welcomed this idea, suggesting it would provide a clearer perspective on the project and facilitate discussions about environmental considerations, such as vegetation restoration.

Council Member Haselton raised several questions regarding the concept plan, seeking clarification on the property's layout, particularly in relation to the existing house. Mr. Brockbank confirmed that the property had recently been placed under contract, and the Council emphasized the importance of a site visit to gain a better understanding of the area.

Council Member Severini brought attention to the potential for future residential developments and the necessity of considering the accompanying commercial needs. He suggested that a central park could serve as a shared amenity for new residents and inquired about the existing park facilities in the vicinity. Mr. Eddington clarified that there were no active parks planned in the Golden Eagle or surrounding area, only some open space.

Mr. Brockbank discussed the challenges of commercial viability on the property, suggesting that mixed-use developments with commercial spaces on the ground floor and residential units above could be a solution. The conversation included thoughts on the types of businesses that might succeed in that location, leaning toward smaller neighborhood-focused enterprises like cafes or fitness studios, rather than larger commercial establishments.

Mayor Pro Tempore Baier expressed skepticism about the feasibility of attracting commercial ventures in the area, while Mr. Eddington reiterated the importance of designing walkable spaces that could encourage patronage from local residents. Mr. Brockbank acknowledged the difficulty but maintained that there was a need for pocket commercial spaces to serve the community.

Council Member Severini proposed that the existing Salzman home could be repurposed as a bed-and-breakfast, serving as a central point for potential commercial development. Mr. Brockbank affirmed the home's value, stating that it would not be torn down, but expressed uncertainty about its future use, noting the challenges that previous development applicants faced in the area. He agreed to consider the idea of connecting commercial efforts with the potential bed-and-breakfast, looking at the broader vision for the property in the coming weeks.

Connectivity between the two parcels of land was also a topic of interest. Council Member Severini inquired about the possibility of creating an overpass or underpass to improve access for residents, noting the existing traffic issues on SR-248. Mr. Brockbank confirmed the importance of trail connections and suggested adding extra parking to facilitate access. Mayor Pro Tempore Baier noted that there would be further discussions with transportation officials regarding potential traffic solutions.

As the discussion concluded, it was agreed that a site visit would be scheduled, involving both the City Council and Planning Commission Members. Mr. Brockbank expressed gratitude for the Council's input. Mayor Pro Tempore Baier emphasized the positive aspects of the development while ensuring that safety and community needs would be prioritized in the planning process.



### 3. Rocky Mountain Power (PacifiCorp) Community Engagement Announcement

Mr. Eddington provided information regarding a community engagement session hosted by Rocky Mountain Power, scheduled for the following day. The first session would take place in person at Hideout Town Hall from 5:00 to 6:30 pm, where representatives from Rocky Mountain Power would explain their proposed project to replace existing wooden transmission poles with metal ones. This initiative aimed to enhance electrical service reliability in the Wasatch Back area and reduce wildfire risks associated with electrical lines. The second session would follow virtually via Zoom from 6:45 to 8:00 pm, mirroring the content of the first session.

Mr. Eddington elaborated that the project would not only involve replacing the transmission poles but would also include undergrounding the distribution lines, which were currently situated beneath the transmission lines on existing poles. This would require significant excavation throughout the community. Mayor Pro Tempore Baier expressed hope for a good turnout, noting that notifications had been disseminated through various channels, including the website, app, and email. Ms. Fairbourne mentioned that Rocky Mountain Power had also mailed notifications to residents, though some Council Members had not received them. Despite this, there was optimism that the community would engage in the sessions, recognizing the potential benefits of burying the distribution lines, which would enhance the aesthetic and safety of the area once the work was completed.

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

The City Council discussed Ordinance 2024-O-11, which proposed amendments to the Hideout Municipal Code concerning retaining walls. Mr. Eddington explained that the Ordinance aimed to clarify the existing code regarding the review process for retaining walls. The current code incorrectly stated that all retaining walls were reviewed by the Town Engineer, which did not apply to private retaining walls. The proposed changes would allow the Town Planner to review private retaining walls located outside of the public right of way and that do not support public roads, focusing primarily on aesthetic considerations.

Mr. Eddington noted that the heights and setbacks for retaining walls would remain unchanged. The Ordinance also emphasized that retaining walls exceeding four feet in height would still require a building permit, adhering to geotechnical engineering standards outlined in the International Building Code. Additionally, Mr. Eddington highlighted that if two walls were adjacent and combined exceeded the four-foot requirement, a permit would also be necessary.

Council Member Severini raised concerns about an existing retaining wall issue within the Town, suggesting that proper code enforcement could prevent costly fixes in the future. Mayor Pro Tempore Baier acknowledged the necessity of updating the code, stating that these changes should have been implemented much earlier. After confirming there were no further questions from the Council, a motion was sought to approve the Ordinance.

***Motion: Council Member Nadelberg moved to approve Ordinance 2024-O-11, amending Hideout Municipal Code Sections 10.08.18 regarding retaining walls. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.***

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

The City Council discussed and considered adopting Ordinance 2024-O-12 regarding the issuance of temporary certificates of occupancy for landscaping requirements. Ms. McLean provided background on the Ordinance, explaining that previous requirements for landscaping bonds had not been enforced due to changes in state code. The proposed Ordinance aimed to align local regulations with state law by establishing a nine-month timeline for property owners to complete landscaping after receiving a certificate of occupancy (CO) or temporary certificate of occupancy (TCO). Non-compliance would lead to enforcement actions based on existing fee schedules.

Ms. McLean suggested that the nine-month timeframe was a compromise, intended to provide adequate time for landscaping while preventing prolonged periods where properties remained unlandscaped. Mayor Pro Tempore Baier questioned the choice of nine months over a full year, considering it could better accommodate delays in landscaping services. Ms. McLean explained that the nine-month period was designed to ensure compliance and aesthetic upkeep in a timely manner.

Council Member Nadelberg raised concerns about the balance between facilitating home building and preventing developers from neglecting their responsibilities. The conversation also addressed the relationship between the Town's requirements and those of HOAs, clarifying that the Town's landscaping requirements would take precedence during the CO process, but HOAs could impose additional requirements.

Mayor Pro Tempore Baier reiterated the importance of aligning landscaping plans with Wildland Urban Interface code requirements to enhance fire safety. Ms. McLean acknowledged the need for flexibility in the Ordinance to either issue TCOs or standard COs as circumstances dictated. After modifying the proposed amendment to include TCOs in Section A in the Ordinance, Mayor Pro Tempore Baier sought a motion to approve the Ordinance.

***Motion: Council Member Nadelberg moved to approve Ordinance 2024-O-12, amending Hideout Municipal Code 10.08.36 Landscaping and Irrigation to extend the time to complete landscaping, remove the bond requirement for residential landscaping, and to include a temporary certificate of occupancy provision as amended. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.***

## **VII. Committee Updates**

### **1. Planning Commission – Planning Commissioner Peter Ginsberg**

*The Planning Commission update was discussed previously in the meeting.*

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

Council Member Severini reported on ongoing meetings and projects being discussed by the Committee. The Committee had been reviewing various development opportunities, such as a potential annexation across the Jordanelle and the Schoen project, known as the Wildhorse development.

Council Member Severini highlighted an interesting report from 2005, referencing a 1989 study on Ross Creek, coordinated between the Bureau of Reclamation and the state. The report included recommendations for the usage of Jordanelle Reservoir, particularly advocating for non-motorized activities and possibly some commercial opportunities.

Ms. McCosh added that discussions had been held with the Larry H. Miller Group, who expressed interest in a potential public-private partnership. Ms. McCosh also mentioned that the Wildhorse development was moving forward quickly, with the developer hoping to break ground by spring, pending Council approval. The project was seen as an upscale and promising economic development opportunity for the area. Council Member Severini echoed Ms. McCosh's sentiments, noting that the project could be both economically beneficial and a desirable amenity for the community. Further updates were expected as the project progresses through the standard approval process.

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

Mr. Eddington stated all the projects were in the construction phase, and therefore, there were no designs to review at this time.

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

During the Parks, Open Space, and Trails (POST) Committee update, Mayor Pro Tempore Baier summarized key activities from the past month. The Committee held a meeting with Mr. Miner, to address drainage issues in the state park, which had led to some areas being swamped. Nancy O'Toole from the Mountainland Association of Governments (MAG), who had assisted in securing grants from Utah Outdoor Recreation, also participated in the discussions. Mayor Pro Tempore Baier noted that trail construction had already started in the State Park, with a new trail being developed to connect the first parking lot with the existing perimeter trail on the east side of the road. This trail was designed to keep pedestrians off the road, improving safety, particularly in winter.

Mayor Pro Tempore Baier also reported on a wildlife collision mitigation meeting held with UDOT and other agencies, with a site visit scheduled for October 2 to evaluate wildlife fencing along the SR-248 corridor, an area with high collision rates involving various wildlife species. This effort, although not strictly related to parks and open space, falls under POST's purview due to the connection with wildlife safety.

Additionally, Mayor Pro Tempore Baier and Mr. Eddington conducted a site visit with Daniel Mendoza from the University of Utah to review the Town's dark sky ordinances and assess current lighting conditions. Mr. Eddington shared that light readings had been taken, and further assessments were planned before winter to understand the impact of snow and reflection on lighting.

Council Member Haselton added that she attended a meeting with Shoreline Developer Glen Gabler regarding Shoreline Phase 4. Mr. Gabler was planning to build a small dog park in the area and was considering adding a post with a platform for osprey and bald eagles to nest, an idea that was positively received. These plans were not finalized but were discussed as potential additions to the open space development.

## 5. Transportation Committee - Council Member Haselton

Council Member Haselton noted that bus service schedules had been adjusted over the summer, with a reduction in frequency. Richardson Flat, where many of the busses operated, had been notably empty. However, for holidays and peak times, such as during Miner's Day, the buses ran every 10 minutes to better serve the community's needs.

Mayor Pro Tempore Baier inquired if the buses would continue providing direct service to the resorts in the upcoming winter season, as they had done previously. Council Member Haselton confirmed that this was likely to continue, as the service had been very successful.

Unrelated to the Transportation Committee update, Ms. McLean wanted to mention that the Sheriff's Office would no longer provide animal control services to municipalities that did not sign the interlocal agreement. However, since the Council had signed the agreement, the municipality would continue to receive animal control services. Ms. McLean emphasized the importance of having entered into the agreement, ensuring that the Town remained covered under this service.

## 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

There being no further public business, Mayor Pro Tempore Baier asked for a motion to adjourn the Regular Meeting and reconvene in Closed Session.

*Motion: Council Member Haselton moved to adjourn the Regular Meeting and reconvene in Closed Session. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.*

The Regular Meeting adjourned at 8:34 pm and reconvened in Closed Session at 8:42 pm.

**Present:** Mayor Pro Tempore Chris Baier

**Attending Remotely:** Council Member Carol Haselton  
Council Member Bob Nadelberg  
Council Member Ralph Severini

**Staff Attending Remotely:** Town Attorney Polly McLean  
Town Administrator Jan McCosh  
Town Planner Thomas Eddington

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

## IX. Meeting Adjournment

Upon conclusion of the Closed Session, Mayor Pro Tempore Baier asked for a motion to adjourn.

***Motion: Council Member Nadelberg moved to adjourn the meeting. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.***

The meeting adjourned at 9:32 pm.



*Alicia Fairbourne*  
Alicia Fairbourne, Recorder for Hideout

APPROVED