

**Minutes**  
Town of Hideout  
Town Council Regular Meeting and Work Session  
July 13, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Work Session on July 13, 2023 at 5:00 PM electronically via Zoom Conference Call due to the ongoing COVID-19 health concerns.

**Regular Meeting and Work Session**

**Work Session - 5:00 p.m.**

**I. Call to Order**

Mayor Pro Tempore Baier called the Work Session to order at 5:04 p.m. and reminded participants there was no physical anchor site for the meeting due to ongoing COVID-19 health concerns. Mayor Rubin was present on the call; however, he noted he had limited cell service and could not view the visual presentations needed for the meeting. Therefore, Council Member Baier would fill in as Mayor Pro Tempore.

**II. Roll Call**

**Present:** Mayor Phil Rubin  
Mayor Pro Tempore Chris Baier  
Council Member Sheri Jacobs  
Council Member Bob Nadelberg (*joined at 5:32 p.m.*)  
Council Member Ralph Severini

**Excused:** Council Member Carol Haselton

**Staff Present:** Town Administrator Jan McCosh  
Town Attorney Polly McLean  
Town Planner Thomas Eddington  
Recorder for Hideout Alicia Fairbourne  
Deputy Recorder for Hideout Kathleen Hopkins

**Others Present:** Craig Dupper, Jack Walkenhorst, Gary Dixon and others who may have logged into Zoom using only a partial name or phone number.

**III. Agenda Items**

**1. Presentation to Hideout Town Council and discussion of the re-zone for the Bloom in Hideout Development**

Town Attorney Polly McLean noted that the applicants for the Bloom in Hideout Development had withdrawn their application. Therefore, there was no discussion.

## **2. Presentation from the Economic Development Committee regarding the potential impacts of the Bloom at Hideout Development**

Because the Bloom applicants withdrew their application, the discussion revolved around introduction of the Economic Development Committee (EDC) members and the mission statement of the EDC. Recognizing the need to adjourn the Work Session promptly at 6:00 p.m., Mayor Pro Tempore Baier inquired about the third agenda item, regarding Short-Term Rental Overlay Zones and residential casitas, and asked if the item would need to be discussed. Ms. McLean stated that the discussion would be brought to the Hideout Planning Commission in August, and since it was tied in with the Bloom Development, there was no need for the discussion during this meeting.

Craig Dupper from the EDC presented the Committee's mission, which was to ensure Hideout was business-friendly; encouraged responsible commercial development; enhanced economic diversity; and provided desirable amenities for residents.

Mr. Dupper outlined the Committee's focus on providing feedback to the Town Council on economic and development issues. The discussion revolved around evaluating additional development projects to align with resident preferences and contribute to the Town's revenue stream.

Members of the EDC, including Scott Davis and Craig Dupper, shared their backgrounds and involvement in the Committee. Mr. Davis proposed an idea to utilize ten (10) acres near the Ross Creek entrance for a food truck park with themed nights, acoustic music, and a Hideout cantina. He suggested this low-cost initiative could generate revenue and test the viability of attracting visitors without significant development. He offered to support the park by contributing ten thousand dollars (\$10,000) of his own funds.

Mayor Pro Tempore Baier raised concerns about the execution details, such as the need to research the success of food trucks in similar locations and the complexities of obtaining a liquor license in Utah. She also emphasized the importance of investigating the expenses involved in leveling the land for the food trucks and parking.

Mr. Davis addressed these concerns, mentioning his connections to a food truck owner and expressing willingness to cover the ten-thousand-dollar (\$10,000) liquor license cost. He highlighted the potential benefits of the project, including creating viability for future development and leveraging town resources.

Council Member Severini emphasized the importance of gathering better data, including pictures of the plot of land, to attract potential restaurateurs. He acknowledged the obstacles but suggested exploring the potential investment, the speed of implementation, and the use of benchmark data for marketing.

Mr. Davis responded by proposing the idea of seeking bids and exploring costs, possibly bringing in a venture capitalist (VC) to invest in making the land usable for attracting business. He mentioned the demand from the Tuhaye community for a place to eat and emphasized the need to start with a simple dirt lot to gauge success before making further investments.

In response to Council Member Severini's suggestion about involving Hideout developers to grade the land, Mr. Davis mentioned the possibility of trading with Nate Brockbank, who wanted nightly rentals in the area, and who could potentially provide assistance with grading and water shares.

Mayor Rubin expressed his interest in the concept and emphasized that the EDC was seeking feedback on whether the idea was worth exploring further. He mentioned discussions with outdoor vendors interested in setting up at the Ross Creek entrance, such as a coffee shop, E-bike shop, and SUP (Stand-Up Paddleboarding) shop. Mayor Rubin suggested allowing the EDC to do more research and mentioned ongoing work by Engineering Director Timm Dixon's team on power bids. He encouraged the Council to let the relevant experts handle the technical aspects.

Council Member Nadelberg expressed interest in the idea, and Council Member Jacobs saw it as an excellent opportunity for events. Council Member Severini echoed the sentiment, emphasizing the need to try new things and gather regular feedback.

The conversation touched on zoning considerations, infrastructure needs, collaboration possibilities, and the potential year-round viability of the proposed commercial space. Mayor Pro Tempore Baier emphasized the importance of working with the State Park and considering revenue generation throughout all seasons. Mr. Davis shared his experience in California, working with state parks, and suggested prototyping with generators before addressing electric infrastructure.

Town Planner Thomas Eddington provided an insight into zoning considerations and suggested that obtaining a special permit might be needed for one-off events. He also discussed the possibility of rezoning the land to neighborhood mixed-use (NMU) in the future, aligning with the Town's goal of bringing commercial activity to the area.

Overall, the concept was met with positive feedback from Council Members, encouraging further exploration and expressing willingness to support the idea. The EDC was given the go-ahead to continue its work and gather more information for future presentations.

### **3. Discussion and presentation of a new zoning designation Residential Casita and Short-Term Rental Overlay (SRO) zone**

This item was not discussed.

At 5:50 p.m., there was a short recess before beginning the Regular Meeting at 6:00 p.m.

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The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Work Session on July 13, 2023 at 5:00 PM electronically via Zoom Conference Call due to the ongoing COVID-19 health concerns.

Regular Meeting and Work Session

**REGULAR MEETING - 6:00 p.m.**

**I. Call to Order**

**1. No Anchor Site Determination Letter**

Mayor Rubin called the meeting to order at 6:02 and reminded participants there was no physical anchor site for the meeting.

**II. Roll Call**

**Present:** Mayor Phil Rubin (*excused at 6:50 p.m.*)  
Council Member Chris Baier  
Council Member Sheri Jacobs  
Council Member Bob Nadelberg  
Council Member Ralph Severini

**Excused:** Council Member Carol Haselton

**Staff Present:** Town Administrator Jan McCosh  
Town Attorney Polly McLean  
Town Planner Thomas Eddington  
Recorder for Hideout Alicia Fairbourne  
Deputy Recorder for Hideout Kathleen Hopkins  
Director of Public Works Daniel Allen  
Financial Consultant Katie Shepley

**Others Present:** Larry Eisenhauer, Craig Dupper, Jack Walkenhorst, Gary Dixon and others who may have logged into Zoom using only a partial name or phone number.

**III. Update on Golden Eagle Subdivision**

The update on the Golden Eagle subdivision included information on the issuance of building permits and the progress with building permits. Town Attorney Polly McLean noted there were currently ten (10) building permits issued, and mentioned that no certificates of occupancy (CO's) had yet been issued aside from one that was a special circumstance. Council Member Baier inquired how many building permits or CO's could be issued without building a secondary access road. Ms.

McLean and Mayor Rubin confirmed there could be thirty (30) building permits issued without the requirement of a secondary access road.

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

Mayor Rubin opened the floor for public input at 6:07 p.m.

There being no public input, Mayor Rubin closed public input at 6:08 p.m.

**V. Public Hearing: This item will be continued to a date certain of August 10, 2023**

**1. Consideration of adopting Resolution 2023-R-XX to amend the Fee and Rate Schedule to include a water rate increase**

Mayor Rubin discussed the consideration of adopting Resolution 2023-R-XX to amend the fee and rate schedule to include a water rate increase. He clarified that the discussion was focused on raising the base rate for water under the old target of 10,000 gallons due to Jordanelle Special Service District (JSSD) raising their rates. While a tiered schedule was being worked on by Zions Municipal Finance, the immediate need was to cover the increased costs from JSSD, and further discussions on the tiered schedule would follow.

Mayor Rubin emphasized the necessity of addressing the direct pass-through of the JSSD cost, and Council Member Severini suggested distributing the information for a comprehensive analysis well before the future meeting. Mayor Rubin supported Council Member Severini's suggestion.

There being no further questions from Council, Mayor Rubin opened the floor for public input at 6:14 p.m.

There were no public comments. Mayor Rubin closed public input at 6:15 p.m. and reminded participants the resolution and public hearing would be continued to the August 10, 2023 Council Meeting.

**VI. Agenda Items**

**1. Discussion and consideration of a petition to annex from Benloch Ranch**

Mayor Rubin mentioned that the item was noticed for the meeting, but Benloch Ranch had withdrawn their petition to annex. Therefore, there was no discussion or consideration for this agenda item during this meeting.

**2. Discussion and possible approval to authorize the Mayor to execute an agreement with Fleet Management to cover damages to the Public Works vehicles in an amount of \$22,002.85**

Mayor Rubin acknowledged the challenging winter that resulted in significant damages to the Town's trucks. The damages were incurred during the first-time use of the state leasing program for snow removal vehicles.

Mayor Rubin expressed his disappointment in the substantial cost and discussed ongoing efforts to understand and address the issues contributing to the damages. Town Administrator Jan McCosh clarified that a claim had been submitted to the Town's insurance, but recovery would not cover the entire amount. She mentioned a \$500 deductible per incident and explained that damages occurred in multiple incidents.

Council Member Severini suggested exploring the possibility of establishing a captive fund to cover first-dollar losses in the future. Mayor Rubin acknowledged the suggestion and mentioned taking the discussion offline.

Since the total damages exceeded Mayor Rubin's approval limit, he sought approval from the Council to proceed with payment.

*Voting Yes: Council Member Baier, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini.*

### **3. Discussion and possible appointment of a member of the Hideout Town Council to serve on the Fire and EMS Advisory Commission**

Mayor Rubin provided background information on the Wasatch Fire District's steering committee, which aimed to gather resident feedback and represent different areas in Wasatch County. The Fire District was collaborating with Hideout to establish a fire station within the Town, offering closer proximity to fire and emergency services.

Mayor Rubin opened the floor for expressions of interest from the Council Members to serve as a liaison with the Fire District. Council Member Severini highlighted the potential benefits for commercial businesses, particularly in reducing commercial insurance costs. Council Member Baier expressed interest but suggested checking with Planning Commissioner Jonathan Gunn, who might have relevant experience.

Mayor Rubin acknowledged the interest from Council Member Baier and noted the suggestion to explore Commissioner Gunn's interest. If needed, Council Member Baier volunteered to serve as an alternate representative. The final decision was pending further discussions with potential candidates.

### **4. Discussion of fraud risk**

The discussion of fraud risk was led by Ms. McCosh and presented by Financial Consultant Katie Shepley. The discussion focused on measures taken to mitigate fraud risks and enhance internal controls within the Town. The following key points were highlighted:

1. Separation of Duties: The town achieved 200 out of 200 points for segregation of duties over cash, with mitigation controls in place for specific cases.
2. Ethical Behavior and Conflict of Interest: The Town accommodated the commitment to ethical behavior and managed conflicts of interest effectively.
3. Policies and Written Practices: The Town implemented written policies and practices to ensure proper oversight and adherence to legal and accounting requirements.
4. Training: While the Town lacked certain certifications (CPA, CMA, CIA), members of the team possessed at least a bachelor's degree in accounting, earning 10 points.
5. Training for Governing Board Members: Board members completed entity-specific training.
6. Internal Audit Function and Audit Committee: Plans were underway to establish an internal audit function and an audit committee to oversee financial reviews and ensure adherence to policies.

7. Risk Level: The Town's risk level was at three-hundred thirty (330) points, categorized as low, with a goal to reach the very low category at three-hundred eighty-five (385) points by reinforcing policies, auditing procedures, and establishing an internal audit function.

The presentation outlined steps taken to improve the Town's financial controls and adhere to State guidelines, showcasing progress and the commitment to achieving the highest rating. The Council expressed appreciation for the efforts undertaken to enhance the Town's financial management and mitigate fraud risks.

At 6:50 p.m., Mayor Rubin was excused and assigned Council Member Baier to present as Mayor Pro Tempore for the remainder of the meeting.

## **VII. Committee Updates**

### **1. Planning Commission - TBD**

The Planning Commission update was presented by Mr. Eddington. The key points included:

1. Hideout Pointe Concept Plan: The Planning Commission discussed a concept plan for a potential development called Hideout Pointe. The plan involved a mix of uses, including a brewpub and housing. The concept plan received positive feedback, but there were considerations regarding density and zoning, which would lead to further discussions.
2. Benloch Annexation Petition: There was a discussion about the Benloch annexation petition, but the application had been withdrawn.
3. Residential Casita Zoning: The Planning Commission discussed residential casita zoning, focusing on small, detached single-family units. The proposed zoning designation aimed to provide smaller housing options and may include an overlay for short-term rentals.
4. Bloom Development: The Bloom Development application had been withdrawn in its current form, leading to a discussion about its status.

Mayor Pro Tempore Baier and Council Member Severini asked Mr. Eddington to define a casita. Mr. Eddington explained they were small, single-family detached units, which were typically less than two thousand (2000) square feet. The proposed casitas in Deer Springs included a one-car garage.

Discussion ensued regarding the recognition of the need for a variety of housing types to accommodate different residents, including those working in the upcoming Mayflower Resort area. The Council Members discussed the importance of balancing revenue generation with providing diverse housing options for residents.

### **2. Community Engagement Committee - Council Member Jacobs**

Council Member Jacobs provided an update on upcoming events. She stated that two (2) concerts were scheduled for July 28 and August 11, with plans for a third on September 17. Tickets were currently being sold, and volunteers were sought for assistance. She mentioned merchandise would be available at the concerts to generate additional income for the Town.

The Committee discussed a community garage sale which was potentially scheduled for the end of August. They also discussed guided hiking and mountain biking events once the State Park re-opened.

Council Member Jacobs stated she had been approached by Planning Commissioner Rachel Cooper and discussed combining one of the concerts with the State Park's opening date and relocating the concert to the State Park. She noted an opening date had not been announced yet; however, the Committee hoped that a volunteer cleanup day to potentially waive charges for using the facilities could be arranged with the Park Manager.

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

Mayor Pro Tempore Baier provided an update on their recent meeting with the Utah Department of Transportation (UDOT). The Committee met with the new Region II Planning Manager, Geoff Dupaix, as well as Nazee Treweek, the Access Coordinator, and Ivana Vladislavljevic, the Traffic Engineer. The Committee discussed economic development projects, the Town's General Plan, concerns about increased traffic and safety due to new developments, and the Jordanelle State Park day use area. They addressed roadkill issues on State Road 248, emphasizing the need for wildlife connectivity through non-motorized trails connecting Park City to Kamas. Ms. McCosh presented a UDOT project list, and they touched on the corridor agreement between Hideout and UDOT. Ideas for matching grants were discussed, and Mr. Dupaix agreed on the importance of starting with an engineering study for the spine trail. Other topics included wildlife fencing responsibilities, traffic lights mentioned in the corridor agreement, and plans for realignment in the Ross Creek area.

Mayor Pro Tempore Baier mentioned plans for Ms. McCosh and Mr. Eddington to organize the next meeting with Mr. Dupaix and other UDOT representatives, along with key stakeholders from Summit County, Mountainland Association of Governments (MAG), and Wasatch County. The Committee expressed satisfaction with the progress made in establishing contact with UDOT and outlined action items for future discussions.

### **4. Transportation Committee - Jan McCosh**

Ms. McCosh provided an update on the Transportation Committee's efforts to coordinate with UDOT and address challenges arising from the Town being governed by Region II, while Wasatch County was governed by Region III. Ms. McCosh emphasized the importance of collaboration with UDOT and mentioned upcoming meetings with Mr. Eddington to discuss how Hideout could gain traction on projects within its region. The Committee was also engaging with the Regional Planning Organization (RPO) and MAG to enhance communication and collaboration. Mayor Pro Tempore Baier expressed gratitude for Ms. McCosh's efforts in keeping Hideout connected regionally.

### **5. Design Review Committee (DRC) - Thomas Eddington**

Mr. Eddington provided a brief update on the DRC, stating that there was no meeting in the past month due to the absence of submitted applications. All ongoing projects had prior approval, resulting in a month without any reporting.

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

There was no need for a closed Executive Session.

## **IX. Meeting Adjournment**

There being no further business, Mayor Pro Tempore Baier asked for a motion to adjourn.



***Motion: Council Member Jacobs moved to adjourn the meeting. Council Member Severini made the second. Voting Yes: Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. Absent from Voting: Council Member Haselton. The motion carried.***

The meeting adjourned at 7:19 p.m.



*Alicia Fairbourne*  
Alicia Fairbourne, Recorder for Hideout

APPROVED