

1 **Minutes**  
2 Town of Hideout  
3 Town Council Regular Meeting  
4 October 10, 2024  
5  
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7 The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on October 10, 2024 at  
8 6:00 pm electronically via Zoom and in the City Council Chambers located at  
9 10860 N. Hideout Trail, Hideout, Utah.  
10

11 Regular Meeting

12 **I. Call to Order**

13 Mayor Rubin called the meeting to order at 6:01 pm and reminded the participants that the  
14 meeting was held as a hybrid, both electronically via Zoom and in-person at Hideout Town Hall.

15 **II. Roll Call**

16 **Present:** Council Member Jonathan Gunn

17 **Attending Remotely:** Mayor Philip Rubin  
18 Council Member Chris Baier  
19 Council Member Bob Nadelberg (*joined at 6:23 pm*)  
20 Council Member Ralph Severini  
21

22 **Excused:** Council Member Carol Haselton  
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 Director of Public Works Daniel Allen  
30

31 **Public Present:** Wasatch County Fire Chief Eric Hales, JD Cronin, Dennis Takasugi, Donna  
32 Takasugi, Mike Hicks, Shauna Hicks, David Sherwood, Joanne Raphaelson, Ingram Quick,  
33 Heber Slabbert, Jami Heiner, and others who may not have signed in.

34 **Public Attending Remotely:** Kim Dickerson, Dawn Faulconer, Helen Langan, Mike Rost, Katie  
35 Shepley, Larry Eisenfeld, Wasatch County Sheriff Jared Rigby, Jim Gruber, Steve Allen, Jamie  
36 Durbin, Rob Sant, Clint Neerings, and others who may have logged in using a partial name or  
37 using only a phone number.  
38

39 Due to time constraints, there was an adjustment made to the posted agenda. The Approval of  
40 Council Minutes and Follow Up Items were moved to the end of the meeting.  
41  
42

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

2 *School Board Candidate/Incumbent Kim Dickerson* addressed the Council. Ms. Dickerson shared  
3 details about her ongoing initiatives to foster community connections and improve  
4 communication between the School District and residents. She highlighted her role in organizing  
5 biannual Town Hall meetings, which had facilitated discussions between residents and various  
6 local agencies, including the Sheriff’s office, County Council, and Public Works. These meetings  
7 aimed to gather and address community concerns within the Jordanelle area.

8 Ms. Dickerson also introduced the district’s “Education Elevated” campaign, a celebration of  
9 Wasatch County School District’s academic achievements. She reported that the district had  
10 consistently ranked among the top in Utah, achieving high proficiency in language arts, math, and  
11 science. She credited this success to collaborative efforts from teachers, students, parents, and the  
12 community, expressing gratitude for their support.

13 In her role as a school board member, Ms. Dickerson prioritized maintaining quality education,  
14 prudent budget allocation, and competitive teacher salaries. She noted the challenges in retaining  
15 teachers due to the area’s high cost of living and emphasized that Wasatch County School District  
16 ranked among the highest in the state for average teacher salaries. Additionally, she clarified that  
17 a significant portion of the District’s budget was allocated directly to classrooms and teacher  
18 compensation.

19 Ms. Dickerson concluded by thanking key figures in Hideout, including Town Administrator Jan  
20 McCosh, for their assistance in fostering her connection with the community. She provided her  
21 contact information and encouraged open communication from Council Members and residents,  
22 expressing her commitment to supporting the community’s educational interests. Mayor Rubin  
23 thanked her for her remarks.

24 *Council Member Severini* proposed a moment of silence in memory of Patrick Hayes, noting that,  
25 although he did not personally know Mr. Hayes, his wife had encountered him on local trails and  
26 described him as a highly athletic individual. Council Member Severini reflected that the  
27 community had not experienced such a tragedy in recent years and felt it was appropriate to honor  
28 Mr. Hayes’ passing in this way. Mayor Rubin agreed, and the Council observed a moment of  
29 silence in remembrance of Mr. Hayes.

30 Following the moment of silence, Mayor Rubin opened the floor for public comments at 6:14 pm.

31 *Council Member Baier* raised a concern regarding Comcast’s installation process after her internet  
32 fiber line had been severed by Comcast’s crew while they were working near her property, which  
33 resulted in her internet connection being disrupted. She shared her experience as a caution to  
34 residents and inquired about the status of Comcast’s installation project.

35 Mayor Rubin acknowledged that there had been prior incidents involving Comcast, including a  
36 recent gas line break. He suggested that if these issues persisted, the Council might consider  
37 suspending Comcast’s permit until the company could demonstrate improved oversight. Council  
38 Member Baier supported the idea of reviewing the frequency and impact of such incidents to  
39 determine if action was warranted.

40 Public Works Director Daniel Allen joined the discussion to clarify that the gas line incident  
41 involved an unmarked line, as the gas company had not adequately flagged it. He noted that such  
42 incidents, while unfortunate, were an occasional risk in construction work, despite marking  
43 efforts.

1 Mr. Allen emphasized that safety protocols required fire and police presence during gas line  
2 repairs to prevent potential hazards. He recounted a past incident in Saratoga Springs where an  
3 unmarked gas line accident led to fatal consequences.

4 Mayor Rubin directed Mr. Allen to inspect Council Member Baier's situation specifically to  
5 assess whether the fiber line was properly marked, expressing concern that Comcast might not be  
6 following proper procedures. Mr. Allen confirmed he would investigate to ensure proper marking  
7 protocols were followed. Mayor Rubin and Council Member Baier concluded that, should  
8 marking issues continue to cause incidents, a reevaluation of the site markings might be necessary  
9 to prevent further disruptions.

10 *Wasatch County Sheriff Jared Rigby* provided an extensive update on the investigation into the  
11 death of Mr. Patrick (Pat) Hayes, who was killed in a road-rage incident on September 25 in the  
12 State Park near the Ross Creek entrance. The Sheriff outlined five key areas of focus in the  
13 investigation, beginning with the identification of a suspect vehicle. Initially, the suspect vehicle  
14 was believed to be a Jeep, potentially a Gladiator or Wrangler, but investigators were now  
15 narrowing their focus to the Gladiator model. Sheriff Rigby requested the public's assistance in  
16 identifying any Jeep Gladiator seen in the area, regardless of front-end damage, as any initial  
17 damages may have been quickly repaired.

18 Sheriff Rigby then recounted the route taken by Mr. Hayes from his son's home in Midvale to the  
19 location near Ross Creek, where the incident occurred. Using cell phone data and some License  
20 Plate Recognition (LPR) data, they tracked his continuous drive up until he reached the Kimball  
21 Junction area, where his vehicle's speed dramatically decreased for about 400 yards before  
22 resuming. This behavior remained unexplained, and the Sheriff encouraged anyone with relevant  
23 dashcam footage or information from the I-80 Kimball Junction area to share it with law  
24 enforcement. Sheriff Rigby noted that they had video footage from the night in question but were  
25 withholding it to protect the investigation and any potential prosecution.

26 Autopsy results confirmed that Mr. Hayes died from a single gunshot wound to the chest, caused  
27 by a .45 auto handgun. Sheriff Rigby acknowledged the support of Mr. Hayes' family during the  
28 investigation and thanked them for their cooperation. He provided the contact number for tips and  
29 emphasized that dashcam footage from vehicles, particularly in the time frame around 10:45 to  
30 11:00 pm on the night of September 25, could be invaluable.

31 In response to questions from Council Member Severini, Sheriff Rigby clarified that the  
32 investigation was led by the Wasatch County Sheriff's Office, with support from the Wasatch  
33 Back Major Crimes Task Force, which included multiple local and state agencies. He further  
34 explained that while there was footage showing the suspect vehicle leaving the Ross Creek area,  
35 the exact route afterward was uncertain. Therefore, they continued to seek additional camera  
36 footage from surrounding neighborhoods, leaving open the possibility that the vehicle could have  
37 exited in multiple directions.

38 Council Member Gunn inquired if any shell casings were recovered from the crime scene and if  
39 any forensic evidence, such as fingerprints or DNA, could be obtained from it. Sheriff Rigby  
40 responded, emphasizing the importance of protecting certain evidence details early in the  
41 investigation to maintain the integrity of any leads and potentially limit what only the  
42 investigators and the suspect might know. Sheriff Rigby confirmed that no shell casing had been  
43 found thus far, explaining that while the absence of a casing initially remained undisclosed,

1 sharing this information was now a strategic choice to engage the public in providing helpful  
2 leads.

3 Sheriff Rigby then offered to engage with the Council on any additional investigative needs and  
4 noted that officers would be conducting tests near the crime scene in the coming days, including  
5 recreating conditions at similar times and lighting to refine their findings. He clarified that this  
6 activity, conducted late at night, was solely investigative and posed no threat to public safety.

7 Mayor Rubin thanked Sheriff Rigby and expressed confidence in the department's efforts. He  
8 suggested the possibility of installing an additional surveillance camera at the Ross Creek  
9 entrance to monitor the area more comprehensively, given the increase in through-traffic. Sheriff  
10 Rigby agreed, noting this and other locations could benefit from enhanced surveillance, and he  
11 offered to discuss the matter further offline.

12 The session concluded with expressions of sympathy and commitment to the Hayes family,  
13 honoring Patrick's memory and pledging continued diligence to seek justice. Mayor Rubin  
14 thanked Sheriff Rigby and his team for their service to the community.

15 There being no further comments for the public, Mayor Rubin closed the floor at 6:47 pm.

#### 16 **IV. Agenda Items**

##### 17 **1. Consideration and possible approval of Resolution 2024-R-XX appointing Jami Heiner as** 18 **Hideout Town Treasurer**

19 Mayor Rubin introduced the first agenda item, explaining the need for a new town treasurer to  
20 replace Jake McHargue, who would continue in an advisory role due to other professional  
21 obligations. Mayor Rubin commended Mr. McHargue for his service, then passed the floor to Ms.  
22 McCosh to introduce the new treasurer candidate, Ms. Jami Heiner. Ms. McCosh praised Ms.  
23 Heiner's background, which included 16 years of municipal finance experience, a master's degree,  
24 and preparation for the CPA exam.

25 Ms. Heiner briefly introduced herself to the Council, detailing her previous roles as treasurer,  
26 finance director, and HR director in other Utah cities, emphasizing her enthusiasm for municipal  
27 finance. Council Member Severini inquired about her weekly time commitment, which Ms.  
28 Heiner estimated at four to five hours, and confirmed initial collaboration with the current  
29 financial consultant.

30 Discussion followed regarding the need for a formal job description for the treasurer role. Council  
31 Member Gunn requested a job description to clarify duties, and Mayor Rubin acknowledged the  
32 importance of this. Mayor Rubin directed Ms. McCosh to prioritize drafting this document, which  
33 would reference statutory requirements for town treasurers. Assistant Town Attorney Cameron  
34 Platt confirmed that while the Council could not impose conditions on an appointment, they could  
35 decide to unappoint the candidate later if the job functions were not being met.

36 Council Member Baier noted that the Town did not have a job description when appointing the  
37 previous treasurer, suggesting that waiting for a formal description should not delay Ms. Heiner's  
38 appointment. With that, Council Member Baier made a motion to approve the resolution to  
39 appoint Ms. Heiner as the Treasurer.

1 *Motion: Council Member Baier moved to approve Resolution 2024-R-11 appointing Jami*  
2 *Heiner as the Hideout Town Treasurer. Council Member Severini made the second. Voting*  
3 *Yes: Council Member Baier, Council Member Gunn, and Council Member Severini. Absent*  
4 *from voting: Council Member Haselton and Council Member Nadelberg. There were none*  
5 *opposed. The motion carried.*

6 Following the approval, Recorder Alicia Fairbourne performed the Oath of Office to formally  
7 swear in Ms. Heiner.

## 8 **2. Presentation from Langan Communications regarding a recommendation of a** 9 **communication strategy**

10 Helen Langan, from Langan Communications, presented her firm's recommendations for  
11 enhancing Hideout's communication strategy. She introduced herself, highlighting her extensive  
12 experience in municipal and corporate communications, including roles in Salt Lake City's  
13 administration and federal government positions. Her firm specialized in supporting public sector  
14 clients, which she noted as particularly meaningful work.

15 Over recent months, Ms. Langan conducted an in-depth audit of the Town's current  
16 communication strategies, engaging with town officials to gather insights. Her key findings  
17 emphasized a unified interest among Council Members and town staff in strengthening  
18 communication to build a more informed and engaged community. Ms. Langan's proposed  
19 strategy, designed as a "living document" to be updated as necessary, included measures for  
20 improving information flow between town officials and stakeholders, aligning with the Town's  
21 broader goals of making Hideout an appealing place to live and work.

22 The plan outlined several focus areas: transitioning from a reactive to proactive media approach  
23 to secure positive news coverage, enhancing communication channels such as the town website  
24 and newsletters, and using an annual survey to gauge resident sentiment. Proposed upgrades  
25 included adopting tools for email management and potentially redesigning the town website for  
26 improved accessibility. Additionally, the plan recommended implementing community  
27 engagement initiatives, such as neighborhood communication captains and monthly events, to  
28 foster two-way communication and community cohesion.

29 The presentation concluded with Ms. Langan's commitment to provide a finalized  
30 communication strategy document for Council review, with the possibility of smaller group  
31 discussions or work sessions to allow for detailed feedback. Mayor Rubin expressed interest in  
32 reviewing the final package, and several Council Members commended Ms. Langan's work and  
33 her contributions to refining the Town's public image alongside its development initiatives.

## 34 **3. Update regarding the 2024 election and voting process**

35 Ms. Fairbourne provided an update on the upcoming 2024 election procedures. She informed  
36 attendees that ballots would be mailed to registered voters starting October 15, and the Town  
37 Hall's ballot drop box would be available 24/7 from October 16 until November 5 at 8:00 pm.  
38 She advised voters to verify their registration and sample ballots at [vote.utah.gov](https://vote.utah.gov), noting that the  
39 Wasatch County Clerk's website also listed additional drop-off locations. The deadline for  
40 registration to receive a mail-in ballot was October 25, and Ms. Fairbourne highlighted options  
41 for in-person early voting from October 29 to November 1 at the Heber Senior Center.

1 Mayor Rubin added that the drop box was monitored under 24/7 camera surveillance for added  
2 security. He also reminded voters to verify receipt of their ballots through [vote.utah.gov](http://vote.utah.gov),  
3 emphasizing the importance of signing the ballot envelope and including contact information to  
4 ensure it was counted. Ms. Fairbourne clarified that individuals could drop off ballots for family  
5 or friends, provided they take responsibility for those ballots. She advised against collecting large  
6 numbers of ballots from others to avoid misunderstandings or potential concerns over election  
7 integrity.

8 Council Member Baier raised questions on handling multiple ballots, seeking clarity on state  
9 restrictions. Ms. Fairbourne confirmed that while individuals may submit ballots on behalf of  
10 others, it was advisable to limit collections to close family or neighbors. Mayor Rubin concluded  
11 by encouraging residents to visit [vote.utah.gov](http://vote.utah.gov) for reliable election information or to consult Ms.  
12 Fairbourne if necessary.

13 **4. Consideration of approving Resolution 2024-R-XX regarding repealing and replacing**  
14 **the Hideout Fee and Rate Schedule to amend fines for sewer connection fees, excavation**  
15 **permit fees, and remove weed fees for excavation permits**

16 This item was not discussed and would be postponed to the November 14, 2024 meeting.

17 **5. Discussion of Nightly Rental Ordinances**

18 Ms. Fairbourne introduced the discussion regarding the Town's short-term, or nightly rental  
19 ordinances and outlined Hideout's requirements for short-term rentals, including the need for a  
20 business license, annual inspections by the Wasatch County Health and Fire Departments, and  
21 those properties be managed by licensed property management companies able to respond on-site  
22 within 30 minutes. Ms. Fairbourne emphasized that business licenses were only issued following  
23 confirmation that properties met these standards.

24 Council Members and Mayor Rubin discussed penalties for unlicensed rentals, noting that  
25 Hideout's default fine applied but may be insufficient as a deterrent. Council Member Gunn  
26 suggested exploring a fine tied to a percentage of rental income or a per-day fine structure. Mr.  
27 Platt noted that the maximum allowable fine under Utah law for such violations was set by the  
28 Class B misdemeanor rate, which currently capped at \$1,000 per violation. Council Members  
29 discussed how other municipalities, such as Park City, enforced compliance and the potential use  
30 of software to identify unlicensed rentals through online rental platforms. Mr. Platt confirmed that  
31 software was available to track listings by location, aiding enforcement efforts. He also noted that  
32 while Utah law prevented municipalities from penalizing owners for merely advertising short-  
33 term rentals, companies like Airbnb typically required a license if mandated by local laws.

34 Financial implications of enforcement were also considered. Ms. McCosh reported that revenue  
35 from short-term rental taxes had been minimal, totaling around \$32 in recent months. Mayor  
36 Rubin suggested revisiting existing financial models to better understand the Town's potential  
37 revenue from rentals and the cost-benefit of any enforcement software. Council Members further  
38 discussed long-term strategies for allowing and segmenting nightly rentals in new developments,  
39 with consideration of how rental permissions might enhance property values.

40 Council Member Severini brought up the topic of potential future regulations for fractional  
41 ownership properties. Mr. Platt offered to provide a legal summary, noting that Utah's legislature

1 recently placed limits on how municipalities could regulate fractional ownership. The Council  
2 agreed to revisit this and related topics in future sessions.

3 **6. Update on the Agreement with Nate Brockbank Concerning the \$50,000 contribution and**  
4 **water shares donation**

5 Mayor Rubin provided an update on the agreement with developer Nate Brockbank regarding his  
6 \$50,000 contribution and donation of water shares to the Town. He explained that the agreement  
7 document was currently awaiting Mr. Brockbank's signature and must also be signed by  
8 Jordanelle Special Service District (JSSD) and the Town. Mayor Rubin noted that the agreement  
9 was being monitored by Ms. Fairbourne, and he expected finalization within one to two weeks.  
10 Upon completion, the funds would be transferred, and the water shares would be formally  
11 registered under the Town's ownership. With no questions raised, Rubin proceeded to the next  
12 agenda item.

13 **7. Follow up on software acquisition for code enforcement**

14 Mayor Rubin reported that the Public Works team had recently received training on the new code  
15 enforcement software and had started using it, though they were still in the initial phase of  
16 implementation. Mayor Rubin recommended that Mr. Allen provide a comprehensive report from  
17 the software in December, detailing the types of infractions being tracked and the insights gained  
18 from the tool's data. Mayor Rubin also noted that the software would ideally capture most code  
19 violations for the next report. Mr. Allen indicated he was available for any immediate questions,  
20 but no questions were raised.

21 **8. Update regarding the permanent Fire Station located within the Town of Hideout**

22 *Clerk's note: Agenda items 8 and 9 were discussed in conjunction with each other.*

23 **9. Discussion and possible action to authorize the Mayor to negotiate terms on a long-term lease**  
24 **for a fire station on Town property**

25 Mayor Rubin introduced the agenda item concerning the proposed permanent fire station for the  
26 Town of Hideout, noting its importance for improving emergency response times and potentially  
27 stabilizing or reducing local property insurance rates. He mentioned that the Council would need  
28 to approve the use of a parcel of town-owned land for this station. The land, situated on the east  
29 side of SR-248 between the Woolf Property and Deer Mountain, was initially received from a  
30 developer as part of an agreement and was also near the State Park entrance. Although Mayor  
31 Rubin supported the site's suitability, he acknowledged the Council's need to evaluate all options.

32 Fire Chief Eric Hales provided further details and explained that the station's location would  
33 significantly improve response times by eliminating the need to travel around Jordanelle  
34 reservoir, which remained challenging despite the new Jordanelle Parkway. Chief Hales  
35 highlighted that the site aligned well with fire safety standards by covering a substantial area  
36 within the Town's five-mile radius, which could lower insurance premiums and potentially reduce  
37 insurance policy cancellations due to wildfire risks. He also mentioned the additional revenue  
38 from the Emergency Medical Services (EMS) sales tax, which passed last year, would support  
39 this project without raising property taxes. Currently, a temporary station on donated developer  
40 land operated around the clock, offering a short-term solution.

1 Architect Heber Slabbert presented design options for a “satellite station,” focused on compact,  
2 efficient use of the 3.5-acre parcel with minimal environmental impact. The proposed station  
3 would be small but functional, with dual bays, a five to six-person crew capacity, and design  
4 elements to fit Hideout’s rustic aesthetic. Mr. Slabbert projected that construction would take 12-  
5 14 months, with design and permitting processes adding several additional months.

6 The Council discussed the station’s benefits, especially in light of local insurance rate increases  
7 due to the area's wildfire risks. Council Member Severini shared his HOA’s experience of a  
8 significant rise in insurance costs after their coverage was canceled and they had to reapply,  
9 underscoring the urgency for a nearby station. He indicated plans to conduct further analysis to  
10 assess potential insurance impacts on other HOAs and single-family property owners in Hideout.

11 The conversation then refocused on the proposed long-term lease for a permanent fire station on  
12 Town-owned property, referred to as the “triangle parcel.” Council Member Baier highlighted  
13 that public feedback had been unanimously supportive of using this parcel for the fire station. She  
14 emphasized that the location was ideal, meeting the coverage area requirements. Mayor Rubin  
15 echoed her sentiment, affirming that community input had been positive and would be  
16 documented to support the decision formally.

17 Council Member Gunn then made a motion to authorize the Mayor to negotiate terms for a long-  
18 term lease with the fire department, specifying a parcel size of between 0.75 and one acre. This  
19 led to a debate on whether specifying acreage was necessary. Council Member Baier questioned  
20 the long-term viability of the proposed station size, considering future growth and the potential  
21 for higher buildings that could require additional fire services.

22 Chief Hales provided insight into the station’s design, explaining that the current plan for a two-  
23 bay station aligned with the Town’s current and projected needs. He noted that a larger station  
24 with more bays could be considered if building heights in the area increased. Council Member  
25 Severini supported exploring options for a larger facility that could accommodate more  
26 equipment if needed.

27 Chief Hales addressed questions regarding the size and future capacity of the proposed fire  
28 station, emphasizing that the current two-bay design could accommodate the department's largest  
29 aerial apparatus (107 feet), suitable for most needs even if nearby buildings increased in height.  
30 He explained that fire safety requirements for taller structures—like pressurized stairwells and  
31 standpipe systems—were integrated into building designs, reducing the need for additional  
32 apparatus. He noted that while expanding to three bays was considered, the two-bay approach  
33 balanced functionality and cost-efficiency, offering deep bays that can hold multiple vehicles  
34 without excessive energy costs.

35 Mayor Rubin and Council Member Baier both supported moving forward with the current plan,  
36 with Mayor Rubin expressing confidence in the department’s design choices and strategic  
37 planning for future stations around Jordanelle. Council Member Baier suggested that if Public  
38 Works might share the parcel, the Town should continue parallel planning to ensure both facilities  
39 would fit. Mayor Rubin confirmed that preliminary design work for a Public Works facility on  
40 the remaining parcel was already underway.

41 With these clarifications, Council Members were prepared to move forward. Council Member  
42 Gunn motioned once more to authorize the Mayor to negotiate terms for a long-term lease



1 agreement with the fire department for constructing the permanent fire station, with Council  
2 Members in agreement that discussion had been adequate.

3 *Motion: Council Member Gunn moved to authorize the Mayor to negotiate terms on a long-*  
4 *term lease for a fire station on town-owned property. Council Member Baier made the second.*  
5 *Voting Yes: Council Member Baier, Council Member Gunn, Council Member Nadelberg, and*  
6 *Council Member Severini. Absent from voting: Council Member Haselton. There were none*  
7 *opposed. The motion carried.*

8 Mayor Rubin reassured Chief Hales that the Town would manage the details of the agreement  
9 and ensure a practical solution for the land use.

10 Mayor Rubin then moved the meeting to review and approve council minutes from August and  
11 September, explaining that he had postponed this agenda item to accommodate Council Member  
12 Nadelberg's schedule.

## 13 **V. Approval of Council Minutes**

### 14 **1. August 8, 2024 Town Council Regular Meeting Minutes DRAFT**

### 15 **2. August 8, 2024 Truth in Taxation Meeting Minutes DRAFT**

16 It was discussed that Council Member Nadelberg was not present for these meetings and would  
17 abstain from voting.

18 *Motion: Council Member Baier moved to approve the August 8, 2024 Town Council Regular*  
19 *Meeting Minutes and August 8, 2024 Truth in Taxation Meeting Minutes as presented.*  
20 *Council Member Severini made the second. Voting Yes: Council Member Baier, Council*  
21 *Member Gunn, and Council Member Severini. Voting Abstaining: Council Member*  
22 *Nadelberg. Absent from Voting: Council Member Haselton. There were none opposed. The*  
23 *motion carried.*

### 24 **3. September 11, 2024 Town Council Meeting Minutes DRAFT**

25 It was discussed that Council Member Gunn was not present for the September 11 meeting and  
26 would abstain from voting.

27 *Motion: Council Member Baier moved to approve the September 11, 2024 Town Council*  
28 *Meeting Minutes as presented. Council Member Gunn made the second. Voting Yes: Council*  
29 *Member Baier, Council Member Nadelberg, and Council Member Severini. Voting*  
30 *Abstaining: Council Member Gunn. Absent from Voting: Council Member Haselton. The*  
31 *motion carried.*

## 32 **VI. Follow up of Items from Approved Minutes**

33 Council Member Severini noted a follow-up item from the August 8 minutes regarding Comcast's  
34 commitment to invest in new communities. He highlighted the need for Comcast to address  
35 ongoing issues related to their recent infrastructure work in Town, suggesting they should add  
36 financial value to the community, especially given the disruptions caused by their digging  
37 operations.

38 Ms. Fairbourne confirmed she had been in contact with the Comcast representative, who  
39 expressed interest in working with the Council. She mentioned she would reach out to the Council

1 and Ms. McCosh via email to coordinate further discussions. Council Member Severini  
2 emphasized that Comcast should contribute to initiatives supporting digital equity, particularly to  
3 assist low-income housing efforts in the area.

4 Council Member Baier added that while Comcast's crews were working quickly, some issues may  
5 stem from inaccuracies in ground markings rather than negligence, stressing the need to identify  
6 the root cause without assigning premature blame. She also supported including digital literacy  
7 in the equity initiative, acknowledging that digital skills vary by generation. The Council  
8 collectively recognized the need for careful prioritization to ensure follow-through on this and  
9 other community projects.

## 10 **VII. Committee Updates**

### 11 **1. Planning Commission - *Planning Commissioner Peter Ginsberg***

12 Planning Commissioner Peter Ginsberg provided a brief update on the Planning Commission's  
13 current activities. He reported that the Commission was working on a proposed lot combination  
14 for the Soaring Hawk Subdivision as well as working with Attorney Jay Springer to draft  
15 ordinances which included updates and technical corrections stemming from recent legislative  
16 bills. Additionally, the Planning Commission continued to review proposals for the Wildhorse  
17 development, Elkhorn Springs, and Shoreline Phase 4.

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

19 Council Member Severini reported on the Economic Development Committee's recent activities,  
20 noting positive progress in discussions with the Larry H. Miller Group. Council Member Severini  
21 emphasized that building a strong relationship with such a prominent and financially stable  
22 partner could be beneficial for the Town's long-term growth. Plans were underway for a  
23 workshop with the Group, as well as inviting the company's representatives to the Ross Creek  
24 open house.

25 The upcoming Ross Creek open house was in the planning stages, with efforts led by Ms. McCosh  
26 and Ms. Langan to develop engaging, visually appealing materials for community feedback.  
27 Council Member Severini highlighted logistical considerations, such as holding the event at Town  
28 Hall in November rather than on-site at Ross Creek.

29 The Committee was also experiencing changes in its membership, as Tim Dora may be stepping  
30 down, though Council Member Severini expressed hope to retain his involvement. He further  
31 acknowledged the contributions of other members, including Council Member Gunn, Planning  
32 Chair Tony Matyszczyk, and Alternate Planning Commissioner Chase Winder, noting their  
33 collective experience was vital as several projects moved to the Planning Commission for early  
34 input and conceptual review. Ms. McCosh also expressed confidence in the Committee's progress  
35 and its leadership.

### 36 **3. Design Review Committee - *Town Planner Thomas Eddington***

37 Town Planner Thomas Eddington provided an update on the Design Review Committee, noting  
38 that there were no new projects currently under review as all ongoing projects were in the  
39 construction phase. He reminded the Council about a Doodle poll Ms. Fairbourne sent out for  
40 scheduling a site visit to Nate Brockbank's Elkhorn Springs project. Mr. Eddington encouraged  
41 Council Members to complete the poll so that multiple site visits could be arranged before the

1 weather changed. This visit would be crucial, as the project was expected to return to the Planning  
2 Commission and, if approved, to the Town Council.

3 Council Member Severini confirmed that he was scheduled for a visit the following day and  
4 inquired whether anyone had completed a walkthrough yet, to which Mr. Eddington responded  
5 that no visits had taken place thus far.

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

7 Council Member Baier provided an update on the Parks, Open Space, and Trails (POST)  
8 Committee, mentioning a recent site visit for wildlife vehicle collision mitigation on SR-248,  
9 which was scheduled for October 2. Council Member Baier had been away and was unsure of  
10 who attended but was informed by Ms. McCosh that Council Member Haselton and Deputy  
11 Recorder Kathleen Hopkins were present, along with representatives from UDOT. Ms. McCosh  
12 noted that, although she had to leave early for another meeting, the session involved good  
13 discussions, progress, and the articulation of concerns.

14 Council Member Baier asked if there had been any follow-up or commitments made regarding  
15 the existing wildlife fencing, especially areas where fencing had been removed due to  
16 development. Ms. McCosh explained that fencing was a sensitive topic, and more discussion  
17 would be needed. She suggested that the matter be addressed offline. Council Member Baier  
18 acknowledged that further work was needed but appreciated the progress made during the site  
19 visit. She and Ms. McCosh planned to follow up with Ms. Hopkins for more detailed information.

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

21 Due to Council Member Haselton's absence, this item was not discussed.

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

25 There being no further public business, Mayor Rubin asked for a motion to adjourn the Regular  
26 Meeting and reconvene in Closed Session.

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

31 The Regular Meeting adjourned at 8:59 pm and reconvened in Closed Session at 9:03 pm.

32 **Present:** Council Member Jonathan Gunn

33 **Attending Remotely:** Mayor Phil Rubin  
34 Council Member Bob Nadelberg  
35 Council Member Ralph Severini

36  
37 **Staff Attending Remotely:** Town Attorney Polly McLean  
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39

1 **IX. Meeting Adjournment**

2 Upon conclusion of the Closed Session, Mayor Rubin asked for a motion to adjourn.

3 *Motion: Council Member Nadelberg moved to adjourn the meeting. Council Member Baier*  
4 *made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council*  
5 *Member Nadelberg, and Council Member Severini. There were none opposed. The motion*  
6 *carried.*

7 The meeting adjourned at 9:20 pm.

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12 Alicia Fairbourne, Recorder for Hideout  
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DRAFT