

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
March 09, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on March 09, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health concerns.

Regular Meeting and Public Hearing

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:02 p.m. and reminded participants there was no physical anchor site for the meeting due to the ongoing COVID-19 health crisis.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Carol Haselton
Council Member Sheri Jacobs
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington
Director of Public Works Daniel Allen
Director of Engineering Timm Dixon
Recorder for Hideout Alicia Fairbourne
Administrative Assistant Carol Kusterle

Others Present: Ed O’rourke, Jason Boal, Planning Commissioner Tony Matyszczyk, Damian Taitano, Planning Commissioner Donna Turner, Patrick McLearney, Jamie MacKay, Jack Walkenhorst, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. December 8, 2022 Town Council Meeting Minutes DRAFT

Council member Haselton had several grammar corrections, which she would send via email to Recorder Alicia Fairbourne after the meeting.

Motion: Council Member Haselton moved to approve the December 8, 2022 Town Council Meeting Minutes with corrections. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

IV. Follow Up Items from Approved Minutes

Council Member Severini addressed Town Administrator, Jan McCosh. The concern was about receiving examples from Randy Larsen regarding the community renewal agency discussed during the December meeting. The intention was to potentially share these examples with the Economic Development Committee (EDC). Council Member Severini asked whether the examples had been obtained, and Ms. McCosh responded stating that the examples had not been acquired due to the discussions being temporarily suspended after the meeting with bond counsel. She expressed willingness to resume those discussions and gather the examples. Council Member Severini acknowledged the response, emphasizing the usefulness of having those examples for future reference.

V. Update on Golden Eagle Subdivision

Mayor Rubin invited Director of Engineering Timm Dixon to provide information. Mr. Dixon reported that progress was being made in the subdivision, particularly in installing phase 2 utilities despite ongoing snow. Letters had been dispatched to lot owners outlining remaining tasks, along with recent emails to individuals with pending building permits. Discussion shifted towards water testing, and Town Attorney Polly McLean shared that no significant changes had occurred since the last letter was issued in February. She mentioned the need to confirm water pressure tests before the Town could approve it. She mentioned ongoing correspondence with the developers, outlining weekly updates and proactive communication efforts.

Mr. Dixon elaborated that they were in constant communication with the developers, urging completion of pending items. Ms. McLean inquired whether any items from the February 3 letter had been completed, to which Mr. Dixon responded negatively. Mayor Rubin inquired about additional pressure testing, and Mr. Dixon indicated uncertainty but noted the possibility of progress, especially regarding line inspections. Mayor Rubin requested Mr. Dixon to check with the relevant individuals and provide an update to him after the meeting.

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

At 6:11 p.m., Mayor Rubin opened the floor for public input on matters not listed in the meeting's agenda. He clarified that public input on the Annexation Policy Plan would be entertained during the subsequent discussion. Mayor Rubin instructed attendees to raise their hand via Zoom to make comments.

Ed O'rourke was the first to speak. In his introductory statement, he mentioned that this was his first meeting after breaking ground in the Soaring Hawk community. He raised a concern regarding the Town's formal procurement policy. Specifically, he inquired if the Town had a policy for procurement uses that impacted the budget and residents. He mentioned the decision to change suppliers for water meters resulted in a quadrupled cost for a water meter compared to the previous one. Mr. O'rourke expressed interest in understanding the reasoning behind this decision and requested information about the Town's procurement policy.

Mayor Rubin responded, confirming the existence of a formal procurement policy. He explained that this policy outlined approval levels and the number of bids required at different stages of procurement. He noted that higher procurement levels required Council approval. Ms. McLean added that the purchasing policy could be found in the Hideout Municipal Code under Chapter 1.16.

Mr. O’rourke continued by questioning whether any procured products or services were marked up and passed on to residents to fund items beyond the specific product. He used the example of water meters. Mayor Rubin responded that water meters included both parts and labor for installation, and while there were associated costs, they did not constitute a markup to fund other items.

The discussion continued with Mayor Rubin explaining that the fees for services like water meter installation were specific to the service provided and were not used to move funds from one budget category to another. Mr. Dixon added that they had compared water meter costs in nearby cities and towns to ensure the charges were consistent.

Mayor Rubin concluded by offering to provide Mr. O’rourke with detailed information about the elements that contributed to the total cost per installation and comparisons with costs in other locations.

There being no further comments from the public, Mayor Rubin closed public input at 6:20 p.m.

VII. Public Hearing

1. Discussion and consideration of amending the Town's Annexation Policy Plan to include additional acreage in Wasatch County, southeast of Hideout

Mayor Rubin introduced item seven on the agenda, which involved a public hearing, discussion, and consideration of amending the Town's Annexation Policy Plan to include additional acreage in Wasatch County, southeast of Hideout. He noted that since the matter had been reviewed by the Planning Commission, Staff had been working with Wasatch County and potential parties that might further expand the map, which could lead to changes. Due to this ongoing work, Mayor Rubin recommended not adopting the amendment until more information was available.

Town Planner Thomas Eddington provided an overview of the proposed Annexation Declaration Area (ADA) expansion. The map showed the current Town boundary, the existing ADA boundary, and the proposed expansion area. He mentioned the Benloch Ranch concept plan, which was the driving force behind this expansion, was presented to the Planning Commission on February 16, 2023. Mr. Eddington explained that although the concept plan had been submitted to the Planning Commission, no formal annexation petition had been filed. He detailed the concept plan's components, which included the potential for:

- 800 single family homes
- 300 condos and casitas
- 500 townhomes
- 30,000 square feet of golf course and lodge
- 35,000 square feet of community retail

Mr. Eddington noted these numbers were an estimate, which would be detailed once an annexation petition was submitted and accepted.

Mr. Eddington continued by aligning the concept plan with the Town's General Plan goals, emphasizing that while this discussion involved the expansion of the ADA and not the annexation itself, the concept plan appeared to align with the Town's goals. He also discussed the goals of the ADA plan, which focused on various aspects like infrastructure, schools, open space, and balanced tax base.

The discussion was then opened to Council for input and questions regarding the proposed annexation policy plan expansion and the related concept plan.

Council Member Baier raised concerns about the proposed expansion of the ADA, particularly with the large physical separation between the current Town boundaries and the potential annexation area due to Jordanelle Reservoir. She questioned the feasibility of the expansion considering this distance and the limited opportunities for direct connectivity.

Mayor Rubin responded by noting that although the expansion area was not directly connected to the existing Town, it still fell within the scope of what a municipality could annex from unincorporated county land without crossing county lines. He also mentioned that the expansion aligned with the Town's goals and vision, including the creation of diverse housing, recreational amenities, and revenue growth opportunities.

Mr. Eddington emphasized that the Council's concerns were valid and that these aspects, including the quality-of-life benefits, connectivity, infrastructure, and fiscal impact, would be thoroughly explored during the annexation petition process. He also mentioned that a third-party fiscal analysis would provide a clear understanding of the benefits and implications of the proposed expansion.

Council Member Baier also discussed the existing boundaries and the potential for expansion on the north and east sides of Hideout, inquiring about any consideration of including any additional parts of Summit County. Mr. Eddington and Council Member Baier engaged in a discussion about the complexities and opportunities associated with the proposed expansion and its alignment with the Town's goals.

Council Member Severini expressed the importance of conducting a thorough economic analysis before proceeding with the annexation expansion. He mentioned that while there were potential benefits, the Town needed a clear understanding of the economic implications, including revenue and expenses associated with the expansion. He emphasized the need for comprehensive data and analysis to make informed decisions.

Council Member Severini also brought up the concerns raised by Jordanelle Special Service District (JSSD) about non-contiguous land and the potential for including state land to establish continuity. He suggested that sharing information about how the connectivity could be achieved might alleviate some of their concerns.

Furthermore, Council Member Severini inquired about a specific cutout on the map and whether it was part of Heber City's jurisdiction. Mr. Eddington clarified that the cutout was indeed within Heber City's Annexation Plan boundaries, but it was permissible. Finally, Council Member Severini mentioned that understanding Heber City's stance on the annexation could provide insights into their concerns and decisions.

During the discussion, Council Member Haselton raised concerns about the environmental impact of constructing additional golf courses all within the same area due to their high water consumption. She expressed her reservations about water scarcity, even though the region had experienced a hearty winter.

Council Member Haselton also echoed Council Member Baier's concerns regarding the physical separation between the proposed annexation area and the current Town boundaries. She questioned the practicality of residents traveling long distances to reach the new area for commercial purposes and recreational activities. She discussed a possible site visit once the snow melted.

Council Member Severini inquired about other potential annexation areas and whether there were any viable options adjacent to the proposed boundaries. He suggested exploring contiguous open land that could potentially accommodate concentrated commercial development to benefit the Town.

Mayor Rubin and Mr. Eddington explained that the annexation expansion area was being considered based on various factors, including available land, development opportunities, and the existing legal framework. They acknowledged the potential for adjustments in the future and emphasized that they were exploring different options to ensure the Town's growth and development aligned with its goals and needs.

There being no further questions or comments from Council, Mayor Rubin opened the floor for public input at 7:04 p.m.

Damian Taitano raised two questions. First, he suggested that the Town should consider making the ADA as large as possible in order to avoid the need for repeated expansion in the future. He emphasized that there were no legal repercussions for including more land within the ADA and suggested that the Town plan for the long term by maximizing the size of the ADA at this point.

Second, Mr. Taitano inquired about the benefits that projects like Benloch Ranch would gain from being annexed into the Town. He questioned whether there were advantages that these projects would enjoy within the Town's jurisdiction that they wouldn't have in their current jurisdiction. Mr. Eddington and Mayor Rubin discussed that projects might be interested in being annexed due to alignment with the Town's vision, the ease of working with the Town's community, the potential for different housing styles, or differences in codes and ordinances.

Mayor Rubin also responded to Mr. Taitano's point about making the ADA as large as possible. He explained that while there may not be legal downsides to doing so, there could be challenges in addressing the concerns of landowners within the expanded area who might fear being annexed without their consent.

Jamie Mackay, representing Benloch Ranch, encouraged Council to move forward with the map adoption for the ADA expansion. Mr. Mackay emphasized that Benloch Ranch was not a small annexation and had undergone careful consideration in collaboration with the Town's Staff. He explained that while the map adjustment was being discussed, the actual annexation process involved detailed planning and may include workforce housing, open space, and sustainable features.

Mr. Mackay expressed the urgency of moving forward due to limitations imposed by Wasatch County and the need to ensure the economic viability of the project. He requested that the Council

adopt the map expansion now and proceed to the next steps, acknowledging that Benloch Ranch had worked diligently to align its plans with the Town's vision.

Mayor Rubin sought input from Town Staff, particularly Mr. Eddington and Ms. McCosh, on the feasibility of making potential adjustments to the ADA in the near future. Mr. Eddington and Ms. McCosh provided insights into the possibilities and challenges, indicating that while minor adjustments might be feasible without significant delay, major changes might necessitate additional public hearings and processes.

After further discussion, the consensus among the Council was to move forward with the map adoption for the ADA expansion now, and if there were potential opportunities for further expansion, these could be addressed later, even if it required subsequent map adjustments and additional public hearings.

Council Member Severini asked about potential costs associated with making changes to the ADA, and it was clarified that the primary cost would be Staff time, including mapping and coordinating, but there were no significant legal fees or filing costs.

Council Member Haselton raised concerns about potential repercussions from Heber City or the possibility of litigation due to the expansion of the ADA. She questioned whether there might be any costs involved in a potential lawsuit or legal action from Heber City.

In response, Mayor Rubin expressed his belief that there wouldn't be any significant legal issues or litigation stemming from the expansion of the ADA. He explained that having overlapping maps is legally permissible and that the purpose of the map adjustment was to indicate potential areas for future annexation if landowners and the Town come to an agreement. Mayor Rubin didn't anticipate the Town being sued over a map.

Ms. McLean and Ms. McCosh both shared the sentiment that the risk of litigation due to the ADA expansion was minimal. They indicated that there hadn't been any threats of legal action related to this matter. Ms. McCosh also mentioned that she reached out to the Heber City Manager, and he was supportive of the ADA expansion and didn't see it as a cause for concern.

There being no further questions from Council or the public, Mayor Rubin closed public input at 7:23 p.m. and asked for a motion.

Motion: Council Member Jacobs moved to amend the Town's Annexation Policy Plan to include additional acreage in Wasatch County, southeast of Hideout as shown on the map. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

VIII. Agenda Items

1. Consideration to appoint alternate Planning Commissioner Rachel Cooper as a regular voting member of the Planning Commission

Mayor Rubin discussed the resignation of a member from the Planning Commission and the subsequent need to fill the vacancy. He informed the Council that Rachel Cooper, an alternate member of the Planning Commission, had been recommended by Tony Matyszczyk, the Chair of the Planning Commission, to move into a regular voting member position.

Mayor Rubin explained that appointments to the Planning Commission required the advice and consent of Council. He then sought the Council's support for the appointment of Ms. Cooper as a regular voting member of the Planning Commission. The mayor mentioned that there were also plans to recommend additional alternates to fill vacant positions on the Planning Commission.

No questions were raised, and therefore, Mayor Rubin asked for a motion to appoint Ms. Cooper as a regular voting member of the Hideout Planning Commission.

Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed.

2. Consideration of approving Ordinance 2023-O-XX amending Hideout Municipal Code regarding noxious weeds

Mayor Rubin discussed the efforts made in the previous year to control and address the issue of weeds within the Town. He praised the work of staff members and contractors who contributed to the progress achieved. He acknowledged the challenges faced in inspecting properties, contacting lot owners, and ensuring compliance.

The Staff's recommendation was presented to shift the responsibility of reporting weeds to landowners rather than relying solely on inspections. Ms. McLean explained the key alterations to the weed control process. The primary change was placing the responsibility on landowners to submit reports detailing their weed management efforts. Additionally, the requirement for a six-inch (6") height threshold was replaced by the need to remove the entire root system. The weed list would be based on the state weed list, and certain properties controlled by Homeowner Associations (HOA's) would be maintained by their respective HOA. There was a discussion regarding setting a specific deadline for reporting, with concerns raised about the variation in weather affecting weed growth. The possibility of using a flexible date range was discussed, and the idea of notifying property owners of any changes on the Town's website was considered. It was decided to amend the language to state "Lot owners must report to the Enforcement Officer in writing by no later than May 15th (unless otherwise notified) annually the following:".

Administrative Assistant Carol Kusterle highlighted the successful response from landowners in the previous year and mentioned efforts to collaborate with developers and HOA's for better compliance.

Ms. Kusterle discussed specific weed species and their eradication, addressing concerns about invasive plants like foxtail and yellow clover, even though they weren't classified as noxious weeds. Council Members expressed appreciation for the proposed changes, highlighting the need for public awareness and understanding of reporting deadlines. The issue of including additional invasive plants like foxtail and yellow clover in the ordinance was discussed, with the agreement to revisit the idea at a later time. The Council agreed that the proposed changes were in the right direction to address weed control and made suggestions to further refine the ordinance.

The need to address the issue of the white-topped plant in the Shoreline area was brought up, indicating that a discussion with the HOA was necessary. The inclusion of the noxious weeds photos into the Ordinance was discussed. It was decided they were not necessary due to the list potentially changing from year to year.

There being no further questions from Council, Mayor Rubin called for a motion to adopt Ordinance 2023-O-03 with amendments included in Exhibit 1.

Motion: Council Member Baier moved to adopt Ordinance 2023-O-03 amending Hideout Municipal Code regarding noxious weeds with the amendments as discussed. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

Mayor Rubin and Council thanked Ms. Kusterle and the rest of the Staff for their work and continual efforts to eradicate the noxious weeds within the Town. The Ordinance changes would be communicated to property owners, and the process would be implemented to ensure effective weed control and compliance with regulations.

3. Consideration of an approval of Resolution 2023-R-XX granting a one-time extension for the recordation of the KLAIM Phase 4 subdivision

Mayor Rubin mentioned that this was the second time the extension would be discussed, as the previous version had some typos and required corrections. Ms. McLean explained that after discussions with Ms. Fairbourne, they decided to use Resolutions for tracking extensions in the future, as it would make it easier to manage changes and explanations for extensions.

Mayor Rubin acknowledged that there was no significant difference from what was previously approved, and the Resolution simply put the extension in a formal document. Mr. Eddington confirmed that everything remained the same as approved, and the extension was for six months.

Council Member Baier suggested proceeding without further questions and getting the approval done quickly, which was agreed upon by Mayor Rubin.

There being no questions from Council, Mayor Rubin asked for a motion.

Motion: Council Member Jacobs moved to approve Resolution 2023-R-03, granting a one-time extension for the recordation of the KLAIM Phase 4 subdivision. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

4. Consideration of an approval of Resolution 2023-R-XX granting a one-time extension for the recordation of Overlook Village Lots 38 and 39 Driveway Amendment

Mayor Rubin explained that this was regarding the lots in the Overlook Village Subdivision located at the bottom of Hideout Canyon, specifically lots 38 and 39. He mentioned that the extension was needed due to typos and errors made during the previous discussion.

Mr. Eddington noted that this Resolution was similar to the previous agenda item, involving a six-month extension and the correction of typos. Mayor Rubin acknowledged the adjustment, which corrected the typos in Section 2, Findings of Fact #1 and #2 to Hideout Canyon (Overlook Village), from the previous error stating Soaring Hawk Subdivision.

Council Member Baier calculated the correct end date of the extension, which was September 8, 2023 as clarified by Mr. Eddington. It was mentioned that the extension was granted a month early due to anticipated needs.

A discussion arose regarding the title of the Resolution. Council Member Baier emphasized the importance of specifying "Overlook Village" instead of the broader term "Hideout Canyon" in the title. Mr. Eddington suggested adding "Overlook Village" in parentheses to clarify in the

Findings of Fact sections of the resolution. Both Mayor Rubin and Council Member Baier agreed to this change.

Mr. Eddington offered to send the corrected resolution language to Mayor Rubin and Ms. Fairbourne, ensuring the necessary changes were made. Mayor Rubin expressed agreement with this approach, and the discussion concluded with the Resolution being updated with the correct language for clarity.

There being no questions from Council, Mayor Rubin called for a motion.

Motion: Council Member Haselton moved to approve Resolution 2023-R-04, granting a one-time extension for the recordation of Overlook Village Lots 38 and 39 driveway amendment as corrected. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

5. Consideration of adopting Resolution 2023-R-XX authorizing Town Treasurer Jake McHargue access to the Town's Public Treasurer's Investment Fund (PTIF) account

Mayor Rubin presented Resolution 2023-R-05 which would authorize Town Treasurer Jake McHargue to access the Town's Public Treasurer's Investment Fund (PTIF) account. Mayor Rubin explained that this Resolution was required due to statutory obligations and clarified that there were two aspects to the Resolution: confirming participation in PTIF and granting Jake McHargue access to the account. Ms. McCosh confirmed the standard nature of this Resolution, mentioning that Treasurers are bonded and that procedures were in place to reduce the risk of fraud.

There was a brief discussion about the forms provided by the state and the distinction between confirming participation and authorizing access. The need to add Mayor Rubin's name to the authorization list was suggested, and it was agreed that the Mayor's name would be added alongside Jake McHargue's. Council Member Baier asked about the current authorized users. It was clarified that Mayor Rubin and former Treasurer Wes Bingham were the authorized users, however, Mr. Bingham was no longer working for the Town. This Resolution was the process for adding and removing authorized users.

There being no further questions from Council, Mayor Rubin asked for a motion to adopt the Resolution.

Motion: Council Member Severini moved to adopt Resolution 2023-R-05, authorizing Town Treasurer Jake McHargue access to the Town's Public Treasurer's Investment Fund account. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

6. Discussion and follow up of action items discussed at the Council Retreat

Mayor Rubin began by mentioning the Council Retreat held in January, and his request for updates on action items from the discussion. The individuals primarily responsible for these items were Ms. McCosh, Financial Advisor Katie Shepley, Mr. Eddington, and Mr. Dixon.

Ms. McCosh provided an update on the progress regarding a five-year plan for capital improvements, public works, and infrastructure. The emphasis was on refining the plan and

understanding expenses, repairs, and necessary improvements. The plan's details were being worked on, with involvement from various parties.

Mayor Rubin inquired about whether the progress would be part of the upcoming budget review, which was confirmed by Ms. McCosh.

Mr. Eddington discussed the ongoing work related to the State Park entrance area. This involved community visioning and a written plan being developed in collaboration with the EDC. The goal was to address the entrance and explore mixed-use or commercial development opportunities. A presentation to the Planning Commission was anticipated.

Ms. McCosh also highlighted the efforts made toward economic development. The focus was on enhancing the Town's proficiency in economic development, including expanding the committee to involve regional players who could contribute to the Town's goals.

The discussion then shifted to exploring funding sources. This included grants and gifts to supplement necessary work and infrastructure expenses. Offers of assistance from the community were being considered, and progress was evident, particularly in connection with the Town's five-year plan and substantial infrastructure needs.

Another topic of discussion was determining the impact of providing space for public services such as fire, emergency, and police. The context was that the fire district had expressed interest in collaborating as the Town grows. The implications of such a collaboration were being explored, including tax implications and potential costs. There was a consideration of the value of allowing nearby services and how it might help offset costs. The potential use of a triangle parcel for fire services and mixed-use development was discussed, along with its proximity to the Klaim area, where a public trail network was being considered. Mayor Rubin highlighted the importance of a holistic vision for any potential development, even in phases, to ensure efficient use of space and infrastructure.

Ms. McCosh and Mr. Eddington elaborated on the possibility of utilizing space for public services. The collaboration with the Wasatch County Manager was highlighted, and discussions covered both the financial and planning aspects. Utilizing space for a multipurpose building was discussed, potentially funded through CIB (Community Impact Board) funding.

Mayor Rubin assured the Council that work was ongoing on the retreat's action items. Regular updates were planned to keep everyone informed, and eventually, outcomes would be brought to the Council for review and approval.

Council Members expressed appreciation for the progress and hard work, emphasizing the significance of planning for emergency services and community development.

IX. Committee Updates

1. Planning Commission - Planning Commission Chair Tony Matyszczyk

During the Planning Commission update, Planning Chair Matyszczyk expressed gratitude to the Council for appointing Ms. Cooper to a Commission seat.

Planning Chair Matyszczyk provided an overview of recent discussions within the Planning Commission and reported that the Planning Commission extensively reviewed the amendment related to the annexation, which the Council had discussed and passed during this meeting. He also mentioned the involvement of the Wasatch Fire Chief and discussions about a parcel of land

in Hideout which could be designated for a fire station. Planning Chair Matyszczuk had been contacted by the architect regarding potential rezoning of the land, but no commitments had been made.

Regarding a development project, Planning Chair Matyszczuk shared that they had received a concept plan for the former "Boulders Development," which was proposed as the "Bloom in Hideout" project. He offered to provide details about the project, but Mayor Rubin suggested that the Planning Commission discuss it further during their next meeting.

Planning Chair Matyszczuk mentioned that Commissioner Jonathan Gunn would be attending a Land Use conference in April on behalf of the Planning Commission. He indicated that due to travel schedules, there might not be a Planning Commission meeting in April, but they would accommodate any pressing matters if needed.

Mayor Rubin suggested submitting names of potential Alternate Planning Commissioners to the Council prior to the April Council Meeting in order for Council to appoint the two alternate members to ensure a quorum for a potential April Planning Commission meeting. Planning Chair Matyszczuk mentioned that he was in touch with three potential candidates for the two roles of Alternate Planning Commissioners, and he would reach out to them shortly.

Mayor Rubin thanked Planning Chair Matyszczuk for the Planning Commission's hard work. Planning Chair Matyszczuk reciprocated the appreciation and acknowledged the efforts of Ms. Fairbourne and Mr. Eddington, which contributed to the efficiency of the Commission's work.

Mayor Rubin reiterated the Council's appreciation for the Planning Commission's dedication and the crucial role they play in the Town's development. Planning Chair Matyszczuk acknowledged the teamwork between various parties, making their tasks more manageable. Mayor Rubin expressed gratitude for everyone's collaboration.

2. Design Review Committee (DRC) - Thomas Eddington

Mr. Eddington provided an update on the Design Review Committee (DRC). He mentioned that there were no meetings held during the current month, and as a result, he had no new developments to report. He stated that he would provide a comprehensive update in the next month's meeting, which would likely include information on the upcoming phase of the Deer Springs project.

3. Community Engagement Committee - Council Member Jacobs

Council Member Jacobs provided an update on the activities of the Community Engagement Committee. She highlighted the progress made during their recent meeting. One Committee member was collaborating with Ms. Fairbourne to enhance communication with residents, utilizing platforms such as the app and Facebook to engage them effectively. Another member, Jan DeFazio, secured a \$1,500 grant from All West for summer events and was also exploring potential funding from Rocky Mountain Power. The committee had organized its first summer event scheduled for July 28, featuring a live band and food trucks. For the winter, they were planning a snowshoe event, tentatively set for March 26 or April 2, with arrangements for a coffee and hot chocolate truck. Additionally, the Committee was considering arranging a ski day for residents with Deer Valley ski passes to come together for a shared skiing experience.

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

Council Member Chris Baier provided an update on the Parks, Open Space, and Trails (POST) Committee's recent activities. During their meeting on February 14, the Committee welcomed Jason Whittaker from Jordanelle State Park. Discussions encompassed a range of topics, including potential summer events, volunteer activities, and the possibility of a Jordanelle State Park pass for Hideout residents. Ms. Kusterle also joined the meeting to assist with website updates, communication strategies, and the formulation of a mission statement for the Committee.

Following the meeting, the Committee engaged in email correspondence to outline a set of projects categorized by short-term, mid-term, and long-term goals. The intention was to deliberate on the projects which could be initiated in 2023 during their upcoming meeting, fostering significant progress in the Committee's endeavors. Despite weather-related setbacks and the impact of snow, collaborations with Mr. Whittaker had proven beneficial to the Committee's work.

5. Transportation Committee - Council Member Haselton

Council Member Haselton reported on the status of the Transportation Committee. She indicated that there hadn't been any new developments on the transportation front and mentioned that decisions were not likely to be made until after the ski season concludes.

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

Ms. McLean stated there was no immediate need for a Closed Executive Session and that she would be sending an email to Council to provide general updates.

Ms. McLean informed Council that arguments were presented in the Supreme Court regarding the Richardson Flats Annexation and they now await the Court's ruling and opinion. Council Member Baier inquired about the expected timeline for the ruling, which Ms. McLean explained that the Supreme Court's timeline varies, ranging from a few months to a year for issuing a written ruling.

Mr. Dixon provided a follow-up regarding the Golden Eagle Subdivision pressure testing discussed earlier and mentioned that the Public Works Staff had not received any requests from Mustang for the testing. Mayor Rubin thanked Mr. Dixon for the update.

Mayor Rubin expressed gratitude towards Director of Public Works Daniel Allen, Mr. Dixon, and the Public Works Team for their exceptional efforts in managing the challenging task of plowing roads during severe winter conditions with high winds. He acknowledged that although some residents may have voiced concerns or complaints, overall, the Team's performance ensured that residents were not significantly hindered by the snow and that they were able to navigate the roads. He also mentioned that certain berms near HOA properties caused minor issues but emphasized that the Team's dedication was greatly appreciated. He noted plans for a debrief with the Public Works Staff to analyze lessons learned from the winter and ensure that the Town was adequately equipped for similar extreme weather events in the future.

XI. Meeting Adjournment

There being no further business, Mayor Rubin called for a motion to adjourn.

Motion: Council Member Baier moved to adjourn the meeting. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. Absent from voting: Council Member Nadelberg. None opposed. The motion carried.

The meeting adjourned at 9:01 p.m.


Alicia Fairbourne, Recorder for Hideout



APPROVED