

**Minutes**  
**Town of Hideout**  
**Town Council Regular Meeting and Continued Public Hearing**  
**December 14, 2023**

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Continued Public Hearing on December 14, 2023 at 6:00 pm in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah and electronically via Zoom.

**Regular Meeting and Continued Public Hearings**

**I. Call to Order**

Mayor Rubin called the meeting to order at 6:01 p.m. and reminded participants that this was a hybrid meeting held electronically and in-person.

**II. Roll Call**

**Present:** Mayor Phil Rubin  
Council Member Ralph Severini  
Council Member Sheri Jacobs (*joined at 6:12 p.m., excused at 6:36 p.m.*)

**Attending Remotely:** Council Member Chris Baier  
Council Member Carol Haselton (*joined at 6:07 p.m.*)  
Council Member Bob Nadelberg

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

**Staff Attending Remotely:** Town Administrator Jan McCosh  
Town Attorney Polly McClean  
Town Planner Thomas Eddington  
Director of Public Works Daniel Allen  
Financial Consultant Katie Shepley

**Public Present:** Ryan Sapp, Jenni Hogan, and Jonathan Gunn.

**Public Attending Remotely:** Planning Commissioner Rachel Cooper, Planning Commissioner Donna Turner, Briana Warner, Murray Gardner, Briana Warner, Lorrinda Lattimore, Damian Taitano, Mary Freeman, Kara Ann Byrne, Stephen Bronson, Katie Wilking, Brett Rutter, Sam Hartman, Greg Miner, Justin Keys, David Salzman, Valeree Roper, and others who may have logged in using a partial name or using only a phone number.

**III. Agenda Items**

(Clerk's note: The agenda was reordered from the original posting to allow for Council Member Jacobs to be present for her presentation.)

1       **1. Update regarding the fundraising efforts for Hideout Fire Station 56**

2       Mayor Rubin explained the Town was seeking fundraising for Hideout's Fire Station. Chief Eric  
3       Hales from the Wasatch Fire District had approached the Mayor to seek support in establishing a  
4       temporary fire station for 24-hour staffing and equipment by early 2024, which would be at least  
5       three years earlier than when the permanent fire station could be built. Mayor Rubin emphasized  
6       the urgency for the temporary station, highlighting its significant impact on health and safety,  
7       especially in medical emergencies. The temporary station's proximity would enhance efficiency,  
8       potentially lowering insurance rates for residents in the area. The Council expressed willingness  
9       to assist and discussed potential fundraising strategies, which included finding support from  
10      surrounding communities.

11      Mayor Rubin convened with Chief Hales to deliberate the potential placement of a temporary fire  
12      station at the designated location for the future permanent station. Attention was drawn to the  
13      topographical challenges, and Chief Hales noted the Utah Department of Transportation (UDOT)  
14      right-of-way was the flattest terrain. Chief Hales articulated his intention to formally request an  
15      exception from UDOT to authorize the establishment of the temporary fire station in said location.  
16      The current status involved awaiting the decision from UDOT regarding this proposal.

17      At 6:07 p.m., Mayor Rubin acknowledged that Council Member Haselton joined the meeting.

18      Council Member Baier further inquired about fundraising updates and financial details. Mayor  
19      Rubin mentioned potential fundraising from surrounding communities and that two subdivisions  
20      outside Hideout had already expressed interest. He also noted the Fire District had some funds  
21      available to support the temporary station, and discussions were ongoing to determine funding  
22      sources and community support.

23      Mayor Rubin acknowledged the need for more information on costs and funding. Council  
24      Member Baier suggested moving on to the next agenda item for further discussion. Mayor Rubin  
25      agreed, indicating that details were still being worked out regarding funding and expressed the  
26      intention to explore options, including community contributions.

27      **2. Discussion and possible approval to authorize the Mayor to execute an agreement with Steel**  
28      **Master Arch Buildings LLC for a deposit amount of \$11,292 and in an amount not to exceed**  
29      **\$56,460 for the temporary Fire Station at the Hideout Public Works building**

30      Mayor Rubin explained that the proposed structure, intended to house fire equipment, was a  
31      temporary structure and would eventually be purchased by the Fire District. He explained once  
32      the permanent fire station was built, the temporary structure would be dismantled by the Fire  
33      District and moved to future fire station sites within Wasatch County, although a concrete pad  
34      would be left behind. Mayor Rubin explained the necessity of a deposit to secure the building  
35      promptly once funding details were finalized. Council Member Baier sought clarification on the  
36      funding source and reimbursement agreement with the Fire District.

37      Mayor Rubin clarified that Hideout would front the initial deposit and the Fire District would  
38      repay Hideout when the funds could be released. The source of funds from Hideout was discussed,  
39      and Mayor Rubin suggested the deposit come from the General Fund account.

40      Council Member Baier expressed concerns about the lack of specific information and proposed a  
41      Special Meeting once the fundraising details were compiled to keep the Council informed.

Council Member Haselton inquired about the location of the concrete pad and questioned why fundraising efforts were necessary when Wasatch County had recently increased property taxes. She felt the fire station should be funded with the property tax increase. Mayor Rubin acknowledged Ballot Proposition 9 had passed, which would allow for a percentage of sales tax in Wasatch County to be collected for future fire stations, including the permanent station in Hideout. However, the temporary station was an accelerated build, and he expressed the urgency of improving health and safety for Hideout residents and residents of surrounding communities. He mentioned support from neighboring communities and expressed ongoing discussions with interested subdivisions. In regard to where the concrete pad would be located, he explained it would either be located near the Ross Creek entrance, or at the future permanent site for the fire station between the bottom of the Klaim and Deer Mountain Subdivisions.

Council Member Severini emphasized the need to determine the Town's financial liability and discussed an approximate cost of insurance premium savings to each homeowner if the station were built.

Council Member Baier sought information about the parcels' zoning and potential involvement of the Planning Commission. Town Attorney Polly McLean mentioned the parcels would need to be rezoned. Town Planner Thomas Eddington was working with Chief Hales to bring the rezone application to the Planning Commission.

The discussion concluded with Mayor Rubin suggesting continuing the agenda item until final fundraising plans were in place. He noted the potential for a Special Meeting to keep the council updated.

### **3. Update of Hideout Blanket Drive for The Peace House of Park City**

Council Member Jacobs provided an update on the Hideout Blanket Drive for The Peace House of Park City. The Blanket Drive successfully collected around 120 blankets and received monetary donations totaling approximately five hundred to six hundred dollars (\$500-\$600). Acknowledging the efforts of her Committee members, Council Member Jacobs expressed gratitude for the community's generous response.

Mayor Rubin commended Council Member Jacobs and her team for organizing the drive. Council Member Jacobs emphasized the ongoing need for support, inviting continued donations beyond the Drive's conclusion.

Mayor Rubin thanked the community for its participation and reiterated the importance of recognizing the continuous need for contributions. Council Member Jacobs concluded by expressing openness to organizing similar events or supporting other worthwhile causes in the future, welcoming ideas from the community.

### **4. Approval of adopting Resolution 2023-R-XX Honoring Sheri Jacobs**

Mayor Rubin presented Resolution 2023-R-12 to honor Sheri Jacobs, who would no longer be serving on the Council starting in early January. The Resolution acknowledged Council Member Jacobs' service as a Town Council Member since November 2021 and her role as the leader of the Hideout Community Engagement Committee.

1 The Resolution highlighted Council Member Jacobs' exceptional service, leadership, respect,  
2 integrity, and outstanding community spirit. It also recognized her dedication, enthusiasm, and  
3 substantial contributions to the betterment of Hideout and its residents.

4 Sheri Jacobs expressed her appreciation, stating that she learned a lot and enjoyed working with  
5 the Council. She stated she was willing to continue contributing to the Community Engagement  
6 Committee and participating in Town initiatives. The Council expressed gratitude and officially  
7 thanked Council Member Jacobs for her outstanding public service.

8 Council Member Jacobs was excused at 6:36 p.m.

9 **5. Discussion and possible approval to authorize the Mayor to execute an agreement with**  
10 **Western Electrical Alliance for an amount not to exceed \$19,802.35 for light poles**

11 The Council discussed the approval of authorizing the Mayor to execute an agreement with  
12 Western Electrical Alliance for an amount not to exceed \$19,802.35 for the purchase of five (5)  
13 light poles. The purpose was to replace two (2) insufficiently lit light poles at Town Hall and  
14 acquire two (2) additional poles for potential use in the fire station or as replacements for other  
15 poles in the future. Mayor Rubin mentioned a developer would cover the cost of the additional  
16 light pole.

17 The bulk order of five (5) light poles was found to be more cost-effective, saving extra shipping  
18 costs compared to buying individually. The Council clarified the cost breakdown and inquired  
19 about the storage of the extra poles. The two (2) additional poles would be stored at the Public  
20 Works building.

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

22 ***Motion: Council Member Nadelberg moved to approve the authorization of the Mayor to***  
23 ***execute an agreement with Western Electrical Alliance for an amount not to exceed***  
24 ***\$19,802.35 for the purchase of light poles. Council Member Severini made the second. Voting***  
25 ***Yes: Council Member Baier, Council Member Haselton, Council Member Nadelberg, and***  
26 ***Council Member Severini. Absent from voting: Council Member Jacobs. The motion carried.***

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

28 Mr. Eddington explained that Benloch Ranch had initially submitted a petition for annexation in  
29 May of 2023, but they rescinded it to finalize building permits and concept planning. They  
30 resubmitted in September 2023, but due to ongoing revisions and delays, the recommendation  
31 was to deny the current consideration for annexation. This denial would allow them to resubmit  
32 in the future without changing the substantive aspects of their application. The denial was  
33 recommended to ensure compliance with Utah State statute requirements for public noticing. The  
34 Mayor and legal counsel supported this recommendation.

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

36 ***Motion: Council Member Haselton moved to deny the annexation petition from Benloch***  
37 ***Ranch. Council Member Nadelberg made the second. Voting Yes: Council Member Baier,***  
38 ***Council Member Haselton, Council Member Nadelberg, and Council Member Severini.***  
39 ***Absent from voting: Council Member Jacobs. The motion carried.***

1       **7. Consideration of appointing Alternate Planning Commissioner Joel Pieper as a Regular**  
2       **Planning Commissioner to fill the remainder of the term from Jonathan Gunn whose term**  
3       **ends December 31, 2025**

4       *(Clerk's note: Items 7 and 8 were discussed and voted on concurrently.)*

5       **8. Discussion and consideration to re-appoint Planning Commissioners Rachel Cooper and**  
6       **Donna Turner and Planning Commission Chair Tony Matyszczyk to serve on the Hideout**  
7       **Planning Commission for an additional four-year term beginning January 1, 2024**

8       Mayor Rubin discussed the need to fill the vacant position on the Planning Commission left by  
9       Jonathan Gunn, who was recently elected to the Council. He proposed appointing Joel Pieper, an  
10      alternate Planning Commissioner, to fill the remainder of Jonathan Gunn's term ending on  
11      December 31, 2025. Additionally, he recommended the renewal of the terms for existing planning  
12      commissioners Rachel Cooper, Donna Turner, and Planning Commission Chair Tony  
13      Matyszczyk.

14      Council Member Baier expressed delight at the willingness of Planning Commissioners to  
15      continue their service and supported making Joel Pieper a regular voting member. Council  
16      Member Severini expressed similar sentiments. Council Member Haselton expressed her support  
17      and gratitude to the Planning Commissioners for their service.

18      Discussion ensued regarding the process of recruiting an Alternate Planning Commission  
19      Member. A notice would be posted on the website and newsletter with a cutoff date, and the  
20      applicants would be invited to attend a Council Meeting to discuss their background and interest  
21      before Council would make a selection.

22      **9. Consideration and possible approval of adopting Resolution 2023-R-XX to update the**  
23      **Hideout Fee and Rate Schedule to include electrical permitting fees, update remodel fees,**  
24      **and make technical corrections**

25      Mayor Rubin discussed the proposed adjustments to the Hideout Fee and Rate Schedule, focusing  
26      on electrical permitting fees, remodel fees, and technical corrections. The changes were further  
27      explained by Financial Consultant Katie Shepley and Town Attorney Polly McLean, emphasizing  
28      the need for realignment with other Towns' fee structures.

29      Ms. Shepley clarified the adjustments made to plan review fees and provided a breakdown of the  
30      costs associated with electrical and mechanical permits. The analysis aimed to ensure that the fees  
31      were in line with comparable cities and towns, and the proposed changes were considered more  
32      reasonable.

33      Ms. McLean highlighted additional modifications to clarify escrow fees and ensure compliance  
34      with state code regarding commercial plan review fees, which were set at sixty-five percent  
35      (65%).

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

37      ***Motion: Council Member Severini moved to adopt Resolution 2023-R-13 to repeal and replace***  
38      ***the Hideout Fee and Rate Schedule to include electrical permitting fees, update remodel fees,***  
39      ***and make technical corrections. Council Member Haselton made the second. Voting Yes:***  
40      ***Council Member Baier, Council Member Haselton, Council Member Nadelberg, and Council***  
41      ***Member Severini. Absent from voting: Council Member Jacobs. The motion carried.***

1       **10. Discussion regarding the upcoming Council Retreat to be held on January 11, 2024**

2       The discussion focused on the upcoming Council Retreat scheduled for January 11, 2024. Due to  
3       the retreat's agenda and the need for additional time to hold a Regular Council Meeting, the Mayor  
4       proposed changing the Regular Meeting and any associated public hearings to a different date in  
5       January. The Council members explored alternative dates and considered their availability. The  
6       consensus reached was to move the January Regular Meeting meeting to Monday, January 15,  
7       2024, at 6:00 p.m. Council Members acknowledged the proposed change, and Recorder Alicia  
8       Fairbourne agreed to send out a calendar reminder.

9       Town Administrator Jan McCosh provided an update on the upcoming Council Retreat. The  
10      Retreat would include the Council, Planning Commission, the Economic Development  
11      Committee, the Town Staff, as well as various individuals from surrounding communities who  
12      had a vested interest in Hideout's future. The focus would be on working toward a strategic plan  
13      that incorporated public input. The Retreat would be facilitated in a workshop format, involving  
14      discussions and idea generation. Ms. McCosh stated the Retreat would kick off with a discussion  
15      on the budget, and the agenda would be finalized and shared soon.

16      **11. Discussion and possible approval of Ordinance 2023-O-XX setting the 2024 Hideout Town**  
17      **Council Regular Meeting Schedule**

18      Mayor Rubin presented Ordinance 2023-O-08, which showed the proposed dates in 2024 for the  
19      Hideout Town Council Regular Meetings. Council Member Severini noted the December meeting  
20      was proposed for the third Thursday and questioned if it was supposed to be on the second  
21      Thursday (December 12). It was determined to be an error and corrected to December 12.  
22      Additionally, as per the previous discussion, the January 11 meeting was moved to January 15  
23      due to the Council Retreat on January 11. The Council discussed and clarified the dates before a  
24      motion was made to approve the Ordinance.

25      *Motion: Council Member Baier moved to approve Ordinance 2023-O-08 with the*  
26      *aforementioned changes. Council Member Haselton made the second. Voting Yes: Council*  
27      *Member Baier, Council Member Haselton, Council Member Nadelberg, and Council Member*  
28      *Severini. Absent from voting: Council Member Jacobs. The motion carried.*

29      Council Member Baier asked when the swearing-in ceremony would be held for the elected  
30      Council Members. Mayor Rubin explained it would be the first item on the agenda at the Retreat.

31      **12. Presentation and recommendation of the traffic study regarding speeds on Shoreline Drive**

32      Mayor Rubin presented the results of a traffic study which was conducted on Shoreline Drive,  
33      addressing concerns about speeding. Mayor Rubin explained that Town Engineer Timm Dixon,  
34      who worked with Epic Engineering on the study was not present during this Meeting to present  
35      and discuss the outcome. Mayor Rubin explained the study suggested measures such as signage  
36      and speed bumps along Shoreline Drive. He highlighted the recommendations, emphasizing a  
37      combination of measures like radar speed signs, speed humps, and narrowing mechanisms.  
38      Council Members discussed the potential cost and effectiveness of these measures, with some  
39      expressing the need for prompt action.

40      Council Member Severini questioned the cost of radar speed signs, and Mayor Rubin explained  
41      the Town already owned two (2) that were to be used for this purpose. There was a discussion

1 about the placement of three-way stops near Ross Creek Drive and additional speed signs. Mayor  
2 Rubin mentioned the challenges of implementing physical measures, such as speed bumps, during  
3 the winter months and explained the consideration of removable options.

4 Council Member Baier raised concerns about the traffic study's recommendations, seeking clarity  
5 on whether multi-way stops were suitable for speed control. Mayor Rubin explained their decision  
6 to use three-way stops in certain locations. Council Member Baier expressed the need for more  
7 information and metrics to prioritize actions.

8 As a courtesy, Mayor Rubin allowed a brief public comment period, in which Lorrinda Lattimore  
9 expressed frustration about the prolonged discussion and emphasized the urgency of addressing  
10 the speeding issue. Council Member Baier reiterated the need for a deeper understanding of the  
11 study and metrics and offered to have a more thorough discussion regarding the challenges the  
12 Town faced in implementing the recommendations with Ms. Lattimore privately.

13 Council Member Nadelberg suggested implementing speed bumps promptly and questioned the  
14 presence of law enforcement on Shoreline Drive. Council Member Severini advocated for a "bias  
15 for action," emphasizing the need for affordable and impactful solutions. Mayor Rubin  
16 acknowledged the urgency and stated he would invite Epic Engineering to present the study and  
17 make recommendations during the January 15, 2024 Council Meeting.

18 The discussion concluded with Mayor Rubin encouraging residents to email their thoughts to  
19 [hideoututah@hideoututah.gov](mailto:hideoututah@hideoututah.gov). The Council acknowledged the need for swift action to address  
20 residents' concerns about speeding on Shoreline Drive.

21 **13. Presentation of an engineering Request for Proposal (RFP) and discussion and possible**  
22 **approval to authorize the Mayor to execute an agreement with the following firms on an as-**  
23 **needed basis in a total amount not to exceed the engineering budget in the annual budget:**

- 24 a) **Ardurra Group**  
25 b) **Sunrise Engineering**  
26 c) **Horrocks Engineering**  
27 d) **Aqua Engineering**

28 *(Clerk's note: Epic Engineering was inadvertently omitted from the original agenda posting.)*

29 Mayor Rubin highlighted the importance of periodically seeking proposals from engineering  
30 companies to avoid complacency and ensure competitive pricing. The goal was to identify three  
31 partners to create a pool for project rotations, allowing for flexibility and a balanced resource  
32 allocation. He noted this approach was common among municipalities to avoid relying solely on  
33 one vendor.

34 Council Member Severini inquired about the contracting model, to which Mayor Rubin explained  
35 that it was a time and material contract with a rate schedule. The discussion also touched on the  
36 specialties of each firm, with Aqua Engineering excelling in water and sewer systems.

37 Council Member Baier raised concerns about coordination and knowledge sharing among the  
38 engineering groups. She felt as though the efforts should be coordinated within one entity. Mayor  
39 Rubin assured her that a detailed plan would be developed to assign specific tasks to each firm,  
40 ensuring efficient project management. The idea was to rotate opportunities among the selected  
41 partners for various projects.

Council Member Severini suggested having a summary engineering report for the Town in the upcoming retreat meeting, to outline the strategy for 2024 and to address critical issues. Mayor Rubin agreed.

There being no further questions from Council, Mayor Rubin asked for a motion of support to execute agreements with the listed engineering firms, and to include Epic Engineering in the list.

***Motion: Council Member Nadelberg moved to authorize Mayor Rubin to execute agreements with Ardurra Group, Sunrise Engineering, Horrocks Engineering, Aqua Engineering, and Epic Engineering on an as-needed basis in a total amount not to exceed the engineering budget in the annual budget. Council Member Severini made the second. Voting Yes: Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Voting Nay: Council Member Baier. Absent from voting: Council Member Jacobs. The motion carried 3-1.***

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

Mayor Rubin opened the floor for public comment at 8:05 p.m.

*Rachel Cooper* expressed her frustration with not being called on during the speeding discussion and mentioned that the residents of Shoreline Phase 1 submitted a petition against speed bumps, which included approximately thirty (30) signatures. She emphasized the community's opposition to speed bumps and felt unheard. Mayor Rubin responded, stating that he disagreed and acknowledged the community's division on the issue. He mentioned receiving petitions both for and against speed bumps.

Ms. Cooper questioned the specific locations of the proposed speed bumps, but Mayor Rubin declined to share that information during this meeting and assured that it would be disclosed when the recommendation was presented. He noted that the speed bumps would not be in the same location and emphasized the need for community members to drive responsibly.

Ms. Cooper suggested placing speed bumps away from homes to minimize noise disruption. Mayor Rubin agreed, stating he and Staff would explore ways to implement speed bumps without causing excessive noise.

*Brian Cooper* shared his positive experience with stop signs and recommended the placement of stop signs at Recreation Drive. He recounted an incident while he was snow plowing for the Town where a speeding contractor posed a safety hazard due to excessive speeding. He highlighted the potential benefits of stop signs in such situations.

*Council Member Severini* brought up concerns about the Town's dark sky lighting ordinances, citing feedback from residents. Some expressed worries about safety, particularly for those with visibility issues due to stringent lighting regulations. Additionally, Severini mentioned requests to reconsider the timing of holiday lighting, possibly moving it back to Thanksgiving.

Mayor Rubin responded, acknowledging the safety concerns and assuring that safety remained a top priority. He explained the dark sky requirements and the need for compliant outdoor lighting, emphasizing the dark sky ordinance did not mean homeowners could not have lighting, but should ensure it aligned with the dark sky regulations.

Council Member Severini suggested revisiting the dark sky ordinance in the future and would like to seek information on the results of enforcing the lighting regulations and their impact on



1 safety. He also raised questions about the effectiveness of the dark sky requirements and whether  
2 adjustments might be necessary.

3 Mayor Rubin acknowledged the need for balance in addressing the concerns and noted ongoing  
4 efforts to add streetlights in newer developments. The discussion highlighted the challenge of  
5 finding the right balance between dark sky compliance and ensuring sufficient lighting for safety.

6 *Derek Roper* raised the issue of additional lighting at the north entrance into Hideout on State  
7 Road 248, and suggested prioritizing streetlights for safety at that location. Mayor Rubin  
8 acknowledged the valid point and thanked Mr. Roper for the input.

9 There being no further comments, Mayor Rubin closed public input at 8:15 p.m.

10 **V. Continued Public Hearing Items:**

- 11 **1. Discuss and possibly approve an amendment of the Official Town of Hideout Zoning Map to**  
12 **rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from**  
13 **Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6**  
14 **(R6), Mountain Residential (MR), and Natural Preservation (NP)**  
15  
16 **2. Discuss and possibly approve a Master Development Agreement (MDA) for the Bloom in**  
17 **Hideout Development, which would include nightly rentals in zoning districts that do not**  
18 **currently allow for nightly rentals. Additionally, allowances for certain uses or conditional**  
19 **uses and architecture and/or roof designs that are not currently allowed per the Town’s**  
20 **current zoning ordinances may be included.**

21 *(Clerk’s note: Public Hearing Items 1 and 2 were discussed in conjunction with one another.)*

22 Thomas Eddington provided an overview, emphasizing a focus on policy issues related to  
23 commitments, potential partnerships with the Town, and discussions on infrastructure such as  
24 roads and parkland. The discussion primarily revolved around the maintenance and cost of Town  
25 roads that would be part of the Bloom in Hideout Development. He noted the Public Infrastructure  
26 District (PID) required the roads be dedicated to the Town, rather than kept as private,  
27 Homeowners Association (HOA)-maintained roads. Discussions between Town Engineer Timm  
28 Dixon and Ryan Taylor with Ardurra resulted in calculating the cost to the Town to maintain the  
29 roads would be approximately one hundred thousand dollars (\$100,000) per linear mile per year,  
30 with the assumption that the road would last twenty (20) years.

31 Applicant Jenni Hogan presented information comparing the current zoning with the proposed  
32 zoning for the development and noted the proposed zoning had not changed from the discussions  
33 in the November Council Meeting. She highlighted the increase in property tax revenue and  
34 additional benefits such as trails and open spaces in the proposed zoning compared to the potential  
35 property tax the Town would receive if the land was kept zoned as it was.

36 Sam Hartman from D.A. Davidson presented data on historical road maintenance costs in  
37 Hideout, suggesting an average cost of fifteen to sixteen thousand dollars (\$15-\$16,000) per  
38 paved mile based on a five to ten (5-10)-year study. The applicants calculated there would be two  
39 point one (2.1) miles of paved road, resulting in a cost of between thirty to thirty-four thousand  
40 dollars (\$30-34,000) in total annual maintenance costs.

1 Mr. Hartman further noted the financial analysis calculated the total road funds and franchise tax  
2 collected would net approximately eight hundred and fifty thousand dollars (\$850,000) per year  
3 at full build out, exceeding the expense to the Town.

4 Mayor Rubin noted the historical figures from Hideout may not include fuel or maintenance for  
5 the snowplow vehicles or cost of labor. He acknowledged that, once fully developed, the revenue  
6 generated by the Bloom development would almost certainly exceed the cost to the Town. Ms.  
7 Hogan noted they had considered funding the cost of road maintenance for the first few years in  
8 order to offset costs to the Town. Mr. Hartman mentioned the data pulled for the financial analysis  
9 included fuel, maintenance, equipment leases, personnel, et cetera.

10 Council Member Severini expressed concerns about the varying estimates and the need for  
11 accurate information to ensure the Town and Developer would not face adverse financial  
12 situations.

13 Applicant Ryan Sapp mentioned his willingness to contribute to the road maintenance costs, and  
14 there was a proposal to subcommittee discussions on specific details of the Master Development  
15 Agreement (MDA) related to this topic. He noted that commercial spaces within the development  
16 should be accountable for their own snow removal and maintenance.

17 The discussion also touched on the issue of deferred maintenance, taking into consideration the  
18 impact of construction-related traffic on road wear and tear. Mr. Sapp recognized during the  
19 construction period, heavy trucks and equipment would cause increased road damage and he was  
20 prepared to cover the cost of that damage as part of their five (5)-year plan. Ms. Hogan confirmed  
21 they were willing to come to an agreement with the Town on how long they would be responsible  
22 for maintaining the roads in the development.

23 Council Member Severini emphasized the importance of accurate analyses, considering historical  
24 variations and questioned whether the estimates aligned with reality. Further discussions were  
25 planned to address the varying estimates and ensure mutual success for the Town and the  
26 Development.

27 The applicants then discussed and presented some options for contributions to the Town, which  
28 included point four (.4) acres of land for an amphitheater which could be dedicated to the Town  
29 after it was built. The Town could lease the amphitheater back to the developers to hold special  
30 events. There was also discussion of a monetary contribution of a million-dollar valuation to the  
31 Town, which could be gifted after Phase 1 was complete or in the beginning of 2029, whichever  
32 occurred sooner.

33 Council Member Severini explained that a combination of land and cash contributions would be  
34 most desired, since land would provide long-term value to the Town. Discussion ensued regarding  
35 keeping the proposed designated open spaces as that, noting the reason the Golden Eagle lot  
36 owners were satisfied with the proposed development was because it would not obstruct the views  
37 from their lots. Council Member Severini suggested keeping the commercial development for the  
38 Town closer to SR-248.

39 Discussion ensued regarding the monetary contribution and the potential uses for it. Ms. Hogen  
40 noted she would want the money to be used for something that would benefit the development.  
41 Council Member Severini expressed that any monetary contribution received would either  
42 directly or indirectly benefit the development. Ms. McLean confirmed the contribution would  
43 have to be a holistic benefit to the Town. Ms. Hogan emphasized the importance of making a

1 decision quickly on what contribution would benefit the Town most in order to get the MDA  
2 approved.

3 Council Member Haselton stressed the need for an indoor community gathering space or  
4 community center that could be used year-round, based on feedback from past Town surveys. She  
5 noted that, while outdoor amenities would be beneficial, the snow may prevent the use of outdoor  
6 amenities for several months of the year. Council Member Baier expressed her support of Council  
7 Member Haselton's statements.

8 Ms. Hogan mentioned the commercial district planned for Bloom could potentially host some  
9 community events once developed. She shared the exciting news that a local Golden Eagle lot  
10 owner had signed a Letter of Intent (LOI) to open a bakery there, hoping to make it a community  
11 hub.

12 A discussion followed around whether the contributions should focus more on outdoor amenities  
13 or indoor community space. There was general agreement about wanting flexibility in the  
14 language of the development agreement regarding the contributions. Mayor Rubin suggested  
15 reviewing phrasing from the Richardson Flat MDA that allowed flexibility in phasing  
16 contributions over time.

17 There being no further questions from Council, and Mayor Rubin recognizing that agenda items  
18 1 and 2 were noticed as a public hearing, he opened the floor for public input on both matters at  
19 9:15 p.m.

20 There being no comments from the public, Mayor Rubin closed the floor at 9:17 p.m. and asked  
21 Council for a motion to continue the public hearing to the Council Meeting which was to be held  
22 on January 15<sup>th</sup>.

23 ***Motion: Council Member Severini moved to continue the public hearing items to January 15,***  
24 ***2024 at 6:00 p.m. Council member Haselton made the second. Voting Yes: Council Member***  
25 ***Baier, Council Member Haselton, Council Member Nadelberg, and Council Member***  
26 ***Severini. Absent from voting: Council Member Jacobs. The motion carried.***

## 27 **VI. Committee Updates**

### 28 **1. Design Review Committee - Thomas Eddington**

29 Mr. Eddington stated there was nothing new to report from the Design Review Committee and  
30 that the projects that had been approved were moving forward.

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

32 Council Member Baier reported that the POST Committee met on November 28, with Jason  
33 Whittaker, the Jordanelle State Park manager, and Timm Dixon, the Town Engineer, as guests.

34 The focus of the discussion was on drainage issues in the State Park, particularly the flooding and  
35 mud on some trails built a few years ago. Glen Gabler, Developer of Shoreline, along with Mr.  
36 Dixon and Mr. Whittaker, worked on a temporary fix involving pipe installation. However, it was  
37 acknowledged that this might not be a permanent solution, and further evaluation in the Spring  
38 was deemed necessary. Future trail rebuilding and maintenance were anticipated once the  
39 flooding situation was under control.

1 The Committee deliberated on the possibility of a local park pass for Jordanelle State Park but  
2 reached no conclusive decisions. Council Member Baier mentioned the consideration of a survey  
3 to gauge residents' support for such a pass. The proposed pass would entail a fee for everyone,  
4 covering day-use fees even for walkers or bikers. Council Member Baier clarified the nuances of  
5 the proposed local park pass, emphasizing the direct support it would provide to Jordanelle State  
6 Park's specific projects and maintenance.

7 Funding for projects was discussed, with a notable interest in establishing a nonprofit. Mr.  
8 Eddington was assigned to lead the follow-up on this idea. Winter trail grooming was also a topic,  
9 with Mr. Whittaker highlighting equipment limitations. The Committee offered assistance by  
10 connecting him with contacts, including Council Member Haselton reaching out to White Pine  
11 and resident John Hopkins to the Coyote Network. Additionally, a video link about a stand-behind  
12 groomer was sent to Mr. Whittaker.

13 Mr. Hopkins and Deputy Recorder Kathleen Hopkins volunteered to install trail markers, aiming  
14 to mark waterway east with one hundred (100) four-foot (4') poles. Although uncertainty  
15 persisted about grooming the trails, the park manager granted permission to mark them.

16 Council Member Baier noted the next meeting would be held in late January, with the next trail  
17 report expected in February. Mayor Rubin acknowledged the Committee's efforts.

### 18 **3. Transportation Committee - *Council Member Haselton***

19 Council Member Haselton provided detailed information about the three bus lines running from  
20 Richardson Flat into Park City. The gray bus served Park City Mountain, the brown bus served  
21 Deer Valley, and the silver bus operated in the evening. She noted the service was free for  
22 residents.

23 Addressing the question brought up during the previous Council Meeting of pursuing more  
24 private transportation options, Council Member Haselton proposed not exploring further private  
25 companies, considering the ease of driving to Richardson Flat and the availability of three bus  
26 options. Mayor Rubin agreed, noting that most residents have cars and can drive to Richardson  
27 Flat.

28 Council Member Baier raised the issue of representing the residents at the Todd Hollow  
29 apartments, suggesting that their specific needs might not be fully considered. Mayor Rubin  
30 suggested working with Ms. McCosh to reach out to this group and explore their transportation  
31 needs, especially for those working late hours. Council Member Baier highlighted potential  
32 challenges for workers getting home late and suggested addressing the need for transportation  
33 from Richardson Flat to the apartments.

### 34 **4. Economic Development Committee - *Council Member Severini***

35 Council Member Severini discussed ongoing efforts in collaboration with Council Member Elect  
36 Jonathan Gunn and Planning Commission Chair Tony Matyszczyk. The focus was on the Request  
37 for Information (RFI) input and determining the next steps in the development process of the  
38 town-owned land at the Ross Creek entrance. Several meetings had taken place recently to gather  
39 diverse input, ranging from consulting proposals to exploring potential collaborations with  
40 consulting companies for guidance on property use.

The Committee grappled with questions about whether the next step should be a Request for Proposal (RFP) or a hybrid approach that involved a consulting company. Considerations included making the property more dense, potentially establishing a town center, and incorporating a richer set of commercial elements. Concerns were raised about the timeline for property development, with acknowledgment that it might take several years before actual development begins.

The uncertainty surrounding the finalization of the Richardson Flat Annexation due to court proceedings added complexity to decision-making. Council Member Severini emphasized the need to take action based on current information rather than waiting for uncertain future events.

The discussion touched on the possibility of a phased approach to development, including a temporary phase with basic amenities like power, food trucks, and picnic tables, followed by a more comprehensive plan in the future. The urgency of moving forward with development plans to utilize the Town's prime space for revenue generation was stressed, given the uncertainty of future events.

## **VII. Approval of Council Minutes**

### **1. June 8, 2023 Town Council Meeting Minutes DRAFT**

Council Member Baier noted on page three (3), line two (2), Katie Shepley's title should be Financial Consultant.

### **2. June 30, 2023 Town Council Meeting Minutes DRAFT**

There were no changes.

### **3. November 8, 2023 Town Council Meeting Minutes DRAFT**

Council Member Haselton noted two corrections. The first being on page ten (10), lines four (4) through six (6). She felt the minutes did not adequately convey what was said, and would like the minutes changed to state, "She expressed difficulty in the expectation that Council Members had adequate time to read the council packets when they were sent out to Council Members twenty-four (24) hours prior to the meeting."

The second correction was on page seven (7), line forty (40), the sentence should be changed to, "...reduce density and focus on early commercial development...".

There were no further changes.

***Motion: Council Member Haselton moved to approve the Council Meeting Minutes of June 8, 2023, June 30, 2023, and November 8, 2023 with the aforementioned changes. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Jacobs. The motion carried.***

## **VIII. Follow Up Items from Approved Council Minutes**

Council Member Severini pointed out that on page eight (8) on the November set of minutes, resident Don Blumenthal noted he would provide additional input regarding the electric vehicle (EV) charging stations at the Bloom Development. He asked Ms. Fairbourne to follow up with Mr. Blumenthal to ensure his comments were received and the consideration was factored in.

1 Mayor Rubin inquired if other municipalities or the state had made changes to accommodate EV  
2 stations in newly developed parking lots. Mr. Eddington stated he had not seen any new  
3 legislation regarding the requirement of EV charging stations. Ms. McLean stated the same,  
4 however she noted that the Town could pass an ordinance to require charging stations. Ms.  
5 McCosh stated the Utah League of Cities and Towns (ULCT) had discussed the topic in a recent  
6 meeting and she would follow up with information from the ULCT. Mr. Eddington noted the  
7 requirement could also be incorporated into the Bloom MDA without having to pass a town  
8 ordinance.

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

11 There being no further public business, Mayor Rubin asked for a motion to move into Executive  
12 Session.

13 ***Motion: Council Member Severini moved to close the public portion of the Council Meeting***  
14 ***and reconvene in a closed Executive Session. Council Member Baier made the second. Voting***  
15 ***Yes: Council Member Baier, Council Member Haselton, Council Member Nadelberg, and***  
16 ***Council Member Severini. Absent from voting: Council Member Jacobs. The motion carried.***

17 The public meeting adjourned at 9:49 p.m. and reconvened in a closed Executive Session at 9:55  
18 p.m.

19 **Present:** Mayor Phil Rubin  
20 Council Member Ralph Severini

21 **Attending Remotely:** Council Member Chris Baier  
22 Council Member Carol Haselton  
23 Council Member Bob Nadelberg  
24

25 **Staff Attending Remotely:** Town Attorney Polly McClean

26 **X. Meeting Adjournment**

27 **Motion:**

28 **The meeting adjourned at 10:20 p.m.**

31 \_\_\_\_\_  
32 Alicia Fairbourne, Recorder for Hideout  
33  
34