

**Minutes**  
Town of Hideout  
Town Council Regular Meeting and Public Hearing  
September 08, 2022

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on September 08, 2022 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 pandemic.

Regular Meeting and Public Hearing

**I. Call to Order**

**1. No Anchor Site Determination Letter**

Mayor Rubin called the meeting to order at 6:03 p.m. and reminded participants there was no physical anchor site due to the ongoing COVID-19 pandemic.

**II. Roll Call**

**Present:** Mayor Phil Rubin (*excused at 8:07 p.m.*)  
Council Member Chris Baier  
Council Member Carol Haselton (*joined at 6:13 p.m.*)  
Council Member Sher Jacobs  
Council Member Ralph Severini

**Excused:** Council Member Bob Nadelberg

**Staff Present:** Town Attorneys Polly McLean and Cameron Platt  
Town Administrator Jan McCosh  
Town Planner Thomas Eddington  
Director of Engineering and Public Works Timm Dixon  
Recorder for Hideout Alicia Fairbourne  
Deputy Recorder for Hideout Kathleen Hopkins

**Others Present:** Heather Kruse, Larry Eisenfeld, Dallin Quinn, Damian Taitano, Nelson Faerber, Ashley Burr, and others who may have logged in using a partial name or using only a phone number.

**III. Public Hearing**

**1. Consideration and possible approval for a lot/driveway amendment for Lots 38 and 39 of the Overlook Village Subdivision**

Town Planner Thomas Eddington presented a staff report for Lots 38 and 39 of the Overlook Village Subdivision and explained the owners of the lots had requested an amendment of the driveway. The amendment would move the ingress and egress portion of the driveway, which connected to Longview Drive, slightly south. Mr. Eddington reviewed the drawings of the existing and proposed driveways and noted the existing driveway was a limited common

driveway. The applicants were concerned of safety and the slope where the driveway was exceedingly close to the home on Lot 38. The updated design of the driveway was sixteen (16) feet of asphalt concrete with two (2) feet on either side of the driveway consisting of gravel to give it the width necessary. A four (4)-foot retaining wall was included in the proposal. An existing trail easement would be preserved.

Mr. Eddington reviewed the conditions of approval, which included: slopes could not exceed fourteen percent (14%) grade, and any retaining walls would not exceed the six (6)-foot maximum height pursuant to Hideout Municipal Code. He indicated he would work with the applicants to ensure the common area and limited common area were clearly illustrated.

Council Member Baier inquired if the updated driveway plan was steeper than the existing plan. Applicant Dallin Quinn confirmed it was approximately one to two percent (1-2%) steeper than the existing plan. Council Member Baier agreed it was a better design.

Mayor Rubin inquired if the Homeowner's Association (HOA) had reviewed and approved the new design. Mr. Quinn stated they would present the amendment to the HOA Board at the next meeting. Mayor Rubin noted a condition of approval would need to be added to the Resolution indicating the HOA would be required to approve the amendment. Mr. Eddington stated the requirement was included in the Resolution and the applicant was aware of the condition.

Council Member Severini requested the Engineering Staff review the final submittal prior to recordation of the plat. Mr. Eddington confirmed that condition was in place.

There being no further questions from Council, Mayor Rubin opened the floor for public input at 6:11 p.m. There were no questions from the public, and therefore, Mayor Rubin closed public input at 6:12 p.m.

Mr. Eddington explained the condition of approval which required all Jordanelle Special Service District (JSSD) impact fees be paid in full was removed as the water was previously determined and allocated upon full Subdivision approval.

Mayor Rubin asked for a motion to adopt a Resolution allowing a driveway amendment for Lots 38 and 39 of the Overlook Village Subdivision.

***Motion: Council Member Severini moved to adopt Resolution 2022-R-12 approving a Subdivision amendment for Lots 38 and 39 in the Overlook Village Subdivision. Council Member Jacobs 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. Motion carried.***

**IV. Public Input - Floor open for any attendee to speak on items not listed on the agenda**  
**(Please limit comments to two minutes)**

**1. Public Comment**

Mayor Rubin opened the floor for public comment at 6:17 p.m.

*Golden Eagle Lot Owner Damian Taitano* – Mr. Taitano explained he owned a lot in Golden Eagle and was denied a building permit for issues beyond his control. He had requested the permit application be brought forth to Town Council for discussion. He was told building permits were not under the Council's purview, which he felt was incorrect. He stated Staff had refused to meet with him to discuss the corrections or arguments he had put forth regarding the

validity of the reasons for the permit rejection. He felt the process was not being handled correctly and the lot owners' rights had been violated. He asked for Council to consider adding an agenda item to the October meeting in order to have an open discussion regarding his permit and some of the reasons for denial. His desire was to work with Council openly and establish a path forward.

Town Attorney Polly McLean addressed Mr. Taitano's concerns and stated there were deficiencies in the infrastructure. Based on the Court's order, Staff was required to review every building permit application on a case-by-case basis. There were issues discovered which were out of the Town's control, which the developer would need to correct. The Town could not move forward until the issues pertaining to each lot were addressed. She further explained the Subdivision began in 2017 or 2018 under prior administration, and grading and infrastructure permits could not be located. She stated the Town was working with the developer to address the issues and would issue building permits as soon as state and local law would allow. Mayor Rubin mentioned the Town had requested the infrastructure and grading permit documentation multiple times from the developer to no avail. He further noted the Town was attempting to further the progress of the development by allowing work to continue although the permits had not been obtained.

Council Member Baier clarified the grading permits were not obtained under the prior administration of former Mayor Bob Martino or Mayor Pro Tempore Dean Heavrin. Mayor Rubin confirmed and added grading permits were not a requirement at the time he was elected as Mayor and was one of the items he instituted when he was in his first term. Council Member Baier further clarified the Town had the right to stop work altogether until those permits were obtained but had not exercised its right to do so. Mayor Rubin confirmed. Ms. McLean explained grading permits were not the only holdup. She noted Mr. Taitano's lot, in particular, had issues with the access related to Golden Eagle Road, the shoulder, the water system was not at a point it was reliable, as well as completion assurances, and a Storm Drain Plan. She recognized the lot owners were in a difficult place, however, the Town administration felt strongly that the issues needed to be addressed prior to issuing building permits.

Mr. Taitano suggested focused-based permits to keep the project moving forward. It was reiterated to Mr. Taitano the Subdivision was approved under the previous administration who did not require permits, which has caused the current issues with the infrastructure. Progress was being made albeit not quickly. The Town had a responsibility to uphold current requirements to protect the health, welfare, and safety of its residents.

Council Member Severini asked Ms. McLean if there were any appropriate measures Mr. Taitano and other Lot owners could take to accelerate the progress. Ms. McLean stated the owners needed to work with the developer directly. No assurances were in place in order for the Town to complete the work for the developer and therefore, it was out of the Town's control. Mr. Taitano argued the assurances were not required at the time the development was approved and should not be a basis for denial. Mayor Rubin disagreed and stated it was required but not enforced by the Town.

Ms. McLean explained the Storm Drain Plan was required at the time of the approval, which was not enforced. The Storm Drain Plan was still considered a requirement to prevent flooding in the homes. She reiterated the lot owners would need to discuss the issues with Mustang Development directly and develop a timeline for the issues to be completed.

Mr. Taitano expressed his feelings that the Town was not meeting expectations in ensuring the developer was upholding its contract to the owners. Mayor Rubin disagreed and stated the Town's requirement was to ensure there was adequate infrastructure for homeowners and residents. Ms. McLean noted the lot owner signed a contract with the developer when they purchased the lot, and reiterated the lot owners should follow up with the developer.

*Golden Eagle Lot Owner Nelson Faerber* – addressed the temporary restraining order (TRO) issued against the Town to issue permits in the Golden Eagle Subdivision. He felt as though Mustang Development would have a higher likelihood of proceeding successfully on merits as the case proceeded to trial. He expressed his thoughts that it would be likely Mustang Development would file a contempt motion against the Town because building permits were not being issued. He felt if the contempt motion was filed and Mustang was successful, building permits should be issued.

Ms. McLean stated the judge was clear the TRO was not an order to issue all building permits in Golden Eagle. She explained the judge asked that a lot-by-lot analysis be made, which was how Staff was handling the applications. The Town was following the court order and was taking the matter very seriously. The judge stated if the requirements were not met, the building permits should not be issued. Mayor Rubin added it was important for future residents to understand the Town had legal counsel for advice on what state laws were in support of building a development and issuing permits. It was the guidance and advice of the Town's counsel that the infrastructure did not meet the intent of the law as written for the State of Utah, and therefore, the Town was restraining landowners from building because the infrastructure did not meet the requirements of the law. The role of the municipality was to enforce the law. The Town would continue to pursue obtaining the proper documentation from the developer and addressing the issues until the Subdivision met the requirements.

There were no further public comments. Mayor Rubin closed public input at 6:49 p.m.

## V. Agenda Items

### 1. **Presentation and update of MIDA**

Town Administrator Jan McCosh introduced Heather Kruse and Ashley Burr on behalf of the Military Installation Development Authority (MIDA). Ms. Burr gave a presentation of the ongoing projects in the MIDA development, which included the following:

- *Mayflower Resort* – ski runs had been cut, and the ski beach area was being constructed. She addressed previous concerns of the snowpack on the ski runs and noted the north side of the mountain which faced the road had historical data which showed it was ten (10) degrees cooler than some of the ski runs in Park City.
- *Pioche Village Apartments* – Four (4) buildings were being constructed, two (2) of which were scheduled for completion and occupancy at the end of 2022. The other two (2) buildings would be completed during the first quarter of 2023.
  - Included four hundred two (402) units with seventeen (17) units designated for affordable housing.
- *Morale, Welfare and Recreation (MWR) Hotel* – four subterraneous floors were completed. The remaining floors would be above ground with the convention center

entrance access on ground level. The soft opening was scheduled for 2024 – 2025 along with some of the ski runs.

- *Ski Village* – Approximately 1.1 million square feet of amenities were designated to the Village, which included condos, hotels, restaurants, retail, medical facilities, et cetera.
- *SkyRidge Developments* – Partnering with MIDA which would support the Golf Academy and the Equestrian Center. Both would be open to the public. MIDA was working directly with the MWR to provide recreational opportunities, and discount programs for both active and veteran military personnel as well as Department of Defense members.
  - The Golf Academy would include three (3) holes with three (3) different tee boxes on each hole, for a possibility to play a nine (9)-hole round of golf.
  - The Equestrian Center would include a barn, outdoor arenas, and an indoor arena with trailer parking. Pasture lots and equestrian trails which would sync up to the perimeter trail of the State Park were also planned.

Ms. Kruse noted as of the date of this meeting, one hundred thirty-nine (139) Certificates of Occupancy had been recorded with an additional thirty (30) from Hideout which had not been recorded yet. One hundred thirty-three (133) active residential permits had been issued. The MWR Hotel was currently the only active commercial permit.

The west frontage road included the access under the north and south portals and a final design was in review with the Utah Department of Transportation (UDOT). The permit was expected for approval and issuance within the following week. Following the approval, the wildlife fence would be moved, which was expected to be completed within thirty (30) days.

The portals were discussed, which would be completed in phases. The first phase would include the completion of the north portal and the realignment of the west frontage road up to the interchange as it currently exists. Phase 2 would include the interchange to the south portal with the 319 connector.

The Crandall Point Trailhead and parking was completed, and the trail loops were cut.

Council Member Baier asked if there was a target completion date for the north portal and realignment. Ms. Kruse stated the goal was to have it open by the end of the fourth quarter of 2023.

Council Member Baier inquired if Ms. Kruse knew what company would be operating the ski resort. Ms. Kruse stated MIDA had been in discussion with Deer Valley, but an agreement had not been made as of the date of this meeting. There was also the option that it could operate as its own resort.

Council Member Baier asked what was the resort's plan as it related to surrounding Dark Skies communities, and how light pollution was being addressed. Ms. Kruse stated the project's building code included Dark Skies compliance in the standards and guidelines.

Council Member Severini inquired how big the convention center was. Ms. Kruse stated it was approximately sixty thousand (60,000) square feet which included meeting spaces, ballrooms, common areas, et cetera. The convention center was part of the MWR Hotel and was designed

to be very versatile for larger conventions which may need to showcase military transportation vehicles and equipment. She was unsure of the maximum occupancy at this time.

Council Member Severini inquired if the convention center could be used as a music facility, to which Ms. Kruse thought that it could. Council Member Baier asked what the parking plan was for not only hotel guests but convention center attendees or visitors as well. Ms. Kruse explained the parking for employees, condo owners, and hotel guests would be subterranean parking under each building. Day skier parking would be located to the south of the Village. Over five hundred (500) parking stalls were completed, and twelve hundred (1200) additional stalls were planned. Ideas for additional parking as the demand became necessary had been discussed. Ms. Kruse noted another development group, Deer Cove, had drawn into their Master Plan proposals for additional structure parking which guests could shuttle into the resort as well.

Ms. Kruse stated an Interlocal Agreement with Hideout was being developed, as well as other potential commercial types of possibilities which could be included.

There being no further questions from Council, Mayor Rubin thanked Ms. Kruse and Ms. Burr for the update.

## **2. Discussion and possible approval of adopting Ordinance 2022-O-XX regarding Water Conservation**

Mayor Rubin stated the Town's Engineering team was conducting a water consumption analysis for both irrigation and culinary water. He recommended continuing the discussion to a later date when the results of the analysis were completed.

Council Member Baier asked how the analysis could be conducted since Hideout only had culinary water and not irrigation water. Mayor Rubin stated Council asked for a baseline usage in order to adjust rates for excessive consumption and recognize if the excess was due to water inside the home or for landscape purposes. He stated the Ordinance would only restrict the number of days and the hours in which watering was permitted and not overall water consumption.

Discussion regarding the intent of the Ordinance ensued. Mayor Rubin stated this Ordinance would not address the overall water availability from JSSD and that discussion would be held at a later time. This Ordinance would address the over usage of water during drought conditions.

## **3. Discussion and consideration of adopting Ordinance 2022-O-XX amending Hideout Town Code 4.02.010 Definitions - Business Licenses and Regulations, and adopting Title 4, Chapter 07 Regulation of Short Term (Nightly) Rentals**

Mayor Rubin presented the Ordinance and explained the Ordinance would not allow nightly rentals for the Town, but rather, to address the agreements which were made in the two subdivisions which nightly rentals were allowed.

Ms. McLean explained Hideout Municipal Code did not have a provision which required a business license be obtained for units which allowed nightly rentals. The proposed Ordinance would also require each unit to contract with a property management company which could respond to any issues or situations within thirty (30) minutes.

Council Member Baier asked if it was standard practice in other communities to require a property management company be able to respond within thirty (30) minutes, and how that was

determined. Ms. McLean stated it was standard, usually with response times between thirty (30) and sixty (60) minutes and most likely coincided with emergency service response times.

Council Member Severini stated when the Zoning Ordinance was updated while he was on the Planning Commission, it was consistent with the Master Development Agreement (MDA) that no rentals were permitted under ninety (90) days. Mr. Eddington explained when the Zoning Ordinance was updated in 2020, it was changed to define short-term rentals as less than thirty (30) days to coincide with State Code. Council Member Severini inquired if the Transient Room Tax (TRT) would be collected on a rental over thirty (30) days, to which Mr. Eddington responded it would not. Council Member Severini asked if the Town could define a mid-term rental – one being between thirty-one (31) and eighty-nine (89) days – in order to collect the TRT. Ms. McLean stated something like that could be looked at, however, the proposed Ordinance was to require the currently allowed nightly rentals to be managed by a property management company and to obtain a business license prior to operation. She recommended the definition of nightly rentals coincide with the State’s definition for consistency purposes.

Mayor Rubin asked for the Legal team to research if the Town could define its own definition of rentals between thirty-one (31) and eighty-nine (89) days and if TRT could be collected for rentals between that period.

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

***Motion: Council Member Jacobs moved to adopt Ordinance 2022-O-05 amending Hideout Town Code 4.02.010 Definitions – Business Licenses and Regulations, and adopting Title 4, Chapter 07 – Regulation of Short Term (Nightly) Rentals. Council Member Baier 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. Motion carried.***

#### **4. Consideration of possible approval to enter into a lease for a mini excavator for the Hideout Public Works Department**

Engineering and Public Works Director Timm Dixon discussed several reasons the Town would benefit from obtaining a mini excavator. He stated money was being saved annually due to the Town utilizing the State of Utah fleet gas purchase, which allowed some funds to be available to lease the excavator.

Ms. McCosh explained the terms of the lease, which was a capital lease, and the recommendation was to spread the cost of fifty-five thousand dollars (\$55,000) over five (5) years. She explained Zions Public Financing was willing to reimburse the Town in order for the Town to purchase the equipment immediately. Mayor Rubin asked Council to grant authorization to investigate and enter into a lease agreement if a lower interest rate could be negotiated with a shorter term. Council agreed.

Council Member Baier asked Mr. Dixon how many hours per year he thought the mini excavator would be operated. Mr. Dixon stated it could be used year-round for various purposes, including snow removal and to clean up debris and mud from spring and summer rainstorms. He mentioned it would mostly be used for maintenance and would be readily available in the event of a utility line break. He estimated it would be used approximately eight (8) to twelve (12) weeks per year. Council Member Baier stated with the low usage, it should last

approximately twenty (20) to thirty (30) years if it were kept maintained. Council Member Severini asked what kind of maintenance would be needed and how much was the cost. Mr. Dixon stated much of the maintenance could be performed in-house so it would cost very little. He estimated approximately one thousand dollars (\$1000) per year for hydraulic grease. He mentioned larger repairs may need to be performed by service shops in Salt Lake or Orem, and therefore, a hauling trailer would need to be acquired later. Mr. Dixon stated he was investigating dump trailers in order to have a multi-use piece of equipment and estimated the cost between two thousand (\$2000) dollars and four thousand dollars (\$4000). He noted he had appropriated funds in the Fiscal Year 2023 budget to obtain a trailer.

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

*Motion: Council Member Severini moved to adopt Resolution 2022-R-13 to enter into a capital lease for a mini excavator as described and authorize the Mayor to continue to find the best financing rate options for the unit. 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. Motion carried.*

Ms. McCosh clarified the equipment would be purchased immediately, and negotiations would be made with Zions Public Finance to obtain a lower interest rate if the lease were three (3) or five (5) years. Mayor Rubin confirmed.

## **5. Update regarding Poly Platform mobile application for Hideout**

Mayor Rubin discussed the progress of the testing with the Poly Platform application, and asked Council if they felt the application was ready for the public. Council Member Jacobs stated she had been receiving the test notifications and felt the residents would enjoy the application. Council Member Severini stated he had not had a chance to thoroughly work through the application. He expressed his feelings that the application was simple and wondered if the programming would be more robust once it was live. Council Member Baier stated the same and asked if there was a phased roll-out plan. Mayor Rubin explained there were more elements which could be added over time but stated the critical public information pieces would be the first phase. He added marketing materials were included with the purchase package, which would be advertised to residents to download the application. He further noted surveys and polls could be utilized when needed and were included in the application.

Mayor Rubin stated he would ask the Communications Team to push out additional test notifications, polls, and surveys in the various interest areas. The discussion would be continued in October after additional testing was completed.

At 8:07 p.m., Mayor Rubin excused himself and asked Council Member Baier to act as Mayor Pro Tempore.

## **VI. Committee Updates**

### **1. Community Engagement Committee - Sheri**

Council Member Jacobs provided an update from the Community Engagement Committee. She stated the Hideout Summer Concert held in August was a success despite the weather. She thanked the Public Works Staff for clearing the area quickly and efficiently of the mud from the



rainstorm in order for the concert to continue. She stated approximately two hundred and fifty (250) residents and guests were in attendance.

The final event for the summer was discussed, which was an end-of-summer celebration with dinner provided to residents. She noted a local musician would perform during the event. In lieu of admission cost, donations of non-perishable food items would be accepted and donated to the local food bank.

The Committee had discussed events for 2023, which included the possibility of a guided cross-country skiing and snowshoeing events held in the winter. She stated the Committee was accepting volunteers to help with the events.

## **2. Economic Development Committee (EDC) - Ralph**

Council Member Severini stated a lot of discussions were had in regard to Hideout's economic future. He felt sharing some of the ideas was sensitive information and should possibly be discussed in a closed, Executive Session. He noted the meetings were consistent, and the Committee had several discussions with leaders of surrounding economic communities.

## **3. Parks, Open Space, and Trails (POST) - Chris**

The POST Committee would hold a discussion with the Jordanelle State Park Manager Jason Whittaker in the following month. Mr. Eddington had met with Wasatch County Planning Director Doug Smith and discussed impact fees for parks, recreation, trails and various other amenities. He also noted Hideout's trail mapping would be incorporated into the Regional Trail Mapping Plan.

Mr. Eddington discussed the possibility of holding a joint Planning Commission / POST Committee / Town Council Meeting. He stated holding a community Planning Charrette Meeting prior to the joint meeting would be beneficial to get general input and aid in understanding some of the responses from the survey sent to residents in June.

He mentioned the POST Committee wanted to form a sub-committee to discuss suggested uses for Town-owned property.

## **4. Transportation Committee - Carol**

Council Member Haselton reported she and Ms. McCosh met with Kim Felsted and Matt Neely from Park City and discussed several possibilities for transportation in Hideout. She stated they wanted to obtain funding from Hideout for some of the items desired. It was noted for public transportation to operate in Hideout, it would disrupt the regular bus service of Park City and would require additional funds.

She discussed the plans for a dedicated bus lane on SR-248 entering into Park City.

Ms. McCosh added if, in the future, the Town were to have amenities in Town Hall which attracted large groups of people, the same shuttle system in Park City could be utilized for parking on Richardson Flat. She felt if Hideout could support some of the initiatives Park City was creating, it would build a better connection for future parking needs.

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

Mr. Eddington presented designs for the park in the Deer Waters Subdivision and noted the pickleball courts were almost completed. He and developer Nate Brockbank had discussed laying approximately eight thousand five hundred (8500) square feet of sod in the park as opposed to the native seed mix vegetation which was previously proposed. He stated Mr. Brockbank had the water rights and was willing to carry the expense. Mayor Pro Tempore expressed her support, stating the park was in a scenic area and having grass would encourage community engagement. Council Member Severini was in support of the grass, although he expressed concern about the water consumption. Council Member Haselton supported the idea but was also concerned about water consumption. Council Member Jacobs expressed her support and suggested holding a community dedication there.

## **6. Infrastructure Committee - Timm**

Mr. Dixon discussed the Infrastructure Committee was currently focusing on three projects, including the overall Storm Drain Plan, and a new sanitary sewer connection on Highway 248 to handle the existing and future homes on the eastern side of the Town. The third project was gaining access on Highway 248 and working with UDOT to redesign the Ross Creek entrance.

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

### **1. March 3, 2022 Town Council Special Meeting Minutes DRAFT**

There were no corrections to the March 3, 2022 draft minutes.

### **2. March 10, 2022 Town Council Meeting Minutes DRAFT**

There were no corrections to the March 10, 2022 draft minutes.

*Motion: Council Member Haselton moved to approve the March 3, 2022 and March 10, 2022 draft minutes as presented. 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. Motion carried.*

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

Council Member Severini noted several recommendations from the March 3 minutes as it pertained to the Boulders development and suggested those recommendations be taken into consideration in the event another development was proposed. He stated resident Brett Rutter had valuable input.

Council Member Severini stated in the March 10 minutes, Mr. Rutter mentioned the standards for the pickleball court, which Council Member Severini felt were important. He asked if those standards were taken into account when designing the courts with the developer. He would discuss the regulation standards with Mr. Eddington in a future DRC meeting.

Council Member Haselton asked if the mitigation plan was printed for herself and Council Member Baier. Recorder Alicia Fairbourne stated she would have those printed and available at Town Hall for those Council Members to pick up.

Council Member Haselton inquired how the address markers would be addressed in order to be visible at all times. Assistant Town Attorney Cameron Platt noted the address markers should be visible to comply with the Wildland Urban Interface (WUI) Ordinance which was adopted by Council. He would examine what was determined and report his findings back to Council.

Council Member Haselton inquired if additional meetings were held with the HOA regarding the WUI and Dark Skies Ordinances. Mr. Dixon confirmed additional meetings were held with the HOAs. Mr. Platt stated Mayor Rubin met with them separately as well to answer any questions.

Council Member Severini asked Ms. Fairbourne if an ongoing spreadsheet was kept regarding action items from Council Meetings. Ms. Fairbourne noted a Google Docs spreadsheet was shared and she had been keeping it up to date. Council Member Severini suggested sharing the link with Council each time the draft minutes were distributed.

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

There was no need for an Executive Session.

**X. Meeting Adjournment**

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

*Motion: Council Member Haselton moved to adjourn the meeting. Council Member Jacobs 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. Motion carried.*

The meeting adjourned at 8:45 p.m.

  
Alicia Fairbourne, Recorder for Hideout

