

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

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on September 14, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health concerns.

Regular Meeting

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 that there was no physical anchor site due to the ongoing COVID-19 health concerns.

Mayor Rubin addressed Staff was in the process of acquiring hardware to enable hybrid meetings with limited in-person attendance, expected to be operational by the October or November meeting. However, the capacity would be limited due to Town Hall's size, and mask requirements might be necessary based on the COVID situation.

II. Roll Call

Present: Mayor Phil Rubin *excused at 8:11 p.m.*
Council Member Chris Baier
Council Member Carol Haselton
Council Member Sheri Jacobs
Council Member Bob Nadelberg
Council Member Ralph Severini

Staff Present: Town Administrator Jan McCosh
Assistant Town Attorney Cameron Platt
Director of Engineering Timm Dixon
Director of Public Works Daniel Allen
Recorder for Hideout Alicia Fairbourne
Deputy Recorder for Hideout Kathleen Hopkins

Others Present: Michelle Croyle, Hailee Hernandez, Don Blumenthal, Karleen Callahan, Greg McIntire, Lorrinda Lattimore, Ryan Noyes, Kara Byrne, Wasatch County Sheriff Jared Rigby, Kate Sattelmeier, and others who may have logged in using a partial name or using only a phone number.

The agenda was adjusted to move items three and four, which included the approval of council minutes and follow-up items, to the end of the agenda before the Committee Updates. This change aimed to expedite the meeting and accommodate speakers without making them wait.

III. Update of Golden Eagle Subdivision

It was reported that building permits were being issued as landowners moved forward with their plans. There were no imminent completions or questions regarding Certificates of Occupancy (CO's), and everything was progressing in the Golden Eagle subdivision.

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

Hailee Hernandez – stated she was the Basic Needs Assistance Data Coordinator at the Christian Center of Park City (CCPC). Ms. Hernandez' position was funded by the State Office of Homelessness, and she focused on collecting data related to homelessness in Summit and Wasatch Counties. She expressed the need for a point of contact in the area to ensure that homeless individuals received timely and critical services. Ms. Hernandez mentioned her work on HB-499, a code blue initiative for opening warming stations when the temperature dropped below 15 degrees. She also informed the Council about the upcoming Point in Time Count scheduled for January 24, which was a Housing and Urban Development requirement to count individuals experiencing homelessness. Town Administrator Jan McCosh volunteered to be the initial point of contact and expressed awareness of the House Bill and code blue. Ms. Hernandez shared her contact information in the Zoom chat feature, and Mayor Rubin asked Ms. McCosh for a follow up in a future meeting.

1. Public comment letter from Karleen Callahan and Donald Blumenthal regarding building code violations in Soaring Hawk

Karleen Callahan and Donald Blumenthal - submitted a letter discussing building code violations in the Soaring Hawk subdivision. Ms. Callahan summarized their concerns, which included the improper containment of construction debris, disturbances extending beyond the property limits, violations of operating hours by contractors, and signage issues. They emphasized that their concerns were not a general indictment of all contractors, as many followed the rules.

Ms. Callahan had three specific questions:

1. Were existing homeowners expected to monitor construction activities and report violations?
2. Were there any plans to mitigate the disturbance and erosion caused by Limits of Disturbance (LOD)?
3. Could the Town provide notifications when there were prolonged disruptions to traffic or infrastructure services due to construction?

Mayor Rubin responded that while in an ideal world, homeowners wouldn't have to monitor construction activities, the Town's limited staff couldn't be present at every site all the time. He encouraged residents to report violations and assured them that the Town took these issues seriously. Violations resulted in fines and, if necessary, permit revocation. He also encouraged the use of the Town's app for notifications.

The discussion further included comments from Director of Engineering Timm Dixon, who mentioned his certification as a stormwater reviewer, and the discussion shifted towards stormwater runoff issues in the area. Council Member Baier mentioned a concern regarding stormwater runoff issues at the Klaim subdivision. She noted that although heavy rain hadn't occurred recently, there had been problems with stormwater runoff in the area in the past.

Mr. Dixon responded, explaining that the issue at Klaim involved drainage problems and runoff that did not flow as intended. He mentioned that efforts were being made to ensure that best management practices and construction processes were in line with regulations. Mr. Dixon also pointed out that they were working to address runoff issues coming from the upper part of SR-248 down into the lower part of Town. He mentioned ongoing maintenance and improvements to ditches to handle drainage problems in the future.

Mayor Rubin steered the discussion back to Ms. Callahan's questions and acknowledged her concerns and commitment to enforcing regulations and addressing construction-related problems in the Soaring Hawk subdivision.

2. Public comment letter from Kara Byrne regarding speeding and distracted driving

Kara Byrne - expressed her concerns about speeding and distracted driving in Hideout, specifically in the Shoreline area. She mentioned that communication regarding the issue had been lacking and that she felt trapped without sidewalks to walk safely with her child.

Mayor Rubin responded, acknowledging the concerns and explained that Staff was currently in the middle of a paving project, which needed to be completed before addressing the traffic issues. He mentioned that a traffic study was underway, additional traffic speed signs would be added, and stop signs were to be installed on Shoreline to require full stops, which would slow down traffic.

Ms. Byrne suggested adding a message to the newsletter to encourage residents to slow down and be respectful to one another in the community. Mayor Rubin agreed to include such a message in the newsletter.

Council Member Jacobs suggested enforcing traffic rules more actively to deter speeding. Mayor Rubin mentioned the limited police coverage hours in Hideout and offered to remind them to focus on the Shoreline area when they are on duty.

Recorder for Hideout Alicia Fairbourne mentioned Sheriff Rigby was on the call and offered him the opportunity to address the concerns. Sheriff Rigby expressed his willingness to hear feedback and focus on the areas where residents felt police presence was needed, especially during peak hours.

Ryan Noyes – stated he was a resident in Deer Waters. He expressed support for Ms. Byrne's concerns about speeding and safety on Shoreline Drive. He emphasized the importance of residents and drivers in the community respecting speed limits and taking the issue seriously. Mr. Noyes also appreciated the mitigation efforts discussed by the Town Council and Mayor, including measures like raised intersections to slow down traffic. He concluded by echoing Ms. Byrne's call for everyone to drive safely and responsibly in the community.

There being no further public comment, Mayor Rubin closed public input at 6:35 p.m.

V. Continued Public Hearing Items - These items will be continued to a date certain of October 12, 2023

- 1. Discussion and possible approval of a new zoning designation of Residential Casita (RC)**
- 2. Discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals**

Mayor Rubin explained the two Public Hearing items had not been recommended by the Hideout Planning Commission. As a courtesy, he opened the floor for public comments at 6:36 p.m. There were no members of the public who expressed comments on these items. Therefore, Mayor Rubin closed public comment at 6:37 p.m. and asked for a motion to continue the two agenda items to a date certain of October 12, 2023.

Motion: Council Member Nadelberg moved to continue the discussion and possible approval of a new zoning designation of Residential Casita (RC) agenda item, and the discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals to a date certain of October 12, 2023 at 6:00 p.m. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

VI. Agenda Items

1. Presentation from the Summit Land Conservancy

Kate Sattelmeier from the Summit Land Conservancy presented information about conservation easements to the Town Council. She explained that conservation easements were voluntary agreements between landowners and nonprofit organizations or government entities to protect land from development while preserving its conservation values. These values may include water conservation, wildlife habitat, sustainability in agriculture, and public recreation.

She also discussed the importance of stewardship and enforcement to ensure that conservation easements were upheld. The Summit Land Conservancy had worked on various conservation easement projects in the region and relied on donations, fundraisers, and partnerships with landowners to continue its work.

Council Member Severini expressed interest in how the Conservancy worked with developers and tying conservation to development. He suggested further discussions with the Economic Development Committee. Mayor Rubin and the Council mentioned their interest in exploring potential conservation easements for specific parcels of land in the Town.

Ms. Sattelmeier highlighted that conservation easements could be small and emphasized the importance of public benefit in such agreements. She also mentioned the Conservancy's involvement in Wasatch County.

Council Members expressed appreciation for the presentation and discussed the possibility of future collaboration with the Summit Land Conservancy on specific projects.

2. Presentation of quarterly Wasatch County Sheriff's Office report

Sheriff Rigby presented the second-quarter report for law enforcement services in Hideout. He explained that the report covered incidents deputies had responded to during this period.

The report included various types of calls, including suspicious incidents, drug calls, domestic violence calls, vehicle burglaries, alarms, disorderly conduct, and more. Sheriff Rigby noted that there were no major red flags or significant investigations to report.

Council Member Severini asked about false alarms and whether there were ways to reduce them, to which Sheriff Rigby explained Wasatch County had an ordinance in place regarding false alarms

and how the Sheriff's Office should handle them. In essence, if there were three false alarms within a certain amount of time, the homeowner would be assessed a fifty-dollar (\$50) fine. He mentioned the majority of those were typically technical issues with the alarm system rather than operator error.

Discussion continued regarding alarm systems, and Sheriff Rigby mentioned homeowners should register their alarm systems with the Sheriff's Office. The instructions could be found on the Wasatch County Sheriff's website, and he would also send them to Ms. Fairbourne via email for distribution.

Council Member Nadelberg raised concerns about reckless driving and speeding on Shoreline Drive, specifically on the north end near residential units. He suggested making this area an emphasis area for law enforcement, as it witnessed many speeding violations, particularly during busy times. It was suggested a map could be created by Mayor Rubin and Mr. Dixon emphasizing a focus area for law enforcement, which could help address the issue of speeding on Shoreline Drive.

Mayor Rubin and Council expressed their gratitude for the Sheriff's presence and updates on law enforcement in the Town.

3. Discussion and possible approval of adopting Ordinance 2023-O-XX to repeal and replace Hideout Municipal Code 1.26 regarding campaign finance to comply with Utah State Code 10-3-208 and 10-3-209

Mayor Rubin presented the discussion regarding adopting Ordinance 2023-O-06, which aimed to repeal and replace Hideout Municipal Code 1.26 related to campaign finance. The purpose of this ordinance was to bring the Town's campaign finance rules in line with the changes in Utah State Code 10-3-208 and 10-3-209.

Assistant Town Attorney Cameron Platt explained that the proposed changes weren't substantial but included reordering and language updates to align with the state statutes. Instead of constantly updating the Town Code to match legislative changes, the proposal was to refer to the state statute directly. This way, any future amendments to the state statutes would automatically apply to Hideout's Code.

Council Member Baier supported the idea of referencing the State Code and pointed out that the changes would apply to four candidates for the upcoming election. The Council Members had no further questions and were in favor of adopting the proposed ordinance. Therefore, Mayor Rubin asked for a motion to consider the adoption of the Ordinance to repeal and replace Hideout Municipal Code 1.26.

Motion: Council Member Baier moved to adopt Ordinance 2023-O-06 to repeal and replace Hideout Municipal Code 1.26 regarding campaign finance to comply with Utah State Code 10-3-208 and 10-3-209. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

4. Consideration of an approval to adopt Ordinance 2023-O-XX to amend Hideout Municipal Code 4.07.02 to require a Health Department inspection and Fire Department inspection prior to receiving a business license for short-term rentals

Mayor Rubin presented Ordinance 2023-O-07, which would amend Hideout Municipal Code 4.07.02. The proposed amendment would require Wasatch County Health Department and Wasatch Fire Department inspections before issuing a business license for short-term rentals. The Mayor and Council Members discussed several aspects of the proposed amendment:

1. Previous Consideration: Mayor Rubin mentioned that this topic had been discussed previously, and the Council had requested more information. This was a follow-up discussion based on that request.
2. Annual Inspections: Mr. Platt clarified that the proposed amendment included language explicitly requiring annual Health Department and Fire Department inspections. This would ensure that the properties were regularly checked for compliance with health and safety regulations.
3. Inspection Forms: Council Member Baier presented details about the inspection forms from the Wasatch County Health Department and the Wasatch Fire District. These forms included various criteria, such as water supply, wastewater systems, safety equipment, and more.
4. Responsibility and Response Time: The Council discussed the requirement that the property be maintained by a property management company that would be able to respond on-site within 30 minutes. The 30-minute response time was a standard used in other municipalities to address issues promptly. The Council mentioned that the purpose was to ensure that there was a responsible party who could manage and respond to problems that may arise during a short-term rental stay.
5. Enforcement: The enforcement of compliance with these requirements would mainly be the responsibility of HOAs, which should monitor VRBO and Airbnb listings for properties in Hideout. Property management companies were also expected to maintain compliance and report back to the Town regarding their properties.

After discussing these aspects of the proposed amendment, the Mayor sought a motion to consider adopting the ordinance.

Motion: Council Member Severini moved to adopt Ordinance 2023-O-07 to amend Hideout Municipal Code to require an annual Health Department and Fire Department inspection before receiving a business license for short-term rentals. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, Council Member Severini. None opposed. The motion carried.

5. Discussion of establishing a Water Commission for the Town of Hideout

Mayor Rubin discussed the issue of water in the Town of Hideout. He provided an overview of the current situation:

1. Water Source: Hideout purchased water from the Jordanelle Special Services District (JSSD) at a wholesale level and then distributed it to homeowners at a retail level through metering or

reservation fees. However, the contract for this water supply, which was established in 2010, was complex and not entirely clear.

2. Water Quantity: The Town had been working with legal experts for nearly a year to understand exactly how much water Hideout is entitled to under its contract with JSSD. Mayor Rubin mentioned that this process had not been entirely satisfying, and there were still uncertainties about the Town's water entitlement.
3. Independent Water Commission: To address these water-related issues, Mayor Rubin formed an independent working group made up of experts in various fields related to water, including engineering, hydrology, legal, financial, and state water records experts. Their primary task was to research and document the history of water assignment to the Town of Hideout.
4. Water Entitlement: The Town's current contract with JSSD allowed for a range of water entitlement, estimated to be between roughly 300 to 450 acre-feet, depending on interpretation. The working group was in the process of reviewing records, mapping, and liens to determine the Town's baseline entitlement.
5. Potential Shortfall: Mayor Rubin mentioned that he believed there might be a shortfall of approximately 200 acre-feet of water, but emphasized that this was an estimate and not a final number. The Committee was working to provide a precise assessment.
6. Conservation: Another aspect being explored was encouraging water conservation. Mayor Rubin noted that most households use less than 6,000 gallons per month, even though they were allowed up to 10,000 gallons. The Town was looking into setting appropriate cutoff points to incentivize water conservation.
7. Collaboration with JSSD: Hideout aimed to reach an agreement with JSSD regarding its water entitlement. The goal was to avoid legal disputes and continue working amicably with JSSD.

Mayor Rubin mentioned that monthly updates would be provided on this issue, keeping the Council and the public informed about the progress of the Independent Water Commission and the steps taken to address water-related challenges in Hideout. Additionally, a formal Water Commission may be considered after the exploratory phase is completed. This Commission would follow the Town's Code and ensure transparency and public involvement in water management decisions.

6. Discussion of Governor's Initiative regarding "Disagreeing Better"

Mayor Rubin introduced the topic of "Disagreeing Better" and handed it over to Ms. McCosh, who had been working on understanding this initiative. The initiative aimed to promote respectful and inclusive communication, reducing fear of retaliation or personal attacks, especially in the age of public media where opinions were often voiced with passion. The initiative was supported by the Utah League of Cities and Towns (ULCT), which was in the process of developing a code of conduct for local governments to adopt.

The Town was also working on improving communication with residents and landholders, seeking to provide more factual information. They were evaluating different software packages and platforms to enhance communication. Additionally, there was a plan for a retreat in January to engage with all landholders and community members to address conflicts in a respectful manner.

Mayor Rubin mentioned the need for more proactive sharing of Town news and activities, acknowledging that the staff had limitations. They were exploring ways to make the news extraction process more efficient.

The initiative also aimed at the importance of promptly communicating issues such as road blockages and water line breaks. The goal was to improve communication with the community and ensure that residents were well-informed about ongoing projects and issues within the Town.

Furthermore, Council Member Severini mentioned the idea of posting guiding principles for respectful communication, and Ms. McCosh agreed to share the principles from ULCT when they became available.

7. Consideration and possible approval to amend the MDA for the KLAIM Subdivision to require the subdivision's trails be maintained by the HOA

Town Planner Thomas Eddington explained that this amendment was straightforward. The Klaim Subdivision consisted of eighty-eight (88) units, and the final plat approval for Phase 4 included a condition that the trails would be maintained by the Homeowners Association (HOA) and open to the public. However, the initial Klaim Master Development Agreement (MDA) executed in 2019 was not entirely clear about who would maintain the trails and mentioned that the Town would maintain them primarily for the residents. This amendment to the MDA aimed to ensure that it aligned with the requirements set by the Council and Planning Commission per the Resolution. The developer, Chris Ensign of Solstice Development, was in agreement with this amendment.

Council Member Baier expressed gratitude for this cleanup. Mr. Eddington informed Council that he was coordinating with Solstice Development to finalize the trails and landscape plans.

The discussion also touched on the need for replanting some brush in the area around a dirt pile that did not revegetate well. Mr. Eddington explained Solstice Development expressed willingness to address the issue, and confirmed that they would be working to make the area blend in to the natural mountainside.

There being no questions from Council, Mayor Rubin sought a motion to execute the MDA amendment.

Motion: Council Member Haselton moved to authorize the Mayor to execute an amended MDA for the KLAIM Subdivision to require the subdivision's trails be maintained by the HOA. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

8. Discussion and possible approval of an RFP/RFI for the Town-owned land at Ross Creek

Ms. McCosh and Mr. Eddington presented the proposal. They explained that this was a public process involving Town-owned land and was part of the Military Installation Development Area (MIDA). The Request for Information (RFI) was intended to gather design input and development ideas for the property.

Mr. Eddington outlined the key elements of the RFI, including property information, guiding principles, submission requirements, and a deadline for submissions.

Council Member Baier expressed enthusiasm for the project and suggested informing the community about the RFI to encourage creative responses.

Council Member Severini inquired about best practices and the response rate for similar RFIs. Mr. Eddington and Ms. McCosh mentioned that MIDA would assist in this process, given their experience with similar initiatives.

After some discussion, Mayor Rubin sought a motion to allow the Town to issue an RFI for potential development ideas at the Ross Creek entrance. He also emphasized the importance of communicating this opportunity to the community and involving them in the process.

Motion: Council Member Severini moved to allow the Town to issue an RFI for potential development ideas at the Ross Creek entrance. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

At this time, Mayor Rubin asked to be excused and appointed Council Member Baier to serve as Mayor Pro Tempore. Mayor Rubin was excused at 8:11 p.m.

VII. Approval of Council Minutes

- 1. May 4, 2022 Hideout Special Meeting and Public Hearing Minutes DRAFT**
- 2. March 9, 2023 Hideout Town Council Minutes DRAFT**
- 3. August 10, 2023 Town Council Regular Meeting Minutes DRAFT**
- 4. August 10, 2023 Truth in Taxation Public Hearing Minutes DRAFT**

There was some discussion regarding the correct spelling of the last name of resident Ed O'rourke. Ms. Fairbourne would verify the spelling prior to finalizing the minutes.

There being no further corrections to the minutes, Mayor Pro Tempore Baier sought a motion to approve all sets of meeting minutes.

Motion: Council Member Haselton moved to approve the Council Meeting Minutes of May 4, 2022, March 9, 2023, August 10, 2023 and the Truth in Taxation Minutes of August 10, 2023, with the corrected spelling of the last name of Ed O'rourke. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

VIII. Follow Up Items from Presented Council Minutes

Council Member Severini discussed several follow-up items from previous council minutes. Some of the key points of the follow-up items mentioned:

- Community Survey Methodology:** Council Member Severini highlighted the importance of sound methodology when conducting community surveys. He mentioned the need for clear, well-structured questions to obtain meaningful data.
- 3-D Modeling in Ordinances:** There was a suggestion to explore the use of 3-D modeling in certain ordinances, specifically for large projects and commercial developments.

3. Phasing in Ordinances: It was suggested to evaluate the existing phasing definitions in Town ordinances, especially for large projects, to ensure they align with the Town's expectations.
4. Architectural Guidelines as MDA Conditions: Consider the submission of architectural guidelines as a condition in MDA approvals.
5. Undisturbed Land Definition: Review the definition of "undisturbed land" to ensure clarity and consistency in ordinances and regulations.

Mayor Pro Tempore Baier echoed the importance of a survey methodology, emphasizing the need for well-structured questions and precision in data collection. She also expressed the importance of asking the right questions to obtain meaningful data.

IX. Committee Updates

1. Planning Commission

Mr. Eddington provided an update on the Planning Commission's recent discussions. The Planning Commission had reviewed two zoning-related topics: Short-Term Rental Overlay Zoning and Residential Casita (RC) zoning. Both ordinances had been presented to the Planning Commission, however changes were still being discussed before making a recommendation to Town Council.

Mr. Eddington mentioned that the Planning Commission expressed the desire to move these topics forward to the Town Council quickly. Therefore, at their next meeting, he anticipated they would make a recommendation regarding these ordinances to be heard by Town Council during the October meeting. Mayor Pro Tempore Baier expressed her anticipation for the upcoming presentation.

2. Community Engagement Committee - *Council Member Jacobs*

Council Member Jacobs provided an update on the Community Engagement Committee's activities. She announced an upcoming concert event to be held at the State Park. The event was intended to showcase Hideout to a broader community and was well-promoted by Ms. McCosh. Food trucks would be available, and the band, The Discographers, which had performed at a previous event, was set to entertain. The State Park was supporting the event by waiving entrance fees after 3:00 p.m., and the Park had cooperated by permitting the event for a \$50 fee.

Mayor Pro Tempore Baier expressed enthusiasm for the event and Council Member Jacobs welcomed community participation. She also mentioned the possibility of a snowshoe event if the weather permitted it in the winter. Council Member Jacobs thanked the Committee and Staff for their hard work in promoting and facilitating the event.

3. Design Review Committee - *Thomas Eddington*

Mr. Eddington provided an update on the Design Review Committee. He mentioned that there were no significant updates but reported that the most recent submittals were for Lakeview and Deer Springs. These projects were in progress, and there were no new developments to report at the moment. He stated that he would keep the Council informed as the next phases of these projects progressed.

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

Mayor Pro Tempore Baier provided an update on the POST Committee meeting held on August 28. During the meeting, they discussed several key topics:

1. Trail Maintenance: Deputy Recorder for Hideout Kathleen Hopkin's efforts led to Holmes Homes agreeing to hire Hanz Johansson to perform trail maintenance on the old Deer Flow Trail in Deer Springs. The trail was successfully restored to its original condition, making it one of the best biking trails in Hideout. Mr. Johansson also presented an annual maintenance contract proposal to Holmes Homes to ensure ongoing trail upkeep.
2. Trail Connections: Mr. Johansson initiated a proposal to connect a stub trail in Deer Springs to the perimeter trail in Jordanelle State Park. This connection would require an environmental study and collaboration with the State Park.
3. Financial Arrangements with State Park: The Committee was working on a financial arrangement between Hideout and Jordanelle State Park to create trail connections that would allow Town residents to access the State Park without going through the gated areas. This arrangement would function like a local state park pass.
4. Fire Station and Public Works Building: A concept plan was in progress for a parcel of land where the fire station and Public Works building were being considered. The location could potentially include trail parking to facilitate access to future trails in the area.
5. Transportation Report: Council Member Haselton provided a transportation report during the meeting, offering insights and updates on transportation-related matters.

5. Transportation Committee - *Council Member Haselton*

Council Member Haselton provided an update on the Richardson Flat bus service. She mentioned that she tried to gather information about the bus service, particularly its hours and routes, by contacting Park City. Unfortunately, she could not obtain detailed information at this time. Park City was currently working on changes to the bus routes, but specific details about the new routes and whether they will offer direct transportation to the resorts remain uncertain.

Council Member Haselton also mentioned that she had two people interested in private transportation, but progress on this front is limited, and the need for it may diminish if the silver bus provides direct service to the resorts.

Mayor Pro Tempore Baier and other Council Members expressed their gratitude to Council Member Haselton for her efforts in trying to obtain information about the bus service and acknowledged that the situation was a work in progress.

Although not on the agenda, Mayor Pro Tempore Baier asked Ms. Hopkins to provide a report on the National Ability Center (NAC) Summit Challenge.

Ms. Hopkins provided an update on the NAC Summit Challenge. She mentioned that the event was enjoyable, and they had a good group of volunteers. The event had a new location this year, which was likely safer, located off of SR-248 near Tuhaye and the gatehouse. Although they didn't get to see all the bike riders ride by, it was a successful morning with a good turnout.

Council Member Baier thanked Kathleen for organizing the Hideout rest stop and expressed gratitude to all the volunteers.

X. 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.

XI. Meeting Adjournment

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

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

The meeting adjourned at 8:41 p.m.

Alicia Fairbourne, Recorder for Hideout

APPROVED