

Minutes
Town of Hideout
Town Council - Special Meeting
August 14, 2020

The Town Council of Hideout, Wasatch County, Utah met in Special Meeting on August 14, 2020 at 12:00 PM electronically via Zoom Meeting due to the ongoing COVID-19 pandemic.

Special Meeting

I. Call to Order and Pledge of Allegiance

Mayor Phil Rubin called the meeting to order at 12:00 pm.

II. Roll Call

Present: Mayor Philip Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Kurt Shadle

Staff Present: Town Attorney Dan Dansie
Town Administrator Jan McCosh
Town Clerk Alicia Fairbourne

Others in attendance: Nate Brockbank, Wasatch County Council Member Kendall Crittenden, Dave Moore, Mark Boyle, Malena Stevens, Brooke Moss, Ivy Telles, Park City Mayor Andy Beerman and others who dialed in via telephone or otherwise did not use their full name when logging into the Zoom meeting.

III. Agenda Items

1. Consideration of Possible Repeal of Town of Hideout Resolution 2020-05

Mayor Rubin stated the meeting was called to discuss the potential repeal on Resolution 2020-05 – a Resolution of Intent regarding the annexation of Richardson Flats – due to the inability to hold a Public Hearing due to technical difficulties on August 12, 2020. The Public Hearing would not be able to be re-noticed and held prior to the Special Legislative Session held on August 20, 2020 and Utah Code § 10-2-418(3) being revised. He presented a draft Resolution and read it in its entirety. Council Member Jerry Dwinell inquired about adding language to state the Town could not re-notice the meeting in order to meet the statutory noticing requirement. Town Attorney Dan Dansie stated he would add language to include the provision.

Council Member Chris Baier asked if the Resolution would mean the Town would be required to restart the annexation process from the beginning. Mr. Dansie confirmed. Council Member Baier expressed her disappointment in the inability to hold the meeting.

Council Member Kurt Shadle stated there were two separate issues. The first issue was regarding repealing the Resolution. The second was to determine how to proceed with the annexation going forward. He expressed the need for commercial services around the Jordanelle area, but urged the Council to pause on the annexation in order to allow the Special Legislative Session to take place in order to get a better understanding of what the legislatures intended when the bill was passed. Council Member Baier expressed her desire to follow the Town's General Plan and pursue a lawful annexation.

Council Member Dwinell stated he felt the service needs of the Town were not being met. He stated the Town would continue to look at ways to resolve those issues, including reaching out to surrounding cities. Council Member Haselton agreed and expressed regional planning would benefit everyone in the area. Council Member Dwinell stated Hideout was located in an area that did not get the same attention from Wasatch County that other areas received. Council Member Baier hoped awareness was raised because of the growth in Hideout. She expressed the growth of the Town was something Council took very seriously. Council Member Shadle agreed and expressed his desire to take a regional approach to the issues.

Wasatch County Council Member Kendall Crittenden recognized Hideout may not have been previously included in regional planning in Wasatch County as it should have, but was willing to work to include the Town moving forward. Council Member Dwinell expressed his concern with the exclusion of Hideout, Parks Edge, Retreat at Jordanelle, Black Rock Ridge and Deer Mountain in the County's General Plan. He voiced his concern regarding the school-aged children being bussed to Heber or Midway and asked for the County to look for a resolution. Council Member Crittenden addressed Council Member Dwinell's concerns and reiterated his willingness to work with the Town.

Council Member Bob Nadelberg confirmed with Nate Brockbank the annexation was brought to Summit County and was rejected. Mr. Brockbank confirmed and stated he had approached Summit County and had complied with the legalities of annexing the land. Council Member Nadelberg expressed the Town had considered the needs of all parties involved, including Summit County, and felt that constituents wanted the development in Richardson Flats.

Mayor Rubin presented the Resolution as updated by Mr. Dansie to include the aforementioned changes. Mr. Dansie noted the meeting was not noticed as a Public Hearing, although Council Member Crittenden was allowed to speak, and therefore should allow other members of the public to comment. Mayor Rubin and Mr. Dansie agreed any comments should strictly address the matter before the Council, which was the repeal of Resolution 2020-05, and not allow comments regarding the annexation itself.

Council Member Nadelberg inquired if the Resolution were adopted, would the Town be able to adopt a similar resolution in the future. Mayor Rubin stated the process would be restarted as a new annexation.

Park City Mayor Andy Beerman stated he was in support of the repeal and would welcome a regional planning discussion with Hideout. Council Member Baier asked Mayor Beerman to make a better effort in protecting the reputation of Hideout. Council Member Shadle agreed with Mayor

Beerman in a regional approach and would like the chance to work in conjunction to solve some of the issues.

Town Resident Mark Boyle spoke to acknowledge the Council's work on the annexation, however he was concerned it was short-sided and the long term effects were not being discussed. He stated there was not a lot of consideration for the big business interest which were a factor. He expressed his concern for the properties that may lose value because of a flooded market, and it would be a bigger problem in the future.

Council Member Baier read a message from a resident of Park City, stating not everyone in Park City was opposed to the development, and felt it would help ease the traffic issues and crowding that is increasing in Park City.

There being no further comments, Mayor Rubin closed public input at 12:38 pm and asked for a motion.

Motion: Council Member Shadle moved to adopt Resolution 2020-08 repealing Resolution 2020-05 – a Resolution of Intent to initiate an annexation process under Utah Code § 10-2-418(3). Council Member Haselton made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Shadle. Voting Nay: Council Member Nadelberg. Motion carried four to one.

Mayor Rubin thanked Council and the public for their comments, as well as Mayor Beerman and Council Member Crittenden. He also thanked Wasatch County and Park City for the offer to join together in regional planning.

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

There being no further public agenda items, Mayor Rubin closed the public meeting at 12:43 pm. He addressed the need to enter into a closed executive session and asked for a motion.

Motion: Council Member Dwinell moved to enter into closed executive session to discuss pending or reasonably imminent litigation, personnel matters, and/or sale or acquisition or real property as needed. Council Member Nadelberg made the second. Voting Yea: Council Members Baier, Dwinell, Haselton, Nadelberg and Shadle.

Present:

Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Kurt Shadle

Staff Present:

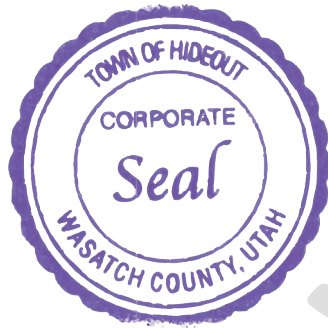
Town Attorney Dan Dansie

At approximately 1:15 pm, the executive session adjourned to open meeting.

V. **Meeting Adjournment**

Council Member Baier moved to adjourn the meeting. Council Member Haselton made the second. Voting Aye: Council Members Baier, Dwinell, Haselton, Nadelberg and Shadle. Voting Nay: None. The motion carried.

The meeting adjourned at 1:15 p.m.



Alicia Fairbourne
Alicia Fairbourne, Town Clerk

APPROVED