

Minutes
Town of Hideout
Town Council Regular Meeting
February 09, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on February 9, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health crisis.

Regular Meeting

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:02 p.m. and reminded participants there was no physical anchor site for the meeting.

II. Roll Call

Present: Mayor Phil Rubin
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
Town Attorney Polly McLean
Town Planner Thomas Eddington
Director of Public Works Daniel Allen
Recorder for Hideout Alicia Fairbourne
Deputy Recorder for Hideout Kathleen Hopkins

Others Present: Dallin Quinn, Damian Taitano, Katie Shepley, Jake McHargue, Martina Nelson, Chris Ensign, Planning Commissioner Donna Turner, John Leone, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. November 10, 2022 Town Council Meeting Minutes DRAFT

There were no corrections made.

Motion: Council Member Baier moved to approve the November 10, 2022 Town Council Meeting Minutes as presented. 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.

IV. Update on Golden Eagle Subdivision

1. Letter to Golden Eagle Lot Owners

The Town issued a letter to landowners in Golden Eagle, outlining the requirements for the court ruling that took place on January 13th, 2023. The water system and sewer were close to completion, but still required some items to be confirmed. Roadways needed to be paved and shoulders installed, with one turnaround still remaining. The Storm Drain Plan had been submitted and was being reviewed. Sewer was not required for a building permit and had not been accepted. The development team was working to address the remaining issues, but there were still gaps. The written ruling from the Fourth District Court was expected to be available soon. Council Member Baier asked when the ruling would be available, and Town Attorney Polly McLean stated it would be shared on the website as soon as it was issued.

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

Mayor Rubin opened the floor for public comments at 6:00 p.m. There were no comments, and therefore, the floor was closed at 6:12 p.m.

VI. Agenda Items

1. Consideration and possible approval of Resolution 2023-R-XX appointing Jake McHargue as Hideout Town Treasurer effective January 29, 2023

Mayor Rubin announced that Wes Bingham, the Town Treasurer, had taken a job in public education and would no longer be able to support the town.

Mayor Rubin introduced Jake McHargue as Mr. Bingham's replacement and stated that Mr. McHargue had worked with the Town for the past few years and was familiar with the Town's finances. Council Member Severini asked how Mr. McHargue would work with Katie Shepley, the Finance Director, and if they had a good working relationship. Town Administrator Jan McCosh responded that they all liked Mr. McHargue and that he would have a limited role that was separate from some of the other processes that the State required to be separated.

Mr. McHargue stated he had worked remotely in this capacity for a while and anticipated that his limited involvement would mainly be to ensure that duties were separated appropriately. Council Member Baier requested more information about the segregation of duties and financial controls once they were in place.

Mayor Rubin stated Mr. McHargue would be reviewing monthly and quarterly fees and report those to the State. The reports would start where Mr. Bingham had left off. Council Member Severini expressed his support in appointing Mr. McHargue, and stated it was important to estimate properly and maximize the use of collected funds.

There being no further questions from Council, Mayor Rubin called for a motion to adopt resolution 2023-R-01, appointing Jake McHargue as the Hideout Town Treasurer.

Motion: Council Member Severini moved to adopt Resolution 2023-R-01 appointing Jake McHargue as the Hideout Town Treasurer. Council Member Baier 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.

Hideout Recorder Alicia Fairbourne performed the Oath of Office.

2. Consideration and possible approval of granting a one-time, six-month extension to record the approved subdivision plat for Overlook Village (lots 38 and 39)

Town Planner Thomas Eddington stated there were some issues found with the approval of the Hideout Canyon Overlook Subdivision, specifically with a few signature notes which needed to be cleaned up on the plat.

He further explained the plat had not been recorded within the six-month timeline as per Hideout Municipal Code. The recommendation was to grant an extension so the Subdivision could be finalized without having to go through the process again. Additionally, #1 and #2 of the “Findings of Fact” section of the Resolution 2022-R-12 needed to be corrected from “Soaring Hawk” to “Hideout Canyon (Overlook Village)”.

Council Member Baier noted there was also a need to update a nearby driveway amendment which was recently approved for lot 37, which would impact lots 38 and 39. Mr. Eddington agreed.

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

Motion: Council Member Jacobs moved to approve a modification to Resolution 2022-R-12 approving a subdivision amendment for Lots 38 and 39 of Hideout Canyon Amended Phase One Pod Nine Subdivision with the addition of both the change on the plat to the driveway change to lots 36 and 37 to reflect separate driveways and the change in language on Findings of Fact to correct it from Soaring Hawk to Hideout Canyon (Overlook Village) and grant a one-time, six-month extension to record the approved subdivision plat. 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. Motion carried.

3. Consideration of an approval to grant a one-time, six-month extension to record the final subdivision plat for KLAIM Phase 4

Mr. Eddington explained Phase 4 of the Klaim project needed to be recorded within the six-month timeline required by Hideout Municipal Code as previously discussed. However, developer Chris Ensign from Solstice Homes, needed additional time to finalize the documentation due to the ongoing work in Phase 3. The language regarding trails and open space needed to be finalized as well. Therefore, a six-month extension was requested.

The Council asked Mr. Eddington if there were any changes to be made regarding design options. Mr. Eddington reviewed the recommendation from Council to request a variance from the Monotony Clause, which required different design colors and façades for more than twenty percent (20%) of the proposed structures and to allow one hundred percent (100%) of the building elevations/façades to have the same general elevation/façade. Mr. Ensign had met with the Administrative Law Judge (ALJ) on September 28, 2022 and was granted the variance. Therefore, no additional articulation changes were necessary. The changes were only in the color patterns.

Mr. Eddington pointed out the Conditions of Approval in Resolution 2022-R-11 #26 and noted the undeveloped land within the Klaim Subdivision must remain undisturbed with no grubbing, or grading removal of existing vegetation. However, a trail and gazebo were allowed development area, which would be included on the plat notes.

Mr. Eddington explained a six-month extension was requested, although he didn't think it would take that long and the applicant was willing to expedite the process.

There being no further comments, Mayor Rubin asked for a motion to approve the extension.

Motion: Council Member Severini moved to approve a one-time, six-month extension to record the final subdivision plat for KLAIM Phase 4. 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. Motion carried.

4. Update on National Incident Management System (NIMS) / Federal Emergency Management Agency (FEMA) - Council Member Haselton

Council Member Haselton provided information regarding a meeting with the Wasatch County Emergency Management Director, Jeremy Hales, and the county's emergency management team. The meeting was held to coordinate responses to incidents and emergencies within the county. The roles and responsibilities of the incident commander (the Mayor) and the Council were discussed, and how they could work with Wasatch County to manage incidents and emergencies that exceed the Town's capacity. In major emergency events, the Town could relinquish control to Wasatch County, which would then become the incident manager. The county's hierarchical structure was highlighted, with actions escalating from the local level (Town) to county, state, and federal levels. The approach would ensure a coordinated and effective response to incidents of varying sizes and complexities.

The idea of conducting tabletop exercises was discussed. These exercises simulate different emergency scenarios and help participants practice decision-making and coordination. Mayor Rubin suggested holding a tabletop exercise in the summer months.

The Town had an Emergency Operations Plan (EOP) manual outlining procedures and decision trees for different types of incidents. It was recommended that Council Members review this manual. Mayor Rubin encouraged Staff to use the Hideout Town App for emergency alerts and updates.

The Wasatch County emergency preparedness fair and a lecture by the National Weather Service were mentioned as events to educate the public about emergency preparedness. Attendance at emergency management workshops and events was emphasized as a way to stay informed and engaged in the community's safety.

Overall, the discussion highlighted Hideout's efforts to align with the National Incident Management System's (NIMS) principles and work collaboratively with neighboring entities to ensure a well-coordinated response to emergencies and incidents. The focus on planning, communication, and preparedness underscores the importance of community safety.

VII. Committee Updates

1. Planning Commission - Donna Turner

Planning Commissioner Donna Turner reviewed the items to be discussed during the February Planning Commission meeting, which included the potential expansion of the Annexation Declaration Area to incorporate the area southeast of Hideout known as Benloch Ranch. She

reiterated it was only in the early stages of discussion and a Public Hearing would be held later in February.

2. Design Review Committee (DRC) - *Thomas Eddington*

Mr. Eddington stated the Design Review Committee (DRC) had reviewed and finalized the recommendations from the Klaim variance hearing held with the Administrative Law Judge (ALJ). The Committee was also reviewing the Lakeview and Deer Springs Phase 3 subdivisions, which were tied to the construction and subdivision schedule.

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

Council Member Baier stated the Parks, Open Space and Trails (POST) Committee did not meet in January but will meet in March and an update would be presented at that time.

Council Member Haselton inquired about the barricades that were removed at the Jordanelle State Park entrance, and asked if the perimeter trail was accessible from the Hideout side. Mayor Rubin explained that a construction crew removed the barriers to allow access for construction machinery. However, a gate was farther down the road which was closed and locked to keep the public from using the trail.

4. Transportation Committee - *Council Member Haselton*

Council Member Haselton discussed the Richardson Flat parking lot's capacity during the Sundance Film Festival. While the lot was at capacity, not all the spaces were fully plowed due to snow conditions. However, the available spaces were well filled, and the buses were running effectively, providing a quick way for riders to get into Park City. It was noted that data was still being collected to determine the usage patterns beyond the ski season.

Another topic that came up was the potential for a parking solution for High Valley Transit. The idea was to have a small parking lot near Highway 248 for people to park and use High Valley Transit services. However, this idea would need further exploration and discussions with High Valley Transit to determine its feasibility.

There was also mention of the Mayflower Resort and its potential impact on transit and parking. While there were discussions about a possible community shuttle associated with the Mayflower Resort, it was noted that any agreements related to transit and parking would likely involve Wasatch County due to the resort's location.

A suggestion was made to consider running direct buses from Richardson Flat to the ski resorts during the ski season, similar to what was done during the World Cup events. This direct approach was seen as more appealing to potential riders, and it was mentioned that there was feedback from users suggesting that they prefer direct routes for convenience.

5. Community Engagement Committee - *Council Member Jacobs*

Council Member Jacobs presented the items discussed during the Community Engagement Committee's previous meeting. The focus was on planning events for the upcoming summer season. However, a major challenge was finding a suitable venue due to the lingering snow. The committee had a few potential options but was unable to look at them thoroughly until the snow melted, possibly around spring.

There were discussions about planning several events starting in July, and more details about these events were expected to be discussed in the next month's meeting. Additionally, efforts were being made to enhance community engagement. One of the committee members was working on establishing a Facebook page and encouraging residents to participate, share ideas, and discuss town-related issues.

Regarding the town's communication methods, there was a mention of negative feedback about the Town App. Some residents seemed hesitant to use another app on their phones. However, the idea was raised to highlight the app's importance for emergency purposes and make residents more aware of its benefits.

It was suggested that the Hideout App could be a central platform for communication, especially for important notifications. The idea of using hang tags for communication was also mentioned, although it was noted that this method might not effectively reach all residents, especially those who use their property as a second home.

There was a consensus that a comprehensive communication strategy was needed, including a centralized platform and possibly involving a Communication Committee. This committee could potentially manage different communication channels, ensure proper archiving of records, and create a consistent flow of information. Ms. Fairbourne reminded Council of the difficulties of posting official town statements and comments on the various social media platforms and that each post would need to become managed as a record. She volunteered to be a member of the Communication Committee once established.

There was an acknowledgment of the challenges in maintaining effective communication and community engagement, but the Council Members agreed and emphasized the importance of a well-coordinated approach to reach the entire community and keep residents informed about town matters.

VIII. 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.

Ms. McLean reminded Council about the hearing regarding the Richardson Flat Annexation with the Utah Supreme Court. The oral argument in front of the Utah Supreme Court was scheduled for March 6, 2023 at 10:00 a.m.

Council Member Baier inquired if it was possible to hear the oral arguments without physically being present in the courtroom and asked if the hearing would be live-streamed. Ms. McLean stated it was likely to be live-streamed and once the details were made known, she would distribute the link to the Council Members. The location of the oral argument was mentioned as the Matheson Courthouse, located on State Street between 400 and 500 South.

Ms. McLean then informed the Council Members of the Utah League of Cities and Towns' Legislative Policy Committee meetings which would occur each Monday during the Legislative Session.

The Committee had three available seats for Hideout, with at least one of them needing to be an elected official. Ms. McLean recommended the Mayor and one Council Member, with Town Administrator Jan McCosh already being registered to participate on the Committee. The Council

Members discussed the possibility of attending these meetings to stay updated on legislation and contribute to the League's policy decisions.

Council Member Baier mentioned she saw an email indicating that the meeting time would be held from 12:00 to 1:00 p.m., and attendees could join either in person or via Zoom. She emphasized the importance of having at least one elected official present in the committee. She expressed her interest in joining the meetings via Zoom.

Council Member Haselton offered to join the meetings on Zoom as well, mentioning that she would have time for it on Mondays.

The discussion continued about attendance flexibility and whether substitutes could attend if the main representatives could not. The consensus was that there was some flexibility in attendance, but voting requires active participation.

Mayor Rubin expressed appreciation for each other's willingness to get more involved and thanked those who volunteered to represent the Town in the Committee Meetings. The meetings were also seen as an opportunity to interact with other council members and staff from different towns and cities.

Ms. McLean would send the form to Ms. Fairbourne to complete and distribute the Zoom link to the Sessions.

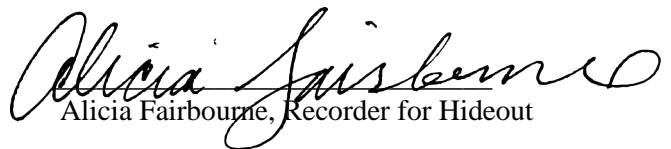
IX. Meeting Adjournment

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

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

The meeting adjourned at 7:49 p.m.




Alicia Fairbourne, Recorder for Hideout