

Minutes
Town of Hideout
Town Council Regular Meeting - RESCHEDULED
August 10, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on August 10, 2023 at 5:00 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 5:03 p.m. and reminded participants there was no physical anchor site for the meeting. He mentioned Staff was obtaining bids and pricing for electronic audio and visual equipment which would allow in-person participation at Town Hall and anticipated it would be set up for the October meeting.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Excused: Council Member Sheri Jacobs

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
Financial Consultant Katie Shepley

Others Present: Jonathan Gunn, Andrea Spaulding, Christina Harris, Damian Taitano, Doug Silver, Candice Rydalch, Kim Black, Korey Walker, Polly Powell, Brad Mason, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. February 9, 2023 Town Council Meeting Minutes DRAFT

There were no corrections to the minutes.

Motion: Council Member Nadelberg moved to approve the February 9, 2023 Town Council Meeting Minutes as presented. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Nadelberg, Council

Member Severini. Absent from voting: Council Member Jacobs. None opposed. The motion carried.

2. Follow up of items related to minutes

Mayor Rubin inquired if Town Engineer Timm Dixon had planned on conducting an emergency operations plan drill, which had been deferred due to weather conditions. Mr. Dixon assured Council that the drill's priority had been raised.

Council Member Severini raised the matter of the Communication Committee and asked if it had been integrated into another Committee. Recorder Alicia Fairbourne acknowledged her role in enhancing communication via the Town's mobile app. The focus was aimed for increased user engagement. She noted other plans for improving the Town's website were contingent upon budget approval.

Council Member Baier inquired about the possibility of using doorknob hangtags to bolster adoption rates for the app. Town Administrator Jan McCosh mentioned that there were reservations from some residents about introducing another app, while Council Member Baier expressed the importance of various communication mechanisms, including the app. A newsletter was also mentioned as an active communication channel, which she had contributed ideas for articles to.

Council Member Severini addressed concerns about the Town's communication methods and the need to define benefits regarding the Community Engagement Committee's activities. Mayor Rubin argued that the Town's reliance on apps was in line with modern practices. Suggestions to enhance content creation and sharing were raised by Mayor Rubin and Council Member Severini.

Council Member Severini mentioned unresolved topics in the Transportation Committee, including parking solutions and alternate transit options. Council Member Haselton provided updates on transportation matters, particularly discussions about Richardson Flats and potential transportation initiatives.

Mayor Rubin clarified that due to time constraints, the meeting needed to conclude by 5:59 p.m., as the Truth in Taxation meeting was scheduled for 6:00 p.m. Any unfinished agenda items would either be carried over to the next month's meeting or discussed in an additional meeting, depending on the Council's decision. The time adjustment was made to accommodate changes in state code regulations regarding meetings after the Truth in Taxation session. The aim was to address as much content as possible during the present meeting while acknowledging the potential for incomplete coverage.

IV. Update of Golden Eagle Subdivision

Mayor Rubin reported that building permits were being issued and construction was commencing on the homes. Despite questions arising about Certificates of Occupancy (CO's), it was clarified that CO's wouldn't be applicable until a later stage, as the construction process took approximately a year. Discussions were ongoing with Hideout Local District 1. These discussions aimed to determine whether the District would manage any infrastructure within the Golden Eagle subdivision.

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

Mayor Rubin opened the floor for public input at 5:18 p.m. and reviewed the process for commenting to those on Zoom and dialing in via telephone.

Damian Taitano expressed concerns about the Golden Eagle subdivision's infrastructure. He acknowledged the ongoing discussions with the District and sought clarity regarding the acceptance of infrastructure elements before the CO's stage. He highlighted the importance of proactive action to prevent potential issues that could arise later. He then addressed the topic of road construction and inquired about the status of the shoulders. Mayor Rubin clarified that the roads and water systems were in the process of being accepted, although certain issues persisted with the sewer system's design, particularly related to the distance between manholes.

Mr. Taitano further inquired about the status of the stormwater plan submitted by Mustang Development. Mr. Dixon informed him that one set of comments on the plan had been received by the Town and was returned with comments to the developer's engineer. No further updates had been received since then. Mr. Taitano appreciated the information provided and acknowledged the Mayor's transparency. Mayor Rubin assured that updates on infrastructure acceptance would be regularly communicated to the community.

There being no further comments, Mayor Rubin closed public input at 5:24 p.m.

VI. Agenda Items

1. 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

Assistant Town Attorney Cameron Platt presented proposed updates to the ordinance related to short-term rentals. The changes aimed to enhance safety and regulation by requiring inspections and approvals from the Health Department and Fire Department. Mr. Platt explained that the inspections would ensure compliance with health and safety standards for public accommodations, including fire safety measures. Questions were raised about the specific requirements of these inspections, as well as the annual timeframe for renewals.

Council Member Baier suggested that the details of the inspections be reviewed before passing the regulation. Council Member Severini also recommended adding an annual inspection requirement, as practiced in Park City. Mayor Rubin agreed with the addition of an annual inspection clause.

Council Member Baier questioned the urgency of voting on the regulation that night, considering the importance of other topics on the agenda and the need for further discussion and adjustments. Mayor Rubin and Mr. Platt confirmed there was no immediate urgency to vote on the ordinance, and adjustments could be made based on the discussed feedback and inspection details. It was noted that this ordinance was linked to the forthcoming discussion on the nightly rental overlay zone. The decision was made to delay the vote, incorporate the suggested changes, and gather more information about the inspection requirements from the Fire Department and Wasatch County Health Department. Mr. Platt agreed to make the adjustments and collect the necessary information for the next meeting.

2. Discussion and possible approval to authorize the Mayor to execute an agreement with Asphalt Preservation in an amount not to exceed \$341,997.17 for the repair and maintenance of roads within Hideout

The discussion revolved around a proposed road repair project, which was contingent on the approval of the budget. The bid for the project was \$342,000, while the budget allocated approximately \$327,000 for the project. Mayor Rubin and Mr. Dixon discussed the possibility of adjusting the project scope or expenses to bring it closer to the budgeted amount. Council Member Baier raised concerns about the limited number of bids received and suggested considering earlier timing for bidding in the future to attract more competitive bids.

Council Member Severini voiced his intention to move the project forward despite the budget concerns and the limited bidding response. The Mayor, Council Members Baier and Severini, and Mr. Dixon all discussed the importance of maintaining the roads before winter and addressing the issues related to previous road projects, such as avoiding damage to vehicles from newly applied materials.

Council Member Severini expressed his willingness to move the project forward, and a motion was proposed to authorize the Mayor to execute an agreement with the selected contractor for the road repair project within the budget amount.

Motion: Council Member Severini moved to authorize the Mayor to execute an agreement with Asphalt Preservation in an amount not to exceed \$341,997.17 for the repair and maintenance of roads within Hideout. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Jacobs. None opposed. The motion carried.

3. Discussion regarding the speed bump location on Shoreline Drive and reinstating speed bumps in Deer Waters (Time permitting)

Mayor Rubin presented differing viewpoints from residents who either wanted the speed bumps removed due to noise concerns during winter or wanted them to remain to address speeding issues. The discussion centered around the installation and potential removal of speed bumps in the Town.

Council Member Baier suggested involving traffic consultants to provide recommendations, potentially exploring alternative traffic calming measures like dividers or narrowing strategies. Mayor Rubin and Mr. Dixon mentioned that they have previously contracted with traffic experts and could consult them for advice on the best course of action. Council Member Severini proposed expanding the scope of the traffic consultant's review to consider other key roads in the town for potential speed bump installations.

Council Member Haselton expressed concerns about the noise caused by the speed bumps and suggested exploring different types of speed bumps that may generate less noise. She also asked whether placing speed bumps at the entrances and exits of neighborhoods would be more effective.

Overall, it was agreed that a more thorough investigation and consultation with traffic experts would be valuable before making a decision. The idea of widening the scope of the consultant's

review was also supported. The consensus was to continue discussing the issue in the next Council Meeting and possibly involve traffic experts for their recommendations.

4. Discussion of a new Water Committee (*Time permitting*)

This item was not discussed due to time constraints.

VII. Committee Updates (*Time permitting*)

- 1. Planning Commission**
- 2. Parks, Open Space and Trails (POST) Committee - *Council Member Baier***
- 3. Transportation Committee - *Council Member Haselton***

These items were not discussed due to time constraints.

VIII. Continued Public Hearing Items These items will be continued to a date certain of September 14, 2023 at 6:00 p.m.

- 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 indicated that public hearing items related to new zoning designation and a short-term rental overlay were deferred to a later date, specifically September 14, 2023 at 6:00 p.m.

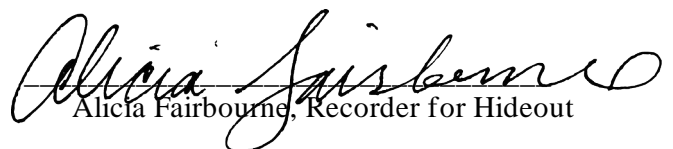
The meeting was set to conclude, and a new meeting was scheduled to begin for the Truth in Taxation discussion.

IX. Meeting Adjournment

Mayor Rubin asked for a motion to adjourn.

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

The meeting adjourned at 5:55 p.m.


Alicia Fairbourne, Recorder for Hideout

