

Minutes
Town of Hideout
Town Council Work Session
January 28, 2021

The Town Council of Hideout, Wasatch County, Utah met in a Work Session on January 28, 2021 at 6:00 pm electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Work Session

I. Call to Order and Reading of Mayor Rubin's No Anchor Site Determination Letter

1. Mayor Rubin's No Anchor Site Determination Letter

Mayor Rubin Called the meeting to order at 6:01 pm and read the No Anchor Site Determination Letter in its entirety.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Jerry Dwinell
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Present: Town Attorney Polly McLean
Town Administrator Jan McCosh
Town Engineer Ryan Taylor
Public Works Director Kent Cuillard
Town Planner Thomas Eddington
Town Clerk Alicia Fairbourne
Deputy Town Clerk Kathleen Hopkins

Others Present: There were no members of the public present electronically via Zoom.

III. Agenda Items

1. Discussion and collaboration regarding 2021 Town priorities

Mayor Rubin presented a list of priorities identified by council members, town staff, and members of the Planning Commission. The purpose of this meeting was to compile a list which would be sent to Council to rank into priority level and discuss at a future meeting. The following were priorities identified and listed by the submitter:

Jan McCosh, Town Administrator

1. Community engagement: volunteers were lost from the various committees during the annexation process and due to the COVID-19 pandemic and lockdown.

Council Member Jerry Dwinell

1. **Replace/update Town signage:** in particular, the brown Hideout sign near the Ross Creek entrance from SR 248.
2. **Wildlife fencing along SR 248:** Work with UDOT (Utah Department of Transportation) to replace the wildlife fence through the Town. It was suggested to contact the committee which constructed the fencing along Jeremy Ranch in Summit County.
3. **Paving of the road between Hideout and Tuhaye:** The unpaved road presented a fire safety concern.
4. **Town usage of State Park**
5. **POST (Parks, Open Space and Trails) Plan:** Council Member Baier stated she had been working with Town Planner Thomas Eddington in order to finalize and adopt a POST Committee.
6. **Understand how unincorporated areas around the Town get service:** Council Member Dwinell inquired what the benefit of having “Town” status was as opposed to being a part of unincorporated Wasatch County, and if the services provided by the town were adequate. Town Attorney Polly McClean explained residents of unincorporated counties pay a municipal services tax for services rendered. Ms. Jan McCosh stated a comparison of cost vs. benefit would be beneficial and agreed to conduct an analysis and provide feedback to Council.
7. **Finance model for annexation to include projected impact on property values**

Council Member Carol Haselton

1. **Community information/Town Hall meetings to discuss the pros and cons of the annexation referendum vote on June 22nd:** Council Member Baier emphasized anything related to the annexation should be top priority, including improved communication to residents. Council Member Haselton reiterated Town Hall meetings were important prior to the referendum election in June in order to educate constituents on the future of the town.
2. **Town Center/Community Center vision:** Council Member Dwinell expressed he wanted to add this to his list but thought otherwise until he knew the outcome of the referendum vote in June. Mayor Rubin suggested it could sell the annexation to show the potential Town Center and Community Center.
3. **Regional Planning to include regional transport:** Ms. McCosh informed Council that Summit County and Wasatch County have agreed on an MOU (Memorandum of Understanding) on regional transportation issues and she and Mr. Eddington were involved in the discussion. Council Member Haselton volunteered to assist with regional planning.
4. **JSSD (Jordanelle Special Service District) water rights**
5. **Budget Committee:** Ms. McCosh and Town Treasurer Wes Bingham were working on a budget to present to the town, however, Ms. McCosh stated community engagement was needed for representation from the citizenry.
6. **Weed abatement**
7. **Pond and golf storage area clean up enforcement**

8. Dark Sky Ordinance

- 9. Revenue sources:** Forecast revenue growth due to population growth, MIDA, annexation, etc.

Mayor Phil Rubin

- 1. Sales tax reclaim:** Mayor Rubin stated the town should be tax exempt, yet taxes were being paid. Ms. McCosh was investigating how to obtain tax exempt status.
- 2. Get overdues paid by delinquent accounts:** Council Member Severini inquired what percentage of the town's expected revenue was in delinquent accounts, to which Mayor Rubin stated it was 20 percent of the annual budget. He was working with Ms. McLean to collect on a large portion of the delinquency.
- 3. Finalize water rights and usage with JSSD:** Mayor Rubin explained the relationship between the town and JSSD, and stated approvals were made through prior administration for builds without any relationships to the water rights.
- 4. Increase cooperation with JSSD for infrastructure maintenance:** Mayor Rubin explained he and the Infrastructure Committee had been working with the Town Engineer to close loops within the infrastructure to create a more uniform water pressure throughout the town.
- 5. Emergency alert system replacement**
- 6. Noxious weed control – new proposal**
- 7. Dark Sky Town Lighting Ordinance – Planning Commission**
- 8. Street Parking Ordinance – new road width analysis delivered by engineering**
- 9. Mustang/Hideout quarterly meeting:** as of the date of this meeting, contact between the town and Mustang Development had been made but no changes which were agreed upon were implemented.
- 10. Speed sign installation:** Two solar-based, radar detector signs were purchased which would be installed in the town. Mayor Rubin would work with the Wasatch County Sheriff's Office to implement them.
- 11. Leverage MIDA funding for Town improvements which would benefit the MIDA project area**
- 12. Finalize signage around pond "trail" and communicate to community**

Council Member Chris Baier

- 1. Improved communication on Annexation and progress on knowledge gaps**
- 2. Improved social media presence – need a marketing/communications person:** It was discussed to provide official social media posts in order to give residents accurate Town information.

Council Member Ralph Severini

- 1. Regional Planning**
- 2. Financial view to our future based on various “what ifs”**
 - a. No annexation**
 - b. If annexation: what would the town’s financial picture look like and where would the money be best allocated**
 - c. Tax implications of various scenarios**
 - d. What services can the town develop regionally in a shared model**
- 3. Recreation**
 - a. Trail infrastructure connectivity and improvements. Ways to fund by the town and regionally.**
 - b. Park or other meeting areas for Town residents**
- 4. Traffic safety:** Several residents commented to Council Member Severini about the difficulty to turn left onto SR 248 from Hideout Trail. It was discussed to possibly engage State Representatives to bring pressure to UDOT from a legislative standpoint.
- 5. Improve bi-lateral communications with residents and incoming residents**
 - a. “Get acquainted with Hideout” program**
 - b. More interactions via Town Hall discussion sessions**
 - c. “Newcomers” group/quarterly new residents sessions:** Council Member Severini presented an idea to hold quarterly “new residents” events in order to introduce the council and mayor and for residents to get to know the workings of the town. Council Member Haselton suggested setting up stations representing each committee at these events to inform residents and possibly recruit interested persons.

Town Engineer Ryan Taylor

- 1. JSSD agreement should be high on the priority list**
- 2. Implement water and sewer master plan recommendations**
- 3. Complete storm water/drainage master plan**
- 4. Finalize last year’s chip seal clean up and plan 2021 maintenance:** final payment from the town had not been made due to unresolved items by the contractor.
- 5. Formalize bonding/tracking/acceptance process**
- 6. Increase inspections and formalize change requests**
- 7. Implement sewer management plan, more cleaning etc.**
- 8. Improve or replace City Inspect and add subdivision tracking**
- 9. Additional layers and accuracy to GIS (Geographic Information System)**
- 10. Repairs to sink spots on roads/paint speed bumps**
- 11. Better identification of pedestrian crossings**

Planning Commissioner Glynnis Tihansky

1. **Parks and Rec Board:** this was covered in the previous discussion for the POST Committee.
2. **Cross-country skiing on Outlaw Golf Course during winter months:** Mayor Rubin explained this could not be done at the golf course, however, it was being discussed to allow it at the State Park.
3. **Consider a right-turn lane into the Ross Creek Park from SR 248**
4. **Consider working with UDOT to lower speed limit on SR 248**

Town Building Administrator Carol Kusterle

1. **Door Count GIS map to include the mapping of each lot to ensure members are correct**
2. **Collect fines and enforcement of weed control**
3. **Improve photography on website; have Town purchase a high-quality digital camera:** Council Member Dwinell suggested budgeting for a professional photographer in order to showcase and promote the town.
4. **Consistent signage throughout Hideout:** includes building permit signs, logos, letterhead, email signatures, forms, etc. It was discussed the town needed to brand the logo and have good visual representation.

Other Suggestions

1. **Special hike/bike access from Hideout public trails to Jordanelle State Park from Deer Springs and Deer Waters Subdivisions:** Council Member Dwinell inquired which would need to be implemented first – the agreement between the State Park as mentioned in his suggestion listed above (item number 4) or would the access points need to be finalized prior to getting the agreement. Mayor Rubin stated the agreement would need to be in place prior to finalizing the access points.
2. **Historical signage project in Jordanelle State Park commemorating the Japanese settlement at Keetley Farms (through UORG grant)**

Mayor Rubin presented the list of priorities from 2020. Council Members Dwinell and Baier pointed out several items that were not accomplished during 2020, including:

- **Local school for residents:** this could be rectified if the annexation passes.
- **Special District 1:** Per request, Mayor Rubin explained the background of the Special District 1 charge. Each resident of Hideout pays a “Hideout District” charge on property taxes. Residents of Golden Eagle, Soaring Hawk and Reflection Lane/Ridge pay additional charges to Special District 1. Because those residents pay the additional charge, they were excluded from paying the recently imposed impact fees. Mayor Rubin explained residents could work together to dispute the fee, however, the town could not legally pursue the challenge.

- **Determine whether we can/should challenge prior agreements in the MDA (Master Development Agreement)**
- **Determine if an impact fee ordinance needed to be passed for future maintenance needs**
- **Research grants: determine how State and Federal funds could be obtained**
- **Establish a HOA liaison to address community-related issues**
- **Develop a plan for use of the land that was deeded to the town**

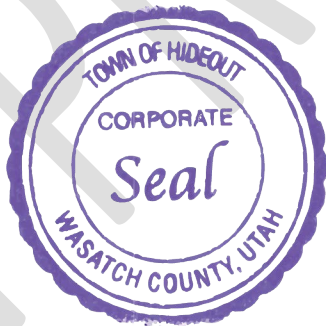
Mayor Rubin stated he would consolidate and combine the priority list. He would send the list to the council for input and to prioritize/rank the items. Council Member Baier suggested dividing the list between the first half and the second half of the year, especially because of the upcoming referendum vote in June. Council Member Dwinell noted it was an election year as well. Discussion regarding the council member's terms ensued.

IV. Meeting Adjournment

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

Motion: Council Member Haselton made a motion to adjourn. Council Member Severini made the second. Voting Yea: Council Members Baier, Dwinell, Haselton and Severini. None opposed.

Whereupon, the meeting adjourned at 7:41 pm.



Alicia Fairbourne
Alicia Fairbourne, Town Clerk