



HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING

February 13, 2025

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting electronically via Zoom for the purposes and at the times as described below on Thursday, February 13, 2025.

Note: There will be no anchor site for this meeting due to a winter storm warning.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Regular Meeting

6:00 PM

I. Call to Order

1. [02.13.2025 No Anchor Site Determination Letter](#)

II. Roll Call

III. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

***Please note: the Closed Session is scheduled from 6:00 pm - 7:00 pm.**

7:00 PM

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

V. Agenda Items

1. Introduction of Trudy Brereton with Jordanelle Communities Coalition
2. [Presentation of Ranked Choice Voting \(presentation by Kelleen Potter, Executive Director, Utah Ranked Choice Voting\)](#)
3. [Discussion of private vs. public roads in Elkhorn Springs](#)
4. [Presentation of the Fleetpaths Snow Plowing software](#)
5. [Presentation of the survey results from the community regarding the Ross Creek Open House](#)
6. [Consideration of adopting Ordinance 2025-O-XX regarding business license expiration and making conforming edits to the business license section of Hideout Municipal Code](#)
7. [Authorization for the Mayor to enter into a purchase agreement for the Public Works vehicles not to exceed \\$65,000.](#)

VI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*
2. Economic Development Committee - *Council Member Severini*
3. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
4. Transportation Committee - *Council Member Haselton*

VII. Approval of Council Minutes

1. [December 12, 2024 Hideout Town Council Meeting Minutes DRAFT](#)
2. [January 9, 2025 Hideout Town Council Meeting Minutes DRAFT](#)

VIII. Follow up of Items from Approved Minutes

IX. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or City Recorder at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL

10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739

Posted 02/12/2025

File Attachments for Item:

1. 02.13.2025 No Anchor Site Determination Letter



February 12, 2025

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Mayor of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(5) and Hideout Town Resolution 2022-R-17. The facts upon which this determination is based include: The National Weather Service has issued a winter storm warning beginning on Thursday, February 13 at 11:00 am through Saturday, February 15 at 11:00 am. The elevation and topography make travel particularly hazardous for staff and the public during a winter storm.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Any members of the public wishing to speak during the public input portion of the meeting may join the meeting by dialing in as follows:

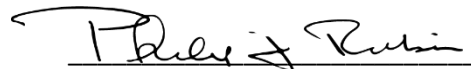
Meeting URL: <https://zoom.us/j/4356594739>

To join by telephone dial: US: +1 408-638-0986

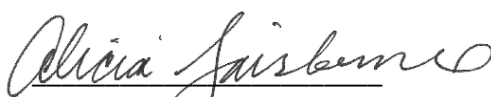
Meeting ID: 4356594739

Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments must be received by 12:00 pm on the day of the meeting to be considered by Council and entered into public record.

BY:


Phil Rubin, Mayor

ATTEST:


Alicia Fairbourne, Town Clerk



File Attachments for Item:

2. Presentation of Ranked Choice Voting (*presentation by Kelleen Potter, Executive Director, Utah Ranked Choice Voting*)

Alan Parry, PhD

Assoc. Professor, Mathematics
Utah Valley University

John Kidd, PhD

Assist. Professor, Statistics
Utah Valley University

Summary of Recent Reports on Ranked-Choice Voting

October 2024



Introduction

In this brief summary, we describe the contents of two reports by the authors, namely, *An Evaluation of the Ranked-Choice Voting Pilot in Utah* (Kidd & Parry, 2024) and *Addressing Concerns About Instant-Runoff Voting* (Parry & Kidd, 2024). The purpose of the first report is to statistically analyze the results of a survey from Y2 Analytics that gauges Utah voters' reaction to Utah's ongoing ranked-choice voting (RCV) pilot. The purpose of the second report is to address general concerns about instant-runoff voting as well as concerns brought up by the recent technical report by Jiri Navratil and Warren Smith (Navratil & Smith, 2022). We employ mathematics to respond to these concerns and present several mathematical properties of plurality voting and instant-runoff voting (IRV) as well as the properties of two other voting methods for comparison, ranked pairs (RP) and score voting (SV).

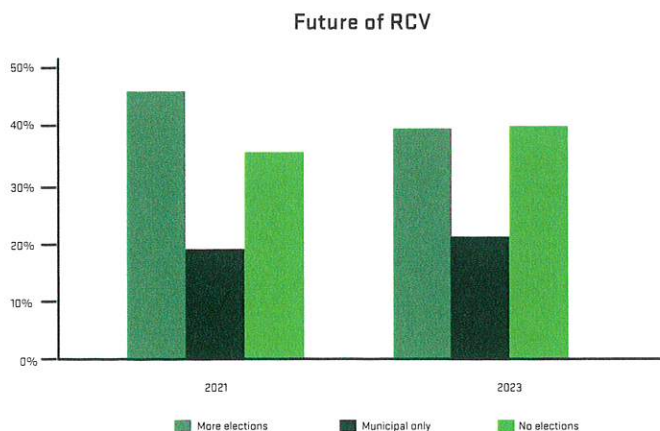
We summarize each paper individually. Then we include a short description of other considerations about ranked-choice voting that these reports did not directly address. Finally, we conclude with a discussion of the implications of these reports.

Summary of an Evaluation of the Ranked-Choice Voting Pilot in Utah

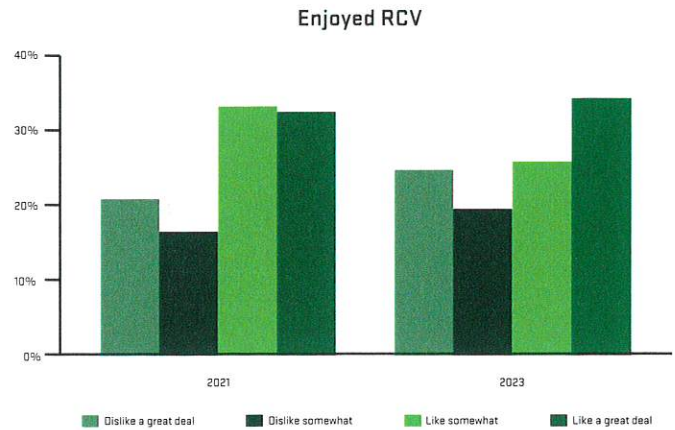
In this section, we summarize the authors' report *An Evaluation of the Ranked-Choice Voting Pilot in Utah* (Kidd & Parry, 2024). This report presents a statistical analysis of the results of two recent surveys performed by Y2 Analytics gauging Utah voters' reaction to Utah's ongoing ranked-choice voting (RCV) pilot. The surveys were conducted in 2021 and 2023 from likely and confirmed voters, with a non-exclusive focus on those that participated in RCV.

In our analysis of the survey, we found the following.

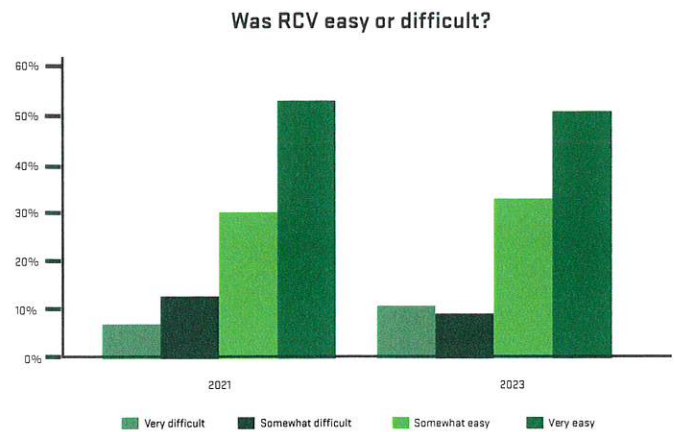
- About the same number of Utah voters prefer single-vote plurality as those that prefer RCV. It is statistically unlikely that either group includes a majority of voters.



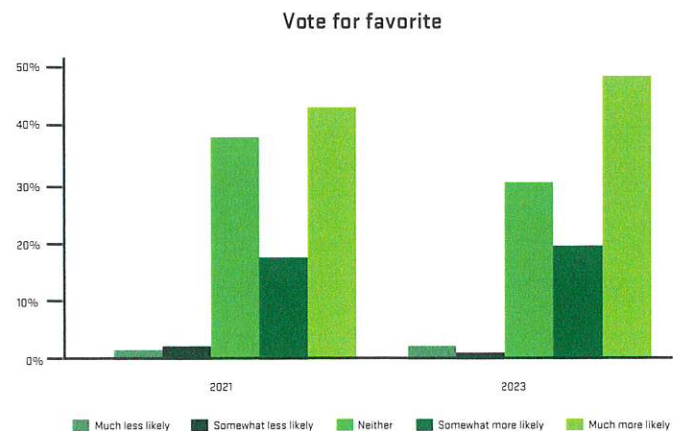
- A majority of Utah voters enjoyed using RCV.



- More than 75% of Utah voters found RCV easy to use.



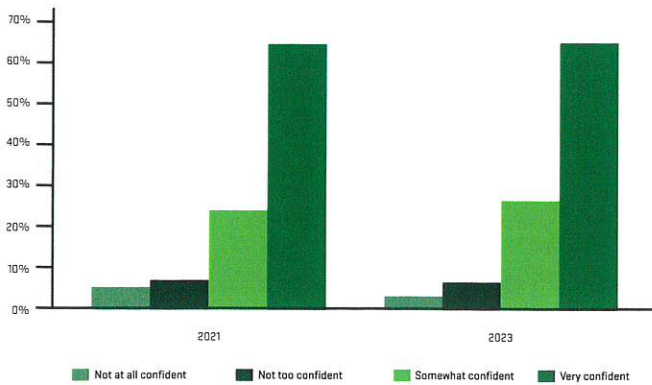
- A majority of Utah voters were more likely to vote for their preferred candidate using RCV.



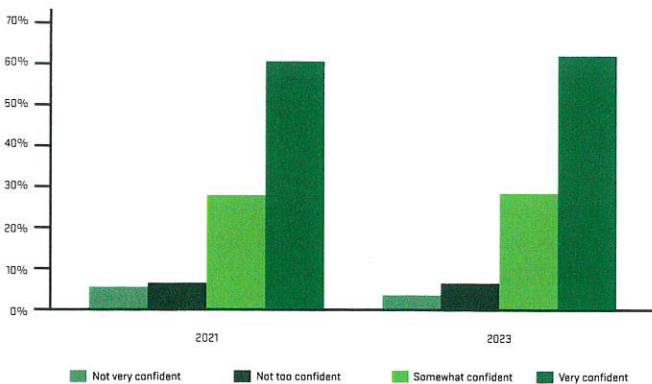
- A majority of Utah voters want RCV to continue in Utah in at least local elections.

We also conclude from the survey that over 80% of Utah voters are confident that their votes are counted accurately and that their local elections produce fair outcomes.

Confidence that ballot will be counted accurately



Confidence in fair election outcomes



We note a few limitations to the survey. First, the survey employs weights to get its sample as close to a representative random sample as possible. The unweighted survey results are the direct survey results without modification, while the weighted survey results are modified by scaling the sizes of various demographics so that the sizes are more representative of Utah's population, which hopefully provides a more accurate picture of what Utahns think about the RCV pilot. However, more data and research are needed to verify whether these weights actually achieved this and provided a representative sample of the population of Utah. Second, the surveys indicate that there were notable differences between voter opinion in 2021 and voter opinion in 2023. Two or three election cycles are not enough time for voters and can-

didates to optimize their behavior and opinions about a voting method. Thus, the opinions of voters may continue to shift over time. Neither these surveys nor the current opinion of the public may be a perfectly accurate representation of where the public's views will eventually settle about the use of RCV.

Both of these limitations require more data and more research to overcome. As such, more surveys need to be done, more data collected, and more analyses performed to truly understand the effect of RCV in Utah and the public's reaction to it.

Summary of Addressing Concerns about Instant-Runoff Voting

In this section, we summarize the authors' report *Addressing Concerns About Instant-Runoff Voting* (Parry & Kidd, 2024). This report discusses concerns about instant-runoff voting (IRV) that have arisen about how IRV behaves in both theory and practice. To address these concerns, we also describe some of the mathematics of voting.

Game theory, the branch of mathematics that studies how "players" make decisions, is applied to voting. By so doing, we can analyze the effects of various voting methods.

- The **purpose of voting** is to accurately determine the collective opinion of the people about which candidate is preferred.
- The **goal of an election method** is to accomplish that purpose while incentivizing honest voting and civil elections.

We should judge the utility of a voting method on how well it satisfies the purpose of voting and achieves the goals of an election method.

We consider several fairness criteria that are important in evaluating whether an election method satisfies the purpose of voting and achieves the goal of an election method. There criteria include

- **The Majority Criterion**—If a majority of voters rates the same candidate first, then that candidate wins.
- **The Condorcet Winner Criterion**—If a candidate beats every other candidate head-to-head, then that candidate wins.
- **The Condorcet Loser Criterion**—If a candidate loses to every other candidate head-to-head, then the method cannot select that candidate as the winner.
- **The Clone Invariance Criterion**—If two candidates are clones (politically speaking), then neither candidate affects the other candidate's ability to win.
- **The Monotonicity Criterion**—A candidate cannot be harmed by voters increasing their support for the candidate.
- **The Strategy-proof Criterion**—A voter cannot improve their satisfaction with the results of the election by strategically voting; that is, a voter's best outcome is always obtained by submitting an honest ballot.

- **The Independence of Irrelevant Alternatives Criterion**—Whether an election method determines that one candidate is preferred to another is not affected by the presence of a third candidate in the election. This is effectively immunity to all kinds of spoiler candidates.

Voting methods include two parts—(1) a voter opinion data collection method (the ballot), and (2) a voter opinion data interpretation method (how those ballots are interpreted to produce a winner). The types of ballots are varied, but the three types mentioned in this report are

- **Single-Choice Ballot**—A ballot where each voter is only allowed to select a single candidate that they most prefer.
- **Ranked-Choice Ballot**—A ballot where each voter rank-orders all candidates according to their individual preferences for each candidate.
- **Score Ballot**—A ballot where voters provide a score for each candidate on some scale (e.g., from 1 to 9).

We consider several voter opinion interpretation methods for comparison. These include

- **Plurality Voting**—Plurality voting can be done with a single choice ballot or a ranked-choice ballot. The candidate with the largest number of first choice votes is the winner.
- **Instant-Runoff Voting (IRV)**—IRV uses a ranked-choice ballot. The winning candidate is decided in a round-by-round manner. In each round, if no candidate has a majority of first-place support (of the candidates remaining), then the candidate with the least first place support is eliminated and the votes for that candidate are reallocated according to the voter's next choice. This continues until a candidate has a majority of the votes in that round.
- **Ranked Pairs (RP)**—RP uses a ranked-choice ballot. Every possible pair of candidates are compared in a simulated “pairwise runoff” using the ranked ballots to determine which one each voter would vote for in each runoff. The runoffs are ordered according to margin of victory from largest to smallest. Each runoff’s communicated collective preference is locked in as we go down the order, including any implied collective preferences. Information from larger margins of victory is prioritized over smaller margins of victory. This resolves any “rock, paper, scissors” situations in the collective preferences.
- **Score Voting (SV)**—SV uses a score ballot. The candidate with the highest average score is declared the winner. This is also known as range voting.

We compare these voting methods on which fairness criteria they satisfy. For the above criteria, this results in Table 1 on the next page where a checkmark indicates that that method satisfies the fairness criterion, and an X indicates that it does not.

	Voting Method			
Criterion	Plurality	Instant Runoff	Ranked Pairs	Score Voting
Majority	✓	✓	✓	✗
Condorcet Winner	✗	✗	✓	✗
Condorcet Loser	✗	✓	✓	✗
Clone Invariance	✗	✓	✓	✓
Monotonicity	✓	✗	✓	✓
Strategy-proof	✗	✗	✗	✗
Independence of Irrelevant Alternatives	✗	✗	✗	✗

Table 1. This table indicates which of several fairness criteria the four voting methods of plurality, IRV, RP, and SV satisfy. A checkmark indicates that that method satisfies that criterion, while an X indicates that it does not.

We also address several general concerns about IRV as well as specific concerns brought up in a recent technical report by Jiri Navratil and Warren Smith (Navratil & Smith, 2022). We also compare these concerns to how well plurality fares on the same topic. We conclude that

- IRV ballot error rates are generally small and are unlikely to affect the outcome of an election.
- IRV is immune to the main type of spoiler that plurality is susceptible to but is susceptible to other kinds of spoiler candidates.
- IRV fails the Condorcet Winner Criterion but satisfies the Condorcet Loser Criterion. Plurality fails both Condorcet criteria.
- IRV fails the Monotonicity Criterion while plurality satisfies it.
- Both IRV and plurality cause strategic voting, as do all voting methods. IRV appears superior to plurality at minimizing strategic voting.
- IRV can result in different outcomes than plurality.
- IRV does not throw out ballots but uses them until there is no longer any relevant information left on them.
- IRV elects a majority winner among those voters that indicated that they wanted to have a say between the candidates

remaining in the final round. No other majority makes sense to require.

- Voters can ensure that IRV always elects a majority winner among all votes cast if they all fill out a complete ranking.
- IRV fails the Participation Criterion, as do most voting methods. The Participation Criterion will not affect how voters choose to vote because to use it strategically requires information that is not available until after the election. Thus, IRV's failure of this criterion is not concerning.
- IRV, like all voting methods including plurality, falls victim to some voting paradoxes. Balancing the paradoxes to which an election system is susceptible with that system's potential benefits is the key question in determining which system to use.

Overall, in our experience, IRV is generally considered mathematically superior to plurality, which is widely considered to be mathematically one of the worst ways to vote. Continuing to explore IRV also has the advantage that it continues the conversation of improving our society's election method in general. There are other methods of voting, including voting that use a ranked-choice ballot, that are mathematically superior to both plurality and IRV, and such methods should also be considered in the conversation of improving our democracy.

This report also contains an Appendix that delves more carefully into some of the mathematical considerations involved in understanding voting. There we describe in more detail various fairness criteria and two important mathematical theorems about whether voting methods can satisfy all of them.

Other Aspects of Ranked-Choice Voting in Utah

There are other considerations besides what we have discussed so far in determining whether we should use ranked-choice voting (RCV). Some of these include whether using RCV reduces costs and how using RCV affects the competitiveness of races which may be partially measured by the rate at which incumbents are reelected.

Potential cost-saving aspects of RCV are dependent upon the implementation. Some cost items have been addressed previously by other institutions (See Monson, 2022, and Sylvester & Erickson, 2022 for more information.) From the data currently available in Utah about the cost of elections, it is difficult to determine the cost-saving effects of the RCV pilot in Utah. As such, more data and research need to be done.

For incumbent reelection rates, some preliminary data includes the following. In 2023, 13 incumbents ran in races with more than 2 candidates that utilized RCV. Of those 13, 9 (69.2%) were reelected. We only have data from 2023 since data for 2021 has been difficult to find. As such, making conclusions about general trends and patterns is not advised. Additional time and data would be needed to see the effect on reelection rates.

Both of these items provide potential avenues for future research on RCV in Utah if RCV continues to be an available option in Utah.

Conclusion

Perhaps the main findings of these reports are that Utahns generally like using RCV and that mathematically RCV is superior to plurality voting. Moreover, three election cycles are not enough time to fully realize the impact of RCV on voter behavior, candidate behavior, and many other considerations. This is because it takes considerably longer than that for a new voting system to start to alter how we vote and campaign; that is, it takes longer than that for voters and candidates to optimize their behavior within those rules. As such, if understanding how RCV affects democracy in Utah is important, it seems advisable that RCV continue to be an option for municipalities in Utah to use in their elections.

Bibliography

- Kidd, J., & Parry, A. (2024). An Evaluation of the Ranked Choice Voting Pilot in Utah. Orem, UT: Gary R. Herbert Institute for Public Policy.
- Monson, D. (2022). The Benefits and Drawbacks of Ranked-Choice Voting in Utah. Salt Lake City, UT: Sutherland Institute. SutherlandInstitute.org. Retrieved from <https://sutherlandinstitute.org/wp-content/uploads/2022/04/The-Benefits-and-Drawbacks-of-Ranked-Choice-Voting-in-Utah-2022.pdf>
- Navratil, J., & Smith, W. D. (2022). Analysis of the 2021 Instant Run-Off Elections in Utah. viXra.org. Retrieved from <https://vixra.org/abs/2208.0166>
- Parry, A., & Kidd, J. (2024). Addressing Concerns About Instant Runoff Voting. Orem, UT: Gary R. Herbert Institute for Public Policy.
- Sylvester, S., & Erickson, M. (2022). Utah's Experience with Ranked-Choice Voting: Answering the Who, What, and Whys. Orem, UT: Gary R. Herbert Institute for Public Policy. Retrieved from https://www.uvu.edu/herbertinstitute/docs/research_papers/ranked-choice-voting-v1.pdf

Additional results from the RCV pilot

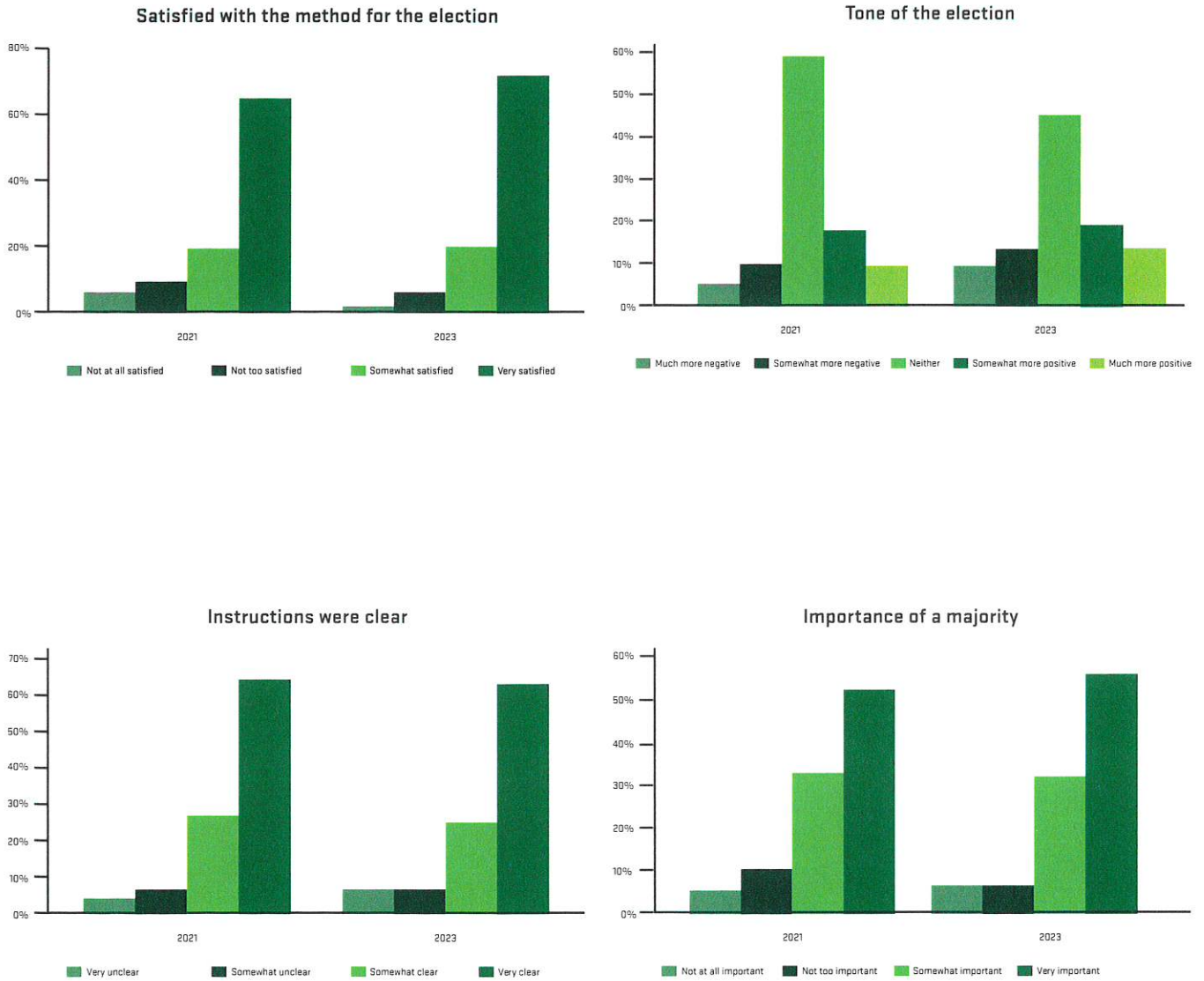


Figure 1. Graphs of various results from the Y2 Analytics surveys.

Gary R. Herbert Institute Staff and Advisors

LEADERSHIP TEAM

Gary R. Herbert, Founder, 17th Governor, Utah
 Justin Jones, MS, Executive Director
 Dan Dimond, Sr. Director Institutional Advancement,
 UVU Foundation
 Liv Moffat, Development Director, Herbert Foundation
 Erik Nystul, Program Director, Government Internships
 Karen Gill, Events
 Becca Aylworth Wright, Communications
 Michael Erickson, Student Director

FACULTY FELLOWS

Tara Bishop, PhD, Assist. Prof. Earth Science / Enviro Mgmt, Earth
 Sciences, Herbert Fellow

Lauren Brooks, PhD, Assistant Professor of Biology, Herbert Fellow
 John Kidd, PhD, Assist. Prof. Statistics, Herbert Fellow
 Alan Parry, PhD, Assoc. Prof. Mathematics, Herbert Fellow

RESEARCH INTERNS

Cade Bloomer, Research Intern
 Katelyn Carpenter, Events and Social Media Intern
 Sophia Clark, Events Intern
 William Freedman, AI/Deepfake Research Intern
 Tyler Gurney, AI/Deepfake Research Intern
 Jessica Hollingsworth, Graphic Design Intern
 Josh Jorgensen, Judicial Trust, Research Intern
 Jonathan (Jon) Kwong, Communications Intern
 Canyon Moser, WRI, Research Intern
 Addison Stott, WRI, Elections Trust, Research Intern
 John Nelson, Graphic Design Intern

File Attachments for Item:

3. Discussion of private vs. public roads in Elkhorn Springs

Request for Council Direction for Elk Horn Springs – Private vs. Public Roads

To: Mayor Philip Rubin
Hideout Town Council

From: Thomas Eddington Jr., AICP, PLA
Town Planner

Re: Elk Horn Springs Concept Plan for the Salzman Property – Work Session

Date: Prepared for the February 13, 2025 Town Council Meeting

Submittals: Updated Concept Plans dated February 3 & 4, 2025

Background

Town Councilmembers are generally familiar with the Salzman Property and Nate Brockbank's (the Applicant) proposed Elk Horn Springs development that is currently being reviewed by the Planning Commission for a Concept Plan and a proposed Re-Zoning Application with an associated Master Development Agreement (MDA). The Applicant will appear before the Planning Commission at its next regularly scheduled meeting on February 18, 2025. Prior to attending that meeting, the Applicant requested a short work-session with the Town Council to get their input and direction regarding the proposed project's rights-of-way (road network) – specifically, does the Town Council want to own and maintain the rights-of-way/streets or does the Town Council generally recommend that the developer build and maintain the streets as private streets that would be the responsibility of the Homeowners Association (HOA)?

Existing Site Characteristics

Total Acres of Site: +/-115 Acres

Current Zoning: Mountain (M) (per the Former Town Code)

Allowed Density: One (1) unit per acre

Proposed Concept Plan Density

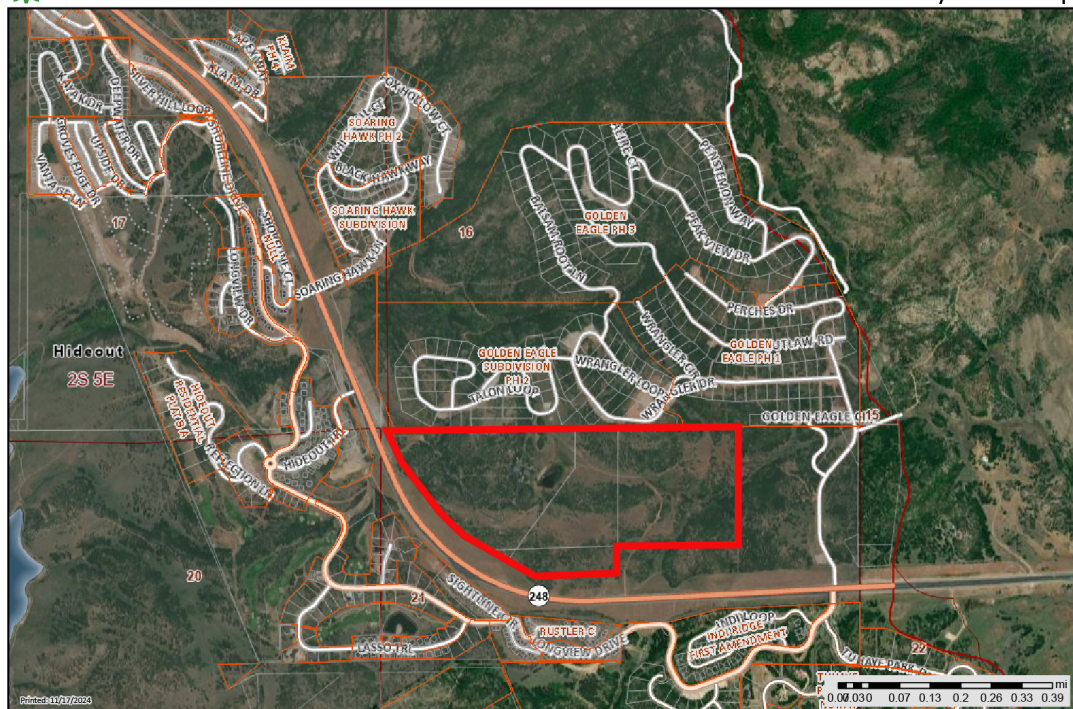
The updated DRAFT Concept Plan (the most recently revised version, with additional units, has not yet been presented to the Planning Commission) includes the following density requests:

- Townhomes: 51 units
- Single-Family Lots: 140 lots/units
- Stacked Flats 36 units
 - Total Density: 227 units
- Neighborhood Commercial: 3 Lots (total 12,000 SF building footprint)

Town Map Illustrating Site in Context

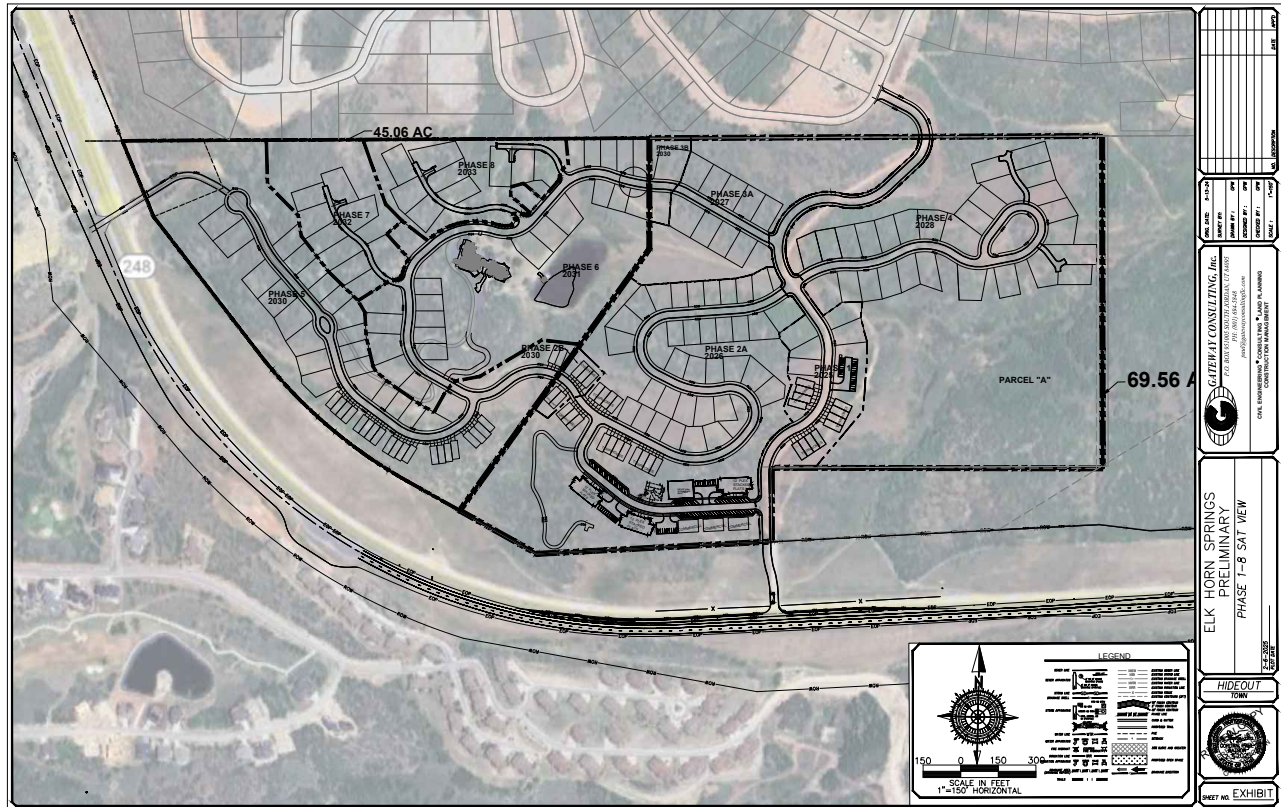


Wasatch County Web Map



The boundary lines shown here have been generated for the internal use of Wasatch County and should only be used for general reference purposes. Questions concerning ownership boundary locations should be directed to a title company, attorney, or licensed land surveyor. Wasatch County makes no warranty as to the accuracy or usefulness of this information. The end user of this information assumes all responsibility concerning this information's appropriate use.

Elk Horn Springs DRAFT Concept Plan
(This updated version has not yet been presented to the Planning Commission)



Applicant's Request for Direction

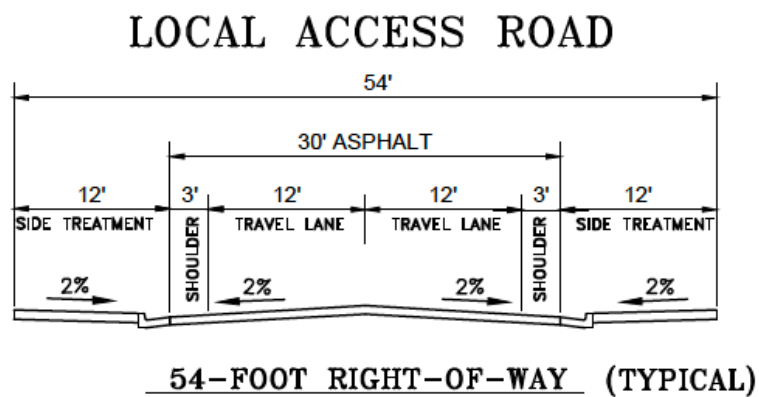
As the Applicant continues to work through updates and revisions in preparation for the next Planning Commission meeting on February 18th, there is a policy question regarding roads and future ownership that he would like addressed since it could slightly change the right-of-way width and/or design. There are a few possible options the Town Council should consider and provide direction on:

- Town Owned and Maintained Streets – built by the developer to the Town's new Standard Specifications and Drawings Manual and dedicated to the Town for all road maintenance and snow removal.
- HOA Owned and Maintained Streets (Option A) – built by the developer to the Town's new Standard Specifications and Drawings Manual but the road maintenance and snow removal is the responsibility of the HOA.
- HOA Owned and Maintained Streets (Option B) – built by the developer to the Wasatch Fire Department's standards and Appendix D of the International Fire Code (generally narrower

than the Town's new Standard Specifications and Drawings Manual) where the road maintenance and snow removal is the responsibility of the HOA.

Note: The Town's new Standard Specifications and Drawings Manual requires that private streets shall be privately-owned-and-maintained. The pavement design (subbase, roadbase, and asphalt) for private streets shall be at least the same as public streets. The pavement width of private streets shall be at least as wide as required by the latest edition of Appendix D of the International Fire Code.

The new Standard Specifications and Drawings Manual street section for public roads (not private roads) is here:

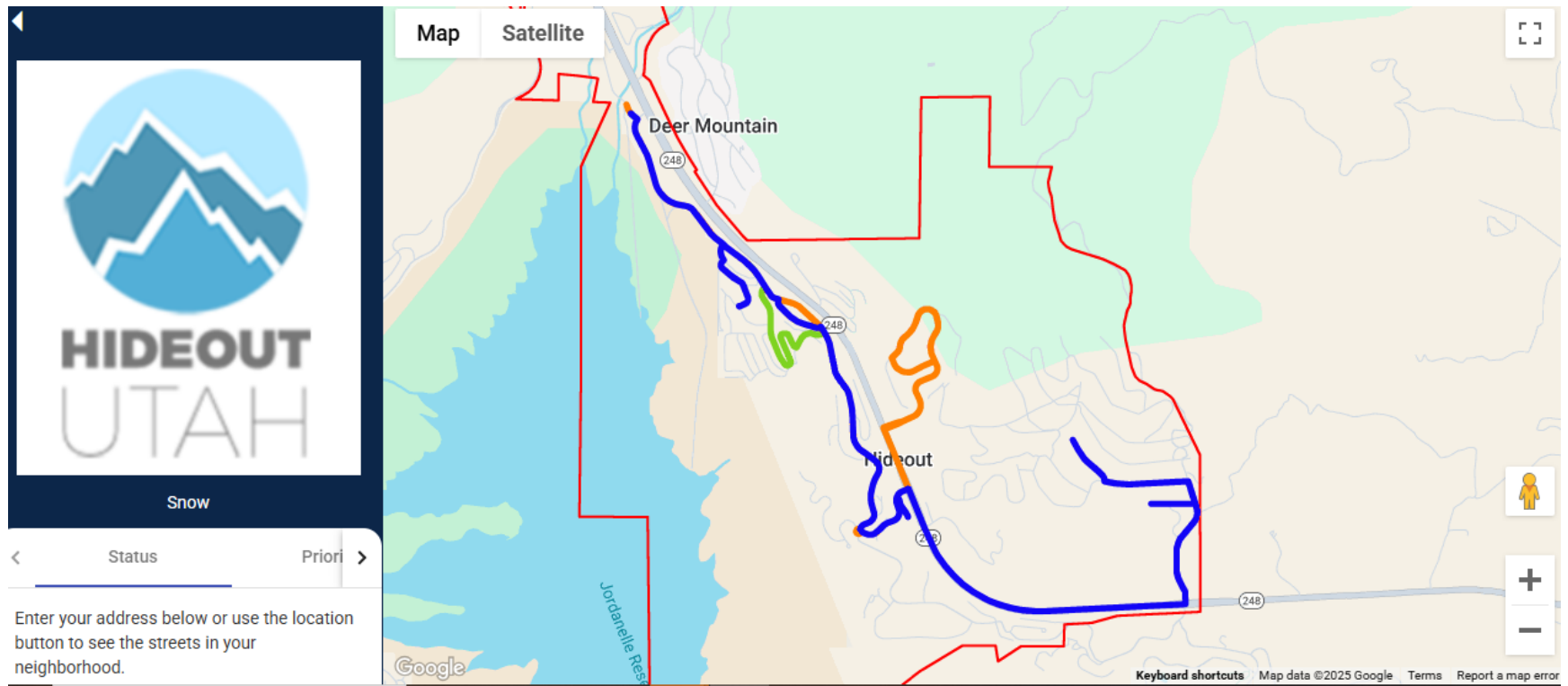


Next Steps

This input and direction will enable the Applicant to finalize the street design for his next public hearing at the Planning Commission on February 18, 2025 – for concept plan review and the proposed rezoning (with an associated MDA).

File Attachments for Item:

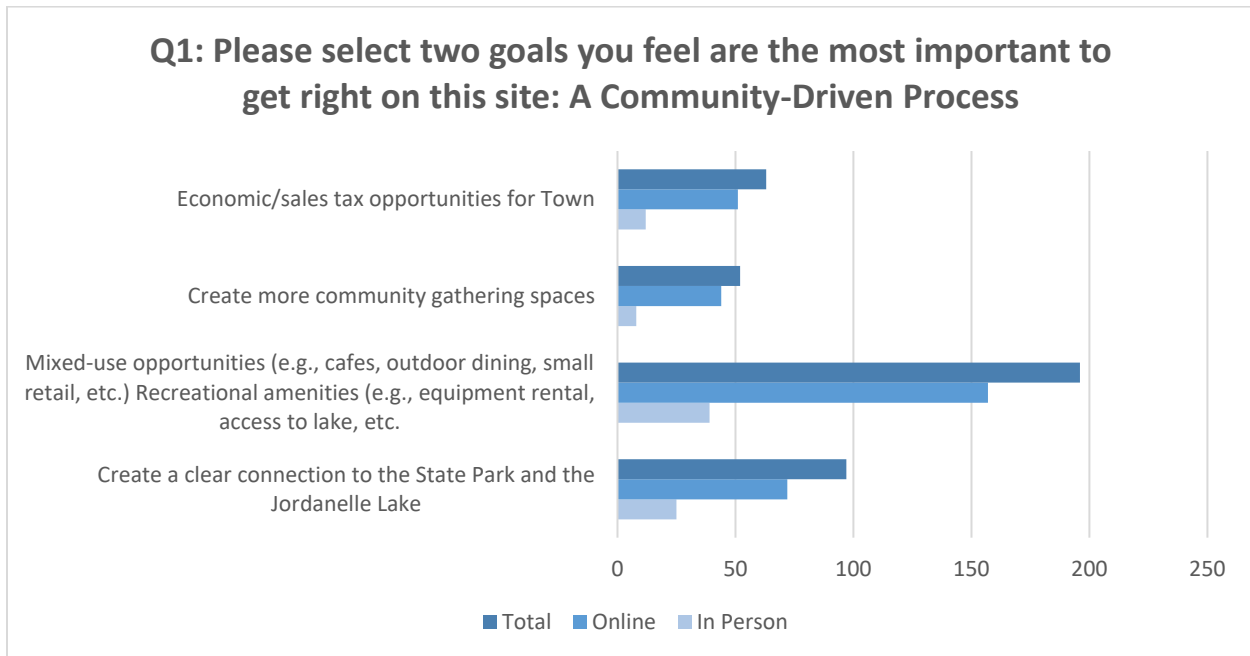
4. Presentation of the Fleetpaths Snow Plowing software



File Attachments for Item:

5. Presentation of the survey results from the community regarding the Ross Creek Open House

Recreational Activities for Future Discussion and Partnership within the State Park



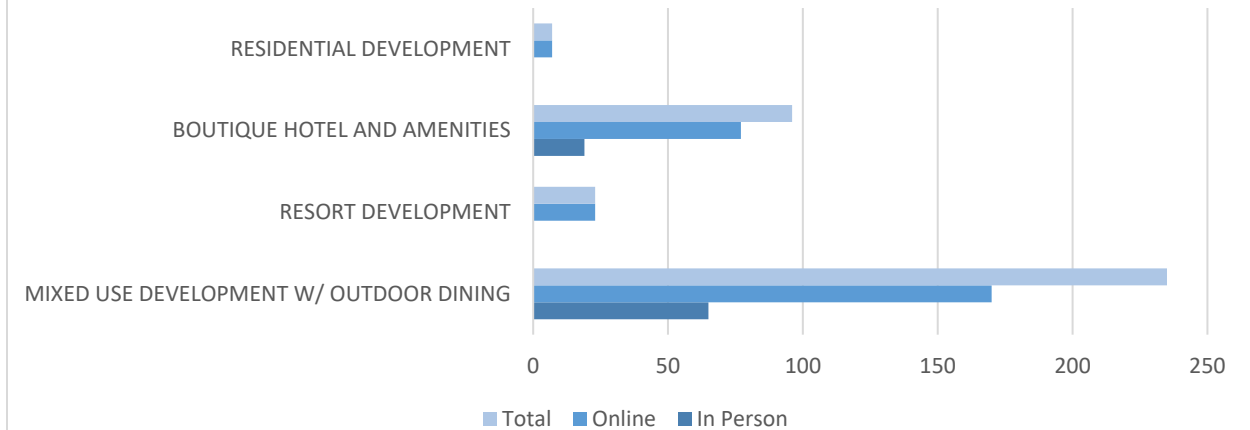
Additional Comments:

Pickleball courts
Residential areas are already dense in Hideout; some green park/lawn space for walking, picnics would be very welcome, together with village-like pedestrian only mixed-use venues (and hide any parking lots). We need more greenery to make Hideout more of a town. I would rather not see resort development, boutique hotels and more residential development.
None of the above. Positive environmental impact
Traffic signal and a right turn lane when heading south
Would be great to have dining and rental, including sailboats on this side.
We need a grocery store, smaller is ok
Don't need more recreational amenities, residents have what they want to participate in. We need cafes, grocery, etc.
I would love to see more economic opportunities but we need to do something about traffic. Anything would be better than the ad hoc parking lot that has been created recently.
We would love to see a bus stop to PC and The Canyons to be used exclusively for the people living in Deer Waters, Shoreline, Lakeview, Deer Springs, Rustler, etc.
As part of the Tax question and related to others, why can't we have a marina that is amazingly better than the other side.
High-end grocery option, such as Harmons.
The mixed use also provide more tax revenue for the town
with multiple neighborhoods on the East side of the hwy. a walking over/under pass for those residents to safely cross via foot/bike
A grocery store like a small Harmons would be great!

Please consider the tax revenue benefit of a small fuel station tied into a local market with food services and groceries is in high demand and would be valued by the while valley.
Create a world class recreation destination
Much needed local services. (Grocery, restaurants, farm stands, retail shopping, gas station, salons, dry cleaning)
All of those goals are good actually.
Remain open land- no buildings!
Proper upscale Entry/Signage of Hideout/Jordanelle would be great
Grocery store please
There is very little commercial storefront in the area. A general store to get simple groceries, a cafe, a gas station, etc would all add major conveniences
Leave it alone and develop the Richardson Flats area
If you must do anything, a bandstand and grass would be perfect
Concerned about how anything of size would fit in limited space along roads

Mixed-Use Development to Create a Neighborhood Center

Q2: Please select two images you feel best represent the type of development you would like to see on this site

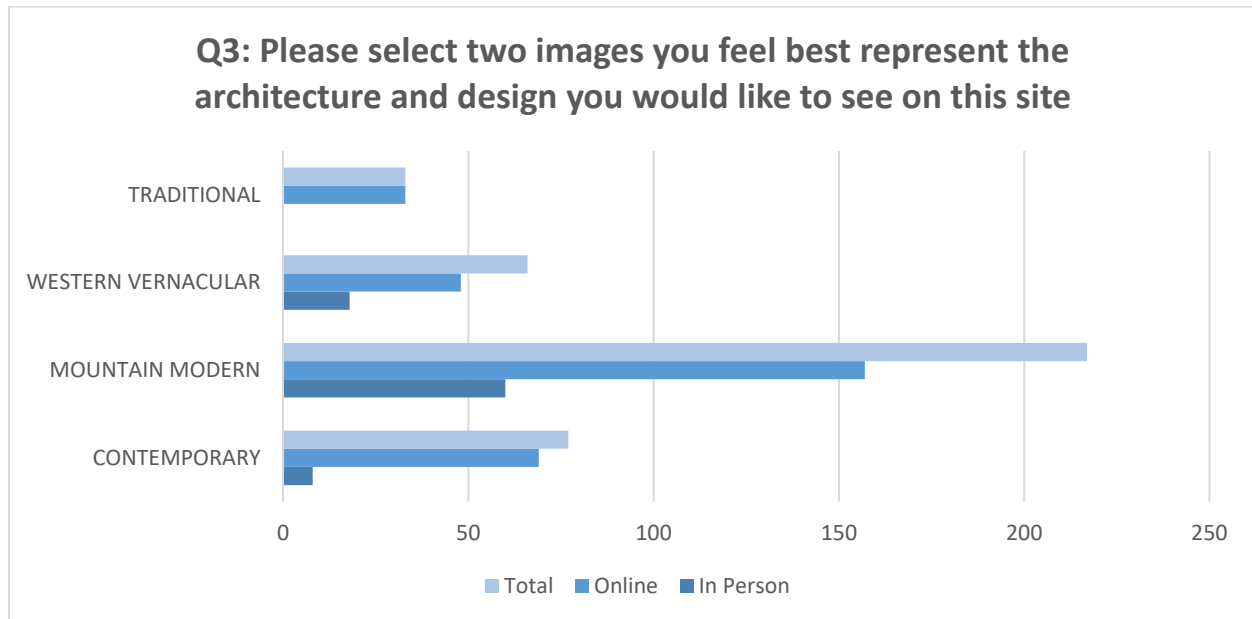


Additional Comments:

Please do not put temporary/transient properties - hotel, etc.
Please see comment above.
No more hotels or residential. Those add zero value to the town's residents.
None of the above/No development
most important are shops, coffee shop restaurants, small retail, dining....
none of the above. This survey forces a choice between options that do not fit our goals for this 10 acres.
Small healthy grocer.
Bar
NO RESORTS OR HOTELS OR HOMES
Development of the lake for ease of use is desirable. Hotel and more housing is not appealing as it is too close to existing residential areas.
We DO NOT need additional hotels or resorts adjacent to our homes.
Community recreation/fitness center
community gathering space as well
Commercial development with an upscale cafe and a nice quaint restaurant that have excellent dishes and offer outdoor dining.
While I would love to see more recreational access, I am against a boat ramp of any type. Paddle boarder and wind enthusiasts enjoy this area because there is little boat traffic currently. Also, we don't need the traffic unless access to 248 is improved.
None of the above
AS long at it does not bring too much light, noise or traffic all the time.
recreational area
None of the above

Would love to see a mix of community spaces, (skating, swimming, climbing etc) as well as grocery store and dining options that are focused for the entire community, not just tourism.
Please don't guide the use toward entertainment. That is not what is needed for our town's success.
A food market of some kind, a restaurant/brewery a indoor/outdoor seating entertainment.
Bus stop, shuttle from Blackrock ridge and hideout circle
Hotels and resorts will come. Need amenities for locals to get basic needs without going to other towns. Didn't want to select two, only mixed development.
café/brewery/deck space, with a trailhead connecting to Skyridge & Jordanelle perimeter. a meeting place and post-activity hangout.
resort development, hotel, or residential development are all INAPPROPRIATE for this site given the surroundings
prefer no development
NO MORE RESIDENTIAL!!
enough housing and resorts, we need to incorporate things that support the homes.
We need an outdoor bar/restaurant and large deck that captures the views.
We need a grocery store, not more housing or a hotel
Live music, gathering spot (2 dots)
Nature center, trails (4 dots)
Visit/look up Evergreen Colorado. Install cabins, restaurant, fireplace, hot tub, access to trails and lake.
Make sure development is walkable and bikeable to get to - places to lock bikes, etc.
More trails, not development (2 dots)

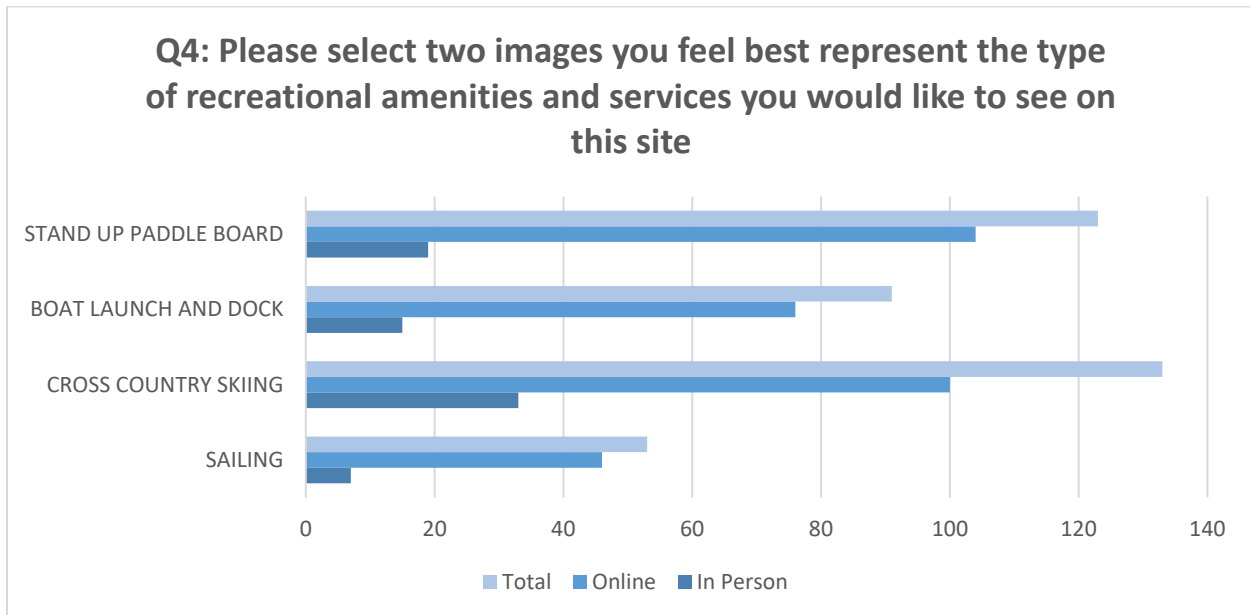
Desired Character - Architecture and Design



Additional Comments:

European old-town Marktplatz style?
Maximize indoor and outdoor spaces for large 4 season sports bar
N/a
We do not want development. None of these photos is consistent with a community open space area. This space should NOT be used for commercial development. Such development on private property is most appropriate and not adjacent to the reservoir. This survey has forced us to choose options that we do not actually want
It all depends on what is being built
While the area is more modern, western would be fun.
None of the above
Please do away with the outdated design committees altogether
Comprehensive design
Again, only wanted to pick one. Modern mountain. Goes along with almost all the architecture of the homes. Traditional would also work.
design should integrate with and augment the design of the surrounding area, which is mountain modern
Leave it alone / natural (2 dots)

Recreational Activities for Future Discussion and Partnership within the State Park

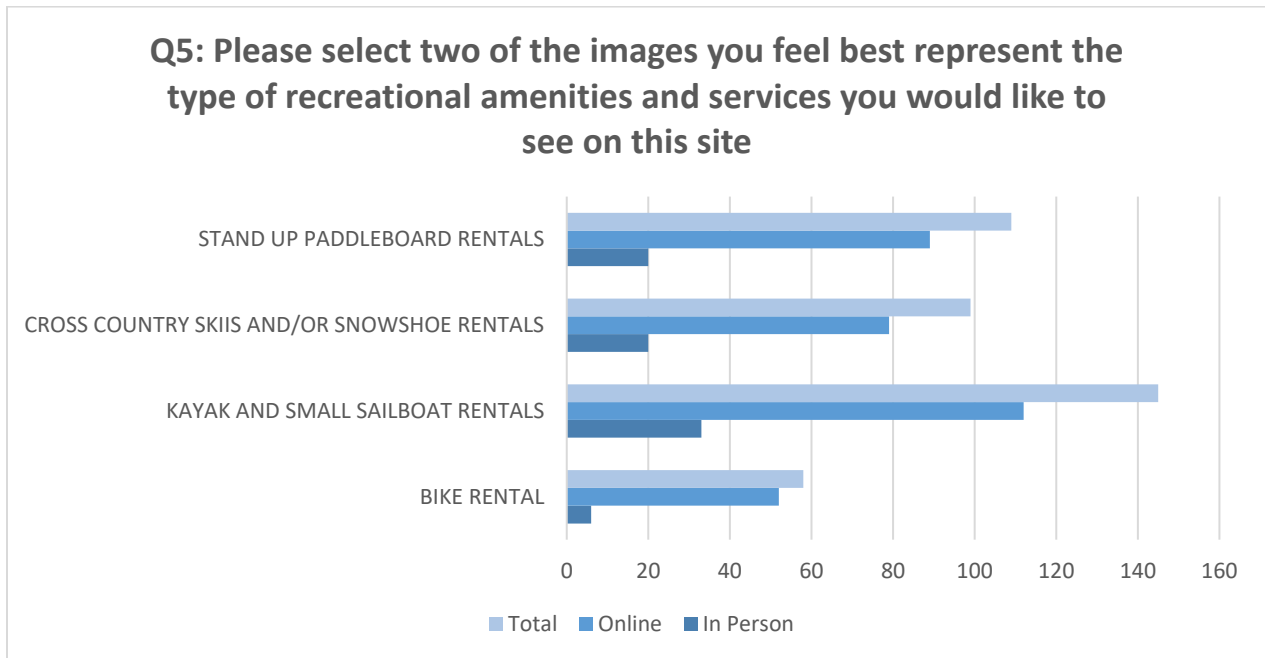


Additional Comments:

pickleball courts
Kayaking
Row boats
Add single track mountain bike trails
Improved mountain bike trails access with widening of existing trails or uni-directional designations as they are too narrow for bi-directional riding and makes it difficult when hikers/bikers encounter each other. I realize majority of trails are inside the State Park so this is not controlled by Hideout but neither is boat launch/dock and lake access for sailing or SUP are also required to use State Park land as access to lake, so I'm not sure what Hideout would/could do on the roughly 12 acres here for any of these recreation activities other than have retail services for people to rent/purchase equipment to go and do these lake/trail based activities.
not mutually exclusive- surely if you develop retail space then whichever vendor of sport activity that asks for a lease should get it
A small dock and possibly small restaurant/concession stand with a bathroom facility covering no more than an acre
No motorized vehicles (motor boats, jet skis) should be launched on this side.
snowshoeing and hiking in the park
Please, do not add a boat ramp.
Access to hiking trails.
None of the above.
We need a marina for sailing boats and small craft. Also, a jetty with docks.
Snowshoe with cross country skiing
Kayak launch
Boat dock is essential to draw true "vacation tourist"

The Jordanelle is already overcrowded and accessible
Pool with membership and public options; connection to golf course;
more mountain bike trails, connecting to state park and Skyridge
Jordanelle already has a power boat launch on the other side, this side would best serve non-motorized lake use in summer, such as SUP and small non-motorized boat launch for kayaks, and small sailboats. And using the already existing trails for cross-country skiing in winter would be amazing!
Hiking trails
Boat Launch access on this side of the lake is key
Large grass field for sports, concerts and other events. We don't have yards so it would be great to have a field to throw frisbee, etc.
Hiking/snowshoeing/biking trails
Wildlife nature center and trails (3 dots)
Hiking, need a more complete connected trail system (13 dots)
Support a kayak launch. Currently need to wade through the weeds
Connect mountain bike trails to Hideout and Skyridge (4 dots)
Expand no wake zone
Trails with connections to Heber City
_____ motorized docking to use new facilities
Off leash dog beach
Better beach at State Park, not weeds and muck, and a little sand
Will make park too busy

Recreational Amenities and Services to Energize the Ross Creek Neighborhood Center



Additional Comments:

Residents likely own this gear. Rental shops would encourage further crowding of this limited community resource.

I think we should have the retail open to provide whatever service the retailer wants to provide. We shouldn't be limiting the use to bike rental vs. SUP rental, let the retailer decide what's best for their business model.

as above-- Park should be possible and in any case the skiing and snow shoeing is winter while the kayak and paddleboard are summer so should be able to do all/ most

Only a small shed adjacent to dock and concession stand should be considered on no more than an acre of the space

Small fitness center or gym with weights, cardio, yoga and sauna. Swimming pool & community room.

No rental shop is needed, just provide the activities

NO sailboats or motorized equipment rentals on this side. Kayak and paddleboat rentals are okay.

I am NOT in favor of bike rentals. As a walker/hiker, too many trails already have too many bikes. Allow for hikers.

We would definitely not want any of the above options built in this area.

Spruce up the Outlaw 9 hole golf course and develop a clubhouse. Make it more attractive to use in the non-winter season. Increase revenue.

The Jordanelle is already overcrowded and accessible

Kayak and paddleboard storage for rent for residents. See Dillon Marina in Colorado

I think any place that had kayak and small sailboat rentals could also have SUP, and even though I would love to see the trails be cross-country ski trails in winter, I don't think ski rental would be profitable given the multiple other opportunities for ski rental already established in the greater Park City vicinity

Jet Ski rentals

Leave it alone (3 dots)
Green trails for cross-country skiing (BYO skis)
Not long enough trail system for bike or ski rentals (1 dot)
Not a good idea to overwhelm our trails. Safety?
Need more trail connectivity for bike rentals (2 dots)
Agree, connect the trails to create the need for bike rentals
Trail/bike path to Park City and Kamas
If I rent a kayak or paddleboard, will I have to carry them to the water?
Not in favor of rentals, draws in too many people/crowds (1 dot)

2024 Stakeholder Retreat Report

Additional Comments:

Love this reach out to current and future (us) Wasatch Co residents. I believe that fostering culture of outdoor activity with nice dining referencing our scenic views is ideal.
We have grown significantly in recent years and therefore have impacted the wildlife in the area and our contributions to emissions from construction have negative consequences for the environment. I would encourage putting resources into growing native trees and ensuring the animals that call hideout home can continue to thrive — not pouring more concrete over our earth
I don't see developer-friendly regulations as a weakness as the Town seems to be willing to do almost anything to obtain commercial interest and development and any perceived weakness can be overcome by the Council clearing the way, but I caution the Council to do just anything to obtain commercial interest as we want to keep Hideout special while creating attractiveness to businesses that will generate significant tax revenue for Hideout while minimizing negative impacts.
definitely need some commercial activities to serve the residents and generate tax revenue
The need for commercial development need not and should not be on the shoulders of this small scenic public space available to the town (these 10 acres) to enhance the community/public space. Conclusions from the SWOT analysis should not be applied to this space. Private development should be done on private land by developers who believe that there is value to commercial development elsewhere in the town.
Prevent the builders like GCD from selling units based on plans that ensure you will keep your views to plans that dramatically lower the value of the homes. Building things like sewer treatment buildings right next to homes, when it was not disclosed to buyers during buying process. Noise and smell of sewer treatment is significantly impacting current residents. GCD building too many units that block views for current residents when existing approved plans are being changed. The town of Hideout needs to protect existing owners from losing value and diminishing the enjoyment of living in this great little town.
The beauty of Hideout is that it isn't over-developed like other areas in the Greater Park City Region. Let's not have a Commercial development arms race otherwise we risk losing the appeal of Hideout. It's easy enough for Hideout residents to drive 10-minutes to access area businesses, bars and restaurants. If we were to focus our efforts on anything, I would recommend noise mitigation efforts because the road noise coming from Highway 248 has grown exponentially over the past several years and it is the one consistent complaint heard from people looking to make Hideout their home.
We need commercial!
Would not want the town to have to invest in this adventure. It would be great to partner with private parties, developers or investors.
commercial and retail development is what is needed for sure.
The road may need some realignment to better use the land. Dropping the road closer to the west (lakeside) may give the developer more space on the east to do a small hotel, coffee shop, sandwich shop like Jimmy Johns. Community needs small eating places to gather and visit.
Thanks for including the SWOT results. I agree with the findings.
Please, we need retail and a grocery store.
town counsel and DRC need to be more receptive to owner needs and allow them to address them directly
Please identify and communicate any water right deficit. Not doing so, or taking an unreasonable amount of time to determine, is fiscally and fiduciarily irresponsible

Too much density with narrow streets. City planners need to not allow 3 story homes with open roof tops in the mountains.
We need to stop getting in our way. If we stay a sleepy retirement community, the town will go bankrupt.
Agree this is a very important piece of development land. While we all love the outdoors, we have it all around us and I believe that what may make the a town successful long term is ensuring we have at least some basic neighborhood amenities- a curated market w essentials and prepared foods/wine selection/etc. if we can connect this site w trails throughout Hideout, that would be huge. One of the nicest things about PC in my opinion is its trail system all around Town. Would be great to connect to theirs. We would welcome PC folks to this development. The more, the merrier.
Tiki boat cruises. Connection to golf course. Also winter amenities...snow tubing or ice skating, holiday lights festivals, direct stop from there to Deer Valley and back for great apres destination. Key will be to provide tons of convenient access with limited need for parking. Would be amazing to incorporate a beach area like has been proposed for sky ridge, or maybe just direct connection to that area. Make is sandy and nice, rather than muddy and gross.
mixed use development with café/bar and trailhead, making the most of outdoor views/seating.
Hideout should not try to compete with PC as a tourist destination. Those of who moved here came for the lifestyle: community, outdoor recreation, and scenery. Creating a town center that serves RESIDENTS rather than tourists should be the goal. Public works facilities including emergency response centers can actually augment the quality of small-town "Main Street" or town center feel, with gathering spaces such as restaurants and parks getting priority for prime views, OFF the main rd, and public works and residents should have easy access to the main road.
I believe an over-arching goal should be to develop and support a sense of community.
I strongly believe that additional housing/rental inventory will dilute our home values, add more short term renters and create congestion. To maintain a small town feel, we must have a space locals can walk/short drive to gather, also allowing for tax income. A mixed use space is ideal.
We need bar and restaurant with outdoor views to build community.
recommend small convenience store, coffee shop, outdoor firepits, area for live music
The views and access to the outdoors are absolutely what makes Hideout special. The Ross Creek development should accentuate these characteristics.
Commercial? BOO, State Park? YAY!
Transportation and connectivity
Thoughts on connecting neighborhoods north of 248 to Jordanelle Area in a bikeable/walkable way?

File Attachments for Item:

6. Consideration of adopting Ordinance 2025-O-XX regarding business license expiration and making conforming edits to the business license section of Hideout Municipal Code

ORDINANCE 2025-O-XX**AN ORDINANCE ADOPTING HIDEOUT CITY CODE TITLE 4, CHAPTER 04, SECTION 065 REGARDING BUSINESS LICENSE EXPIRATION AND MAKE CONFORMING EDITS TO THE BUSINESS LICENSE SECTION.**

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's cities, including the Town of Hideout, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, UCA Section 10-8-84 enables the Town of Hideout to "pass all ordinances and rules, and make all regulations . . . as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, Hideout Municipal Code Chapter 4.04 contains the City's general regulations regarding business licensing; and,

WHEREAS, Hideout Municipal Code does not generally specify the duration in which the business license shall be valid.

NOW, THEREFORE, BE IT ORDAINED BY THE HIDEOUT CITY COUNCIL:

Section I: That Hideout Municipal Code Chapter 4.04.065 is hereby enacted to include the following text:

Business License Term: A license shall be issued for a period not to exceed twelve (12) months from the date of issuance. The license fees required shall not be prorated for any portion of the year.

Section II: Hideout Municipal Code Chapter 4.04.120 is amended as follows:

PAYMENT DATES

~~All business licenses are for a one-year period and the fees therefor shall be due and payable as follows, except as may be otherwise provided in the applicable ordinance:~~

- A. Annual fees shall be payable before the expiration of the license in advance.
- B. Annual fees shall be due prior to the expiration of the license and shall become delinquent if not paid within (30) days of the license expiration date.

Section III: Hideout Municipal Code Chapter 4.16.030 is amended as follows:

~~F. Business License Term: A license shall be issued for a period not to exceed twelve (12) months. All sexually-oriented business licenses shall expire on December 31 of each year regardless of when issued. The license fees required shall not be prorated for any portion of the year.~~

All other language in this section to remain the same.

Section IV: This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of the Town of Hideout and its residents and businesses and shall become effective upon passage, without further publication, by authority of the Hideout Town Council.

IN WITNESS WHEREOF, this Ordinance is passed by the Hideout Town Council this ____ day of _____, 2025.

By: _____
Philip J. Rubin, Mayor

ATTEST: _____
Alicia Fairbourne, Recorder for Hideout

ORDINANCE 2025-O-02**AN ORDINANCE ADOPTING HIDEOUT CITY CODE TITLE 4, CHAPTER 04, SECTION 065 REGARDING BUSINESS LICENSE EXPIRATION AND MAKE CONFORMING EDITS TO THE BUSINESS LICENSE SECTION.**

WHEREAS, Utah Constitution, Article XI, Section 5 directly confers upon Utah's cities, including the Town of Hideout, "the authority to exercise all powers relating to municipal affairs, and to adopt and enforce within its limits, local police, sanitary and similar regulations not in conflict with the general law"; and,

WHEREAS, UCA Section 10-8-84 enables the Town of Hideout to "pass all ordinances and rules, and make all regulations . . . as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants, and for the protection of property in the city"; and,

WHEREAS, Hideout Municipal Code Chapter 4.04 contains the City's general regulations regarding business licensing; and,

WHEREAS, Hideout Municipal Code does not generally specify the duration in which the business license shall be valid.

NOW, THEREFORE, BE IT ORDAINED BY THE HIDEOUT CITY COUNCIL:

Section I: That Hideout Municipal Code Chapter 4.04.065 is hereby enacted to include the following text:

Business License Term: A license shall be issued for a period not to exceed twelve (12) months from the date of issuance. The license fees required shall not be prorated for any portion of the year.

Section II: Hideout Municipal Code Chapter 4.04.120 is amended as follows:

PAYMENT DATES

~~All business licenses are for a one-year period and the fees therefor shall be due and payable as follows, except as may be otherwise provided in the applicable ordinance:~~

- A. Annual fees shall be payable before the expiration of the license in advance.
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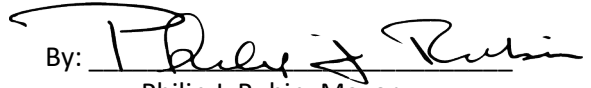
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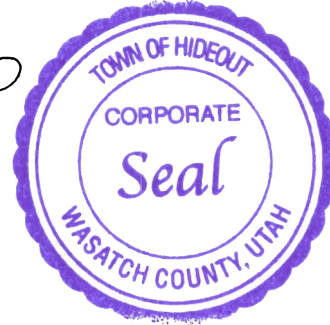
All other language in this section to remain the same.

Section IV: This Ordinance is necessary for the immediate preservation of the peace, health, safety, and welfare of the Town of Hideout and its residents and businesses and shall become effective upon passage, without further publication, by authority of the Hideout Town Council.

IN WITNESS WHEREOF, this Ordinance is passed by the Hideout Town Council this 13th day of February, 2025.

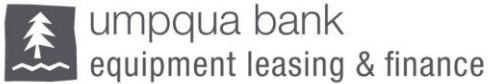
By: 
Philip J. Rubin, Mayor

ATTEST: 
Alicia Fairbourne, Recorder for Hideout



File Attachments for Item:

7. Authorization for the Mayor to enter into a purchase agreement for the Public Works vehicles not to exceed \$130,000.



February 2, 2024

Dan Allen
Director of Public Works
Town of Hideout
10860 N. Hideout Trail
Hideout, UT 84036

Dear Dan:

I am pleased to present the terms and conditions of our proposal to lease equipment to Town of Hideout. This letter is not an approval to enter into a lease, nor should it be construed as an offer or commitment to perform any undertaking.

An approval of this proposal may be considered after full review by the appropriate officers of Financial Pacific Leasing, Inc. and Umpqua Bank. Final approval may contain additional or modified terms.

Please indicate your interest in our proposal by signing and returning the enclosed copy of the "Terms and Conditions" by February 15, 2024. By accepting our proposal, you agree that Umpqua Bank Equipment Leasing & Finance shall not be held liable for any action or inaction stemming from this letter.

Thank you for this opportunity to respond to your needs. We hope that our proposal is both timely and competitive, and we look forward to working with you to successfully fund and close this transaction.

Sincerely,

A handwritten signature in blue ink that reads "Rik Johnson".

Rik Johnson
Vice President
Umpqua Bank Equipment Leasing & Finance
Business Development Officer

M (425) 241-7969



[Web](#) | [Facebook](#) | [Twitter](#)

Terms and Conditions:

Lessor:	Financial Pacific Leasing, Inc., d.b.a. Umpqua Bank Equipment Leasing & Finance, a subsidiary of Umpqua Bank or it's assigns ("Lessor")
Lessee(s):	Town of Hideout
Equipment Financing Vehicle:	Municipal Lease-Purchase Agreement
Equipment & Cost:	Various vehicles listed on Exhibit "A" attached with this proposal as a separate excel spread sheet (the "Equipment"). All Equipment shall be satisfactory to Lessor.
Lease Amount:	Not to exceed \$500,000.00 in the aggregate.
Lease Term:	Five (5) years
Payments:	Five (5) payments, payable annually to be paid March 1 st of each year beginning March 1, 2024, with the final payment on March 1, 2028.

Periodic Funding per Vehicle

Structure:	Individual lease agreements for each vehicle. Vehicles would be pre-accepted to allow funds to be disbursed to the appropriate vendor(s) ahead of actual delivery of the vehicle. A fee of \$100 will be payable by Lessee upon execution of each agreement. A titling fee of \$10 per vehicle will be due as each vehicle is delivered.
Interest Rate:	<p>The amount funded for such equipment on a lease shall accrue interest at the tax-exempt rate of 5.38% per annum, payable in advance. The amortization schedule for the lease for such equipment shall provide for a principal payment schedule resulting in level debt service payments.</p> <p>The interest rate specified above is based upon the 5 year like term US Treasury Rate sourced from Chatham Financial Market Data ("Index") at 4.31% as of 8/11/2023. Should the Index increase prior to any final acceptance of equipment under a lease, the interest rate shall be adjusted to maintain the economic returns anticipated by Lessor. The interest rate becomes fixed for each individual lease agreement upon final delivery and acceptance of the specific vehicle for said agreement.</p>
Early Buy-Out Option:	So long as (i) Lessee is current in the payment of all rent and other amounts due under the lease, (ii) no event of default or event of non-appropriation exists under the lease, and (iii) subject to a minimum of 30 days written notice to Lessor, Lessee term may terminate the lease on the three year anniversary of the Commencement Date of the lease by paying the currently due rental payments, as well as outstanding principal component of the lease, and any other past due amounts or other amounts due under the lease, plus any applicable taxes. The

equipment shall be conveyed to Lessee on an “as-is, where-is” basis, without any representation or warranty from Lessor.

Any prepayments other than the Early Buy-Out Option shall be solely with the prior written consent of Lessor.

Commencement Date and Acceptance:

The Commencement Date for each Lease entered into under this Option B shall be the date that funds are remitted to the vendor for said vehicle. Conditions for remitting funds to the vendor shall include: (i) evidence of the listing of Lessor’s lien on the vehicle title for said Equipment and (ii) acceptance of the Equipment by Lessee. The parties agree and understand that Lessee’s unconditional acceptance of the Equipment vis-à-vis the Lessor, does not waive any rights and remedies that Lessee has and shall retain against the vendor.

Additional Provisions

Tax Benefits:

The lease shall be considered a municipal lease/purchase and shall qualify for tax-exempt status under federal tax law. Lessee shall pay all fees, assessments, sales, use, property and other taxes imposed, except those levied on the net income of Lessor by the United States, the State of Utah, or other applicable jurisdiction. The documents shall include the standard covenants, representations, and warranties applicable to a tax-exempt financing.

End of Lease Options:

At the end of the five-year lease term, Lessee will have the option to purchase all, but not less than all, of the Equipment under a lease for \$1.00.

Expiration of Facility:

All takedowns shall occur prior to 4/1/24, and without written consent of Lessor to extension, the facility shall expire. Lessor shall have no obligation to lease any item of Equipment after said date.

Net Lease:

All costs of operation, maintenance, taxes, insurance and other affiliated costs will be paid by Lessee as this transaction has been structured as a triple net lease.

Insurance:

Lessee will provide evidence of all-risk physical damage and liability insurance coverage in such amounts and with deductibles all as may be required by Lessor. In addition, endorsements and assignments of such policies shall name Lessor (and its assigns) as loss payee and/or additional insured, as may be required by Lessor. All insurance coverage shall be from a carrier acceptable to Lessor.

Maintenance:

Lessee shall, at its sole cost and expense, maintain the Equipment in compliance with all statutes, laws, ordinances, regulations, standards, and directives (including environmental) by any governmental agency and the Equipment must be maintained in accordance with all manufacturer’s suggested and recommended maintenance procedures including preventive maintenance; and such other maintenance and return conditions as the Lessor may require.

- Documentation:** All legal matters and all documentation to be executed in connection with the contemplated lease shall be satisfactory in form and substance to Lessor and counsel to Lessor.
- Costs & Expenses:** Lessee shall be responsible for all fees, costs and disbursements incurred by Lessor in connection therewith, including without limitation, all fees and disbursements of counsel to Lessor (if any), appraisal costs (if any) and all filing and search fees.
- Additional Terms & Conditions:**
- 1) The non-appropriation clause in the lease shall be satisfactory to Lessor.
 - 2) Tax-exempt borrowing for 2024 by Lessee is not reasonably expected to exceed \$10,000,000, so it is assumed that, and pricing is based on, the leases being "Bank Qualified" under section 265(b)(3) of the IRS Code.
 - 3) Lessee is a state or political subdivision thereof, within the meaning of Section 103 of the Internal Revenue Code of 1986, as amended.
 - 4) Lessor shall receive an Opinion from Lessee's counsel stating that the lease qualifies for tax-exempt financing under IRS guidelines and the Opinion must reference #2 and #3 above.
 - 5) Lessee's counsel shall provide with respect to each lease (i) an opinion that such lease is duly executed and delivered by Lessee and is a legal, valid, and binding obligation of Lessee enforceable in accordance with its terms, and (ii) such other customary opinions for such municipal leases.
 - 6) Customary reporting requirements of Lessee.
 - 7) Lessee shall prepare and file a Form 8028-G as a condition to funding for each lease.
 - 8) Lessee grants permission to the Lessor to provide Unified Fleet Services copies of loan documents for record keeping purposes.
- Confidentiality:** Except as required by law, the proposal and its terms and conditions will not be disclosed publicly or privately except to those individuals who are your officers, employees or advisors who have a need to know because of being involved in the proposed financing. The foregoing confidentiality provisions shall not apply to the disclosure of the federal income tax structure or treatment of the proposed financing.
- Authorization:** Lessee acknowledges and agrees that Lessor may furnish all Lessee presented information, financials, analysis, and related credit and review materials to its employees, counsel, and agents as well as its participants and assigns. Lessee authorize Lessor to contact Umpqua Bank, and all trade suppliers and other references of Lessee, and to order any and all credit checks and investigative reports, all as Lessor deems necessary in connection with the evaluation of the transaction.

This proposal is for discussion purposes only, and is only a general, non-binding proposal on the part of Lessor.

[Acceptance page follows.]

I/We have reviewed the above Terms and Conditions and request the Lessor to pursue underwriting and approval of a commitment for the described lease agreement.

Accepted this ____ day of _____, 2024

Town of Hideout

Federal Tax ID#: 26-3315272 _____

By: _____

Printed Name: _____

Title: _____



Exhibit A

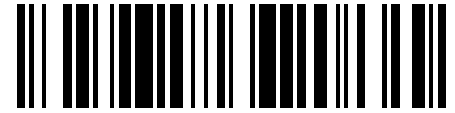
Town of Hideout

YEAR	MAKE	MODEL	VIN	3/1/2024	3/1/2025	3/1/2026	3/1/2027	3/1/2028	Cost
2023	Dodge	Ram 2500	3C6UR5HL8PG539837	\$7,632.43	\$7,632.43	\$7,632.43	\$35,024.87	\$35,024.87	\$79,974.00
2023	Dodge	Ram 3500	3C63R3HL3PG542869	\$7,847.53	\$7,847.53	\$7,847.53	\$35,822.11	\$35,822.11	\$81,912.00
2023	Dodge	Ram 3500	3C63R3HL3PG542791	\$8,056.30	\$8,056.30	\$8,056.30	\$33,417.17	\$33,417.17	\$78,508.00
2023	Dodge	Ram 3500	3C63RRGL3PG542679	\$7,500.00	\$7,500.00	\$7,500.00	\$31,865.11	\$31,865.11	\$74,343.00
2023	Dodge	Ram 2500	3C6UR5DL0PG537635	\$8,893.03	\$8,893.03	\$8,893.03	\$23,425.87	\$23,425.87	\$64,279.00

**Basin Upfitting**

Basin Upfitting
2272 South 5600 West
West Valley, UT 84120
Phone: (385) 310-5477
Email: contact@basinupfitting.com

Order #	Date
S21712	01/16/2025



Bill To:	Ship To:
Town of Hideout None Hideout, UT	Town of Hideout None Hideout, UT
Customer: Town of Hideout	Contact: Dan Allen

Sales Rep	Payment Terms	Date Scheduled
kodie.wheelwright	COD	01/16/2025

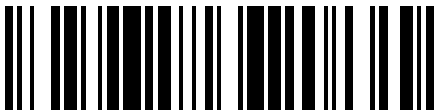
make	model	VIN	Year	CA	Cab Size
Ram	3500	TBD	2025	56	Crew

Item #	Number	Description	Qty Ordered
1	BED-19D-7-4	Diamond Series 2019-current 8'6" SRW RAM Take Off Bed (Accommodates OEM Receiver) (Bolt on Bed) -Hauler headache rack	1 ea
2	KIT-BED-5600-41	PGTB (BED TAKE OFF) 56 CA TKO SRW	1 ea
3	KIT-BED-5600-01-R	BEDROCK RAM PGT 56 CA (TKO)	1 ea
4	TWA-RAM-TKO-GEN	RAM TAKE OFF BED CONNECTOR	1 ea
5	CUR-59236	POWER MULTI-FUNCTION TAILLIGHT CONVERTER KIT	1 ea
6	BSN-Mudflap 12" X24"	Basin Upfitting 12"X24" Mudflap Pair	1 ea
7	KIT-FUEL-DIESEL-01	Fuel kit for diesel trucks bed TKO	1 ea
8	FNS-AU5Z5K204A	Diesel Exhaust Fluid Filler Cap - Ford Style - Female Treads	1 ea
9	FNS-DEF004	Universal DEF - UREA Diesel Exhaust Fluid - Short Stub Filler Neck	1 ea
10	FUEL-81-930	2" to 1-1/2" x 6" Diesel fuel filler neck with green cap. This filler neck reduces from 2" at the filler cap to 1-1/2" where the hose would attach. It has a straight mounting flange. The vent tube measures 5/8"	1 ea
11	BFS-DEF-5370	UNIVERSAL DEF BRACKET	1 ea
12		Subtotal	
13	MA4073 Catalog Discount	State contract catalog discount	
14	TR-LABOR	Truck Labor	8 hr
15	Customer Vehicle	Vehicle Supplied by Customer	1 ea



Basin Upfitting
Basin Upfitting
2272 South 5600 West
West Valley, UT 84120
Phone: (385) 310-5477
Email: contact@basinupfitting.com

Order #	Date
S21712	01/16/2025



Approval: _____ Date: _____

WARRANTY DISCLAIMER:
For any warranty claims, please contact our main office before any work is performed to address the issue. Basin Upfitting will not cover any costs related to the claim unless a formal claim has been submitted and a visual inspection has been completed by an authorized Basin Upfitting employee.
Our in-house warranty covers installation only. Claims related to manufacturer defects will be submitted by Basin Upfitting; however, all decisions regarding coverage or outcomes will be determined solely by the manufacturer and are in Basin Upfitting's control.

Subtotal:	\$5,733.09
Sales Tax:	\$0.00
Total:	\$5,733.09

KARL MALONE CHRYSLER DODGE JEEP RAM
255 S MAIN ST
HEBER CITY, UT 840322004

Configuration Preview

Date Printed: 2025-01-16 12:42 PM
Estimated Ship Date: VIN:
VON:

Quantity: 1
Status: BA - Pending order
FAN 1: 000AE County of W.
FAN 2:
Client Code:
Bid Number: TB5093
PO Number:

Sold to:
KARL MALONE CHRYSLER DODGE JEEP RAM
(26857)
255 S MAIN ST
HEBER CITY, UT 840322004

Ship to:
KARL MALONE CHRYSLER DODGE JEEP RAM (26857)
255 S MAIN ST
HEBER CITY, UT 840322004

Vehicle: 2025 3500 TRADESMAN REG CAB 4X4 (140 in WB 8 ft 0 in Box) (D28L62)

	Sales Code	Description	MSRP(USD)
Model:	D28L62	3500 TRADESMAN REG CAB 4X4 (140 in WB 8 ft 0 in Box)	49,500
Package:	24A	Customer Preferred Package 24A	0
	ETM	6.7L I6 Cummins Turbo Diesel Eng	12,595
	DFM	Automatic Transmission	0
Paint/Seat/Trim:	PW7	Bright White Clear Coat	0
	APA	Monotone Paint	0
	*TX	HD Vinyl 40/20/40 Split Bench Seat	0
	-X8	Black/Diesel Gray	0
Options:	YEP	Manuf Statement of Origin	0
	XF1	Dual Alternators Rated at 480 Amps	495
	XEF	Transfer Case Skid Plate Shield	0
	LHL	Auxiliary Switches - I/P Mounted	0
	CLY	Mopar Front Rubber Floor Mats	210
	TCP	LT275/70R18E OWI On/Off Road Tires	295
	ADE	Cold Weather Group	145
	4DH	Prepaid Holdback	0
	AAP	Special Service Vehicle Group	695
	4ES	Delivery Allowance Credit	0
	A7B	Tradesman Level 1 Equipment Group	2,295
	MAF	Fleet Purchase Incentive	0
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	171	Zone 71-Los Angeles	0
	4EA	Sold Vehicle	0
Non Equipment:	4FA	Special Bid-Ineligible For Incentive	0
Bid Number:	TB5093	Government Incentives	0
Discounts:	YG4	5.5 Additional Gallons of Diesel	0
Destination Fees:			1,995
Total Price:			<u>68,225</u>

Order Type: Fleet
Scheduling Priority: 1-Sold Order

PSP Month/Week:
Build Priority: 99

Bid Price \$58,663

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

File Attachments for Item:

1. December 12, 2024 Hideout Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
December 12, 2024

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on December 12, 2024 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Public Hearing

I. Call to Order

Mayor Rubin called the meeting to order at 6:01 pm and reminded participants that the meeting was held as a hybrid meeting, both electronically via Zoom and in-person at Hideout Town Hall.

II. Roll Call

Attending Remotely: Mayor Philip Rubin
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

Present: Council Member Chris Baier

Excused: Council Member Bob Nadelberg

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McClean (*joined at 7:58 pm*)
Assistant Town Attorney Cameron Platt
Town Planner Thomas Eddington
Town Engineer Gordon Miner
Public Works Director Daniel Allen
Financial Consultant Katie Shepley

Public Present: Joel Pieper.

Public Attending Remotely: Barry Schmitt, Bill Woolf, Kara Byrne, Clara Hatcher, Josh Byrom, Bret Rutter, Jay Springer, Anne Procyk, Steve Jones, Jason Biesinger, Wasatch Fire District Chief Eric Hales, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. November 14, 2024 Town Council Meeting Minutes DRAFT

There were no corrections.

Motion: Council Member Haselton moved to approve the minutes as presented. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.

IV. Follow up of Items from Approved Minutes

During the follow-up on items from the approved minutes, Council Member Severini raised concerns about financial reporting and the need for greater transparency in reviewing quarterly financials. He noted that certain budget variances warranted further discussion and requested clarification on the increasing revenues from licenses and permits. He emphasized the importance of having a public discussion on financial reports to provide better oversight.

Mayor Rubin confirmed that the financials should be presented in a public meeting, and Town Administrator Jan McCosh explained that while the Town is legally required to post financials annually, quarterly reports should also be reviewed by the Council. The discussion concluded with an agreement to review the first and second quarters of the fiscal year during the January meeting.

Council Member Severini also suggested that a rotating schedule be considered for Council Members to attend Planning Commission meetings to ensure better communication and awareness of projects that may not come before the Council. He pointed out that under Senate Bill 174, some subdivision applications would no longer require Council approval. Council Members debated the best approach, with Council Member Baier noting that meetings were recorded and available for later viewing, though others, including Mayor Rubin, stressed the importance of attending in real time to provide input when necessary. Assistant Attorney Cameron Platt clarified that Council Members could attend as private citizens and offer public comment without creating a conflict, as long as a quorum was not present.

The conversation then shifted to the Ross Creek survey, with Council Member Severini reminding attendees that the survey would close on December 20. Recorder Alicia Fairbourne confirmed this and noted that a final email reminder would be sent to residents. Council Member Haselton also mentioned that she had transportation updates that needed to be sent out in the newsletter, and a discussion followed on whether to include these updates in the same communication or send them separately.

V. Committee Updates

1. Planning Commission - Planning Commissioner Joel Pieper

Mayor Rubin suggested that Town Planner Thomas Eddington might provide the Planning Commission updates going forward to prevent Planning Commission members from waiting through the entire Council meeting.

Planning Commissioner Joel Pieper provided an overview of the November 21 meeting. The first item discussed was the proposed amendments to the Town code required by Senate Bill 174 and House Bill 476, which addressed subdivision procedures and land use regulations. The Planning Commission voted 3-2 to provide a positive recommendation, and the matter was now before the Council.

Next, the Commission considered a conditional use permit application from Rocky Mountain Power for a wildfire mitigation project, which involved rebuilding the existing 46-kilovolt transmission line running 3.5 miles through the Town. The project was unanimously approved, with the work expected to begin in March and take approximately three months to complete. The new steel poles would generally be placed within five feet of the existing poles, with some taller and others shorter than the current structures.

The Commission also discussed a proposed rezone for the Wildhorse development, located on the north side of State Route 248, between the Woolf property and the Klaim subdivision. The applicant was asked to refine the proposal based on Planning Commission feedback, marking the second time revisions had been requested.

The final major discussion centered on the Elkhorn Springs development, also known as the Salzman property. The developer presented a concept plan, proposing development on both the western and eastern portions of the property. No decisions were made, as the developer was asked to make adjustments before returning for further review.

Commissioner Pieper announced that the Planning Commission's next meeting had been rescheduled from December 19 to December 16 due to scheduling conflicts. The primary agenda item would be potential amendments to Title 10, related to engineering and design standards, with the town engineer in attendance. Additionally, there might be an initial discussion about updating the town's General Plan, which was now five years old. Commissioner Pieper concluded by expressing appreciation for the opportunity to provide updates earlier in the meeting.

2. Economic Development Committee - Council Member Severini

Council Member Severini provided an overview of ongoing efforts, beginning with the Ross Creek survey, which was intended to gather input from residents who were unable to attend the open house. He then discussed efforts to improve communication and coordination with developers, proposing the formation of a cross-functional project team. This team would include representatives from the Council, Planning Commission, and relevant town staff to assist developers who struggled with navigating the approval process. The goal was to ensure that developers received accurate information in a timely manner, preventing unnecessary delays and frustrations.

Council Member Severini also introduced the topic of wildfire risk and its economic implications for the Town. He shared insights from his research on wildfire assessment tools, including publicly available resources such as Wildfire Risk Utah, FEMA, and data from Park City's wildfire mitigation efforts. Given rising insurance costs and the potential difficulty of obtaining coverage in high-risk areas, he suggested that the Town assemble and share wildfire risk information to educate residents and builders on mitigation strategies. He emphasized that increasing awareness and providing guidance on defensible space and fire prevention could ultimately benefit homeowners by reducing risks and potentially lowering insurance costs.

Mayor Rubin acknowledged the Town's existing wildfire mitigation efforts, including the annual report submitted to the Fire District. He noted that the Town had taken significant steps, such as paving roads to improve evacuation routes and adopting the Wildland-Urban Interface (WUI) ordinance. However, he agreed that there may be additional opportunities for the Town to improve fire preparedness and education.

Council Member Baier expressed support for the idea but cautioned against overextending the Town's limited resources. She suggested prioritizing initiatives that would have the greatest impact and proposed that broader ideas, such as public education campaigns, be considered during the Town's upcoming retreat in January. She also recommended leveraging community expertise to support these efforts.

Council Member Severini agreed that community engagement would be key and noted that insurance concerns impacted both homeowners and developers. He suggested forming a volunteer committee to explore potential wildfire mitigation strategies and to engage with local experts. He emphasized that increasing awareness and understanding of fire risk data could help residents and developers make informed decisions.

As the discussion continued, Council Member Baier pointed out that while the Town could educate residents on fire risk, securing insurance remained an individual responsibility in an open market. Council Member Severini acknowledged this but reiterated that providing guidance on wildfire preparedness and insurance options could still be beneficial.

Mayor Rubin redirected the discussion, noting the time constraints and the need to move forward with the agenda. Wasatch Fire District Chief Eric Hales briefly weighed in, stating that the fire district was willing to assist with wildfire mitigation planning and had initiatives planned for 2025 that could align with the Town's efforts. Council Member Severini expressed interest in setting up a meeting with the fire department to explore potential collaboration.

3. Design Review Committee - Town Planner Thomas Eddington

During the Design Review Committee update, Mr. Eddington provided a brief report. He stated that the primary focus at the moment was coordinating with the Lakeview development to finalize outstanding infrastructure obligations related to bonding. The Town would be working with the developer over the next few weeks to close out bonds for horizontal infrastructure, including roads, stormwater basins, trails, and street lighting.

Mr. Eddington encouraged Council Members to report any unfinished or missing infrastructure elements they might notice in the area so that they could be addressed before the bonding process was completed. Aside from that, he had no additional updates.

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

Council Member Baier provided a summary of the November 19 meeting and stated that Amanda White, the Jordanelle State Park Manager, attended the meeting to discuss fencing repairs along Shoreline, Lakeview Estates, and Deer Waters areas. Some residents had been tampering with fences along park boundaries, compromising their integrity. Ms. White had been in communication with Shoreline developer, Glenn Gabler, who acknowledged the need for repairs, and Mr. Eddington was set to meet with Patrick Todd with Holmes Homes regarding their responsibility for certain sections of fencing. Additionally, the Bureau of Reclamation planned to conduct a new survey of the park in the near future.

The Committee also revisited discussions about a potential Hideout-Jordanelle State Park pass, which would allow local residents to access the park without contributing to the broader state park system. This initiative had stalled, but it remained an ongoing topic, particularly given Skyridge's previous discussions about issuing a similar pass for their residents through their

HOA. The committee wanted to ensure that any such arrangement would directly benefit Jordanelle State Park.

A key actionable item from the meeting was winter trail grooming. Kathleen and John Hopkins had marked single-track trails in Ross Creek using driveway stakes so that they could be located when snow falls. Hideout volunteers planned to conduct trail grooming, and the Committee had previously considered purchasing grooming equipment. However, after consulting with the Wasatch Trails Foundation, which has experienced groomers, it was decided that the Town would first test borrowed equipment before making a purchase. The goal was to determine what worked best for the terrain before investing in grooming tools.

John Hopkins and other volunteers planned to work with the Wasatch Trails Foundation's groomers once the snow arrived. The Committee coordinated with Ms. White to ensure proper communication with the public, so that trail grooming activities would not cause confusion. The State Park would provide signage to inform visitors when official trail grooming was in progress.

Council Member Baier concluded her report by noting that Council Member Haselton had attended the meeting and participated in discussions about potential parking and pickup locations for bus service. She then turned the floor over to Council Member Haselton for a transportation update.

5. Transportation Committee - Council Member Haselton

Council Member Haselton provided an overview of upcoming changes to transit services. She reported that the Silver Bus, which ran from Richardson Flat into Park City and the resorts, would now operate on a 40-minute schedule. While its route remained mostly the same, one key change was that it would now stop at Fresh Market instead of the Clock Tower on Bonanza Drive. This change was expected to improve connections, as Fresh Market serves as a hub for multiple bus routes and now has a covered waiting area.

She also noted adjustments to express bus services. The express route to Park City Mountain would run every 15 minutes, while the express route to Deer Valley's Snow Park Lodge would operate every 15 to 30 minutes. Service would begin as early as 5:45 am, with return buses from the resorts departing as late as 6:15 pm and 6:21 pm. The Silver Bus, however, would continue operating until 11:05 pm, providing a later transit option. Council Member Haselton planned to forward these details to Carol Kusterle for distribution to residents.

Regarding broader transit issues, Council Member Haselton shared an update from Wasatch County Manager Dustin Grabow about the county's contract with High Valley Transit. Currently, High Valley Transit's micro-transit service operated only within a designated zone in Heber Valley, and upcoming paratransit service would also be limited to that area. Council Member Haselton noted that Jordanelle Basin, including Hideout, would not be included in micro-transit services until local sales tax revenues reached a level sufficient to support it. However, Wasatch County indicated a willingness to discuss the possibility of extending High Valley Transit bus service to Hideout in the fall or winter of 2025.

Council Member Baier acknowledged that securing transit stops in Town would be a step forward, while Council Member Haselton pointed out that any expansion would require designated parking areas for residents who drive to transit stops before boarding the bus. Council Member Severini asked whether the Town would be required to cover costs for service, to which Council Member

Haselton recalled an earlier meeting where Park City Transit representatives had indicated that Hideout would likely need to provide funding, though no specific costs had been discussed.

Town Administrator Jan McCosh then added that Park City was actively working on traffic issues along Highway 248. She had reached out to explore potential collaboration and opportunities for Hideout to be involved in those discussions. Council Member Baier inquired about a public survey on the matter, and Ms. McCosh confirmed that a public input process was already underway. Mayor Rubin requested that Ms. McCosh share opportunities for council participation so members could decide how to engage in the process.

Mayor Rubin redirected the conversation to stay on track with the meeting agenda, emphasizing that any transit expansion discussions were still at least a year away.

VI. 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 6:59 pm.

Bill Woolf introduced himself and noted his background in security, having designed systems for Lucasfilm, Apple, and Chevron Park. He mentioned his ongoing involvement in security conferences and his connections with experts who had worked with cities like Chicago and Ogden. Referencing the closed session agenda item on security, he offered to provide consulting assistance if needed.

Mayor Rubin thanked Mr. Woolf for his input and expressed interest in following up. Council Member Baier also acknowledged his offer before the meeting moved forward.

Kara Byrne, a Shoreline resident, expressed concerns about speeding in her neighborhood. She noted that the current speed mitigation efforts were ineffective, with speed limit signs only flashing when drivers exceeded the limit by 10 mph rather than any amount over. She also shared that at least six or seven of her neighbors supported installing speed humps to address the issue.

Ms. Byrne also mentioned the need for additional mulch at the playground, as the current surface was hard and posed a safety risk for small children. Mayor Rubin clarified that playground maintenance was the responsibility of the HOA, not the Town.

Bret Rutter raised concerns about construction parking, particularly at Lot 3 in Glistening Ridge on Longview Trail. He described near-miss incidents and unsafe conditions due to parked construction vehicles, including concrete trucks blocking the road. He also noted inconsistencies in winter parking regulations and difficulty enforcing them. Mr. Rutter had previously attempted to address the issue by contacting a builder, as suggested by Staff, but encountered resistance.

Mayor Rubin acknowledged the concern and directed the Public Works Director to increase enforcement, emphasizing that fines should be issued to ensure compliance. Council Member Baier agreed that the issue was problematic but pointed out that construction-related parking fluctuated daily, making enforcement challenging. She suggested that hiring a dedicated enforcement officer could be considered but cautioned against delaying construction unnecessarily. She emphasized the need to balance public safety with facilitating development and acknowledged that while some days parking was manageable, others posed significant hazards.

Mayor Rubin concluded by instructing Staff to explore the possibility of hiring an enforcement officer to address ongoing issues.

1 *Josh Byrom, a Shoreline resident*, voiced concerns about excessive speeding in his neighborhood.
 2 He noted that speeds had increased significantly in recent months, particularly since the
 3 installation of double yellow lines, which he believed gave drivers a false sense of security. He
 4 described witnessing cars traveling at dangerous speeds, including an Uber vehicle he estimated
 5 was going 60 mph.

6 Mr. Byrom supported installing speed cushions, citing their effectiveness in other cities. He also
 7 suggested placing patrols at 4 pm, when construction workers and service vehicles were leaving,
 8 and at 8 pm, when Ubers and other drivers were passing through. He emphasized that many
 9 drivers likely did not realize they were in a residential area and that physical traffic-calming
 10 measures would be the most effective solution.

11 Mayor Rubin acknowledged Mr. Byrom's concerns, confirmed the suggested patrol times, and
 12 thanked him for his input.

13 Public Works Director Daniel Allen clarified that he had asked Mr. Rutter to contact builders
 14 directly as a way to speed up responses but emphasized that enforcement remained the Town's
 15 responsibility. He explained that increased complaints help put pressure on builders and that
 16 residents providing timely reports or photos would assist in issuing citations.

17 Mayor Rubin acknowledged ongoing concerns about speeding and construction parking, stating
 18 that speed bumps could not be installed during the winter and that stop signs had previously been
 19 discouraged by traffic experts. He proposed increasing police patrols at key times, ensuring speed
 20 limit signs were properly posted, and improving communication with contractors and the
 21 community. He encouraged residents to submit photos of violations, which would allow the Town
 22 to issue fines even if the situation had been resolved by the time officials arrived.

23 Mr. Byrom reiterated his concerns about reckless driving on Shoreline Drive, detailing instances
 24 where drivers ignored warnings and sped through the neighborhood. He committed to sending
 25 video footage from his home security camera to assist in enforcement.

26 Council Member Severini asked whether photo evidence should also be used to address contractor
 27 violations, which Mr. Allen confirmed. Council Member Severini then suggested requiring
 28 general contractors to post visible contact information at construction sites, which Mayor Rubin
 29 noted was already required and needed better enforcement.

30 With no further comments, Mayor Rubin closed the public input session at 7:23 pm and moved
 31 to the public hearing.

32 **VII. Public Hearing**

33 **1. Discussion and possible approval of an Ordinance regarding updates related to subdivision** 34 **procedures pursuant to Senate Bill 174 (2023) and House Bill 476 (2024), including technical** 35 **corrections and amendments to Hideout Municipal Code Titles 3, 10, and 11**

36 Jay Springer, a contracted attorney with Smith Hartvigsen, PLLC, explained that the updates were
 37 drafted to meet state mandates while maintaining as much local control as possible. He noted that
 38 preliminary approval would now encompass all engineering and utility plans, while final approval
 39 would primarily be administrative. The ordinance also formalized the requirement for a single
 40 public hearing, as mandated by state law.

1 Mr. Springer clarified that the ordinance had been refined over multiple meetings with input from
2 staff, including Town Planner Thomas Eddington and Town Engineer Gordon Miner. The
3 Planning Commission had previously reviewed and recommended approval with a 3-2 vote. He
4 emphasized that while the ordinance required procedural changes, it did not alter zoning
5 regulations, setbacks, or other substantive development requirements.

6 Mayor Rubin acknowledged the extensive work put into drafting the ordinance and stressed that
7 the Council was required to adopt the changes before the end of the year. He stated that while the
8 ordinance must be passed now, adjustments could be made in the future if necessary.

9 Council Member Gunn inquired about handling incomplete applications and ensuring that
10 submission deadlines were enforced. Mr. Springer confirmed that applications must be completed
11 before any review timelines begin, and if an applicant fails to submit required materials within 60
12 days of written notice, the application would be automatically terminated. Council Member Gunn
13 also asked if the ordinance incorporated water service requirements, to which Mr. Springer
14 responded that all existing water requirements remained unchanged.

15 Council Member Severini raised concerns about ensuring proper collaboration among Town
16 officials during the approval process, particularly regarding the provision stating that the Town
17 Administrator "shall confer" with the planner, engineer, or fire district representative as stated in
18 11.06.28(F). After discussion, the Council agreed to revise the language to clarify that all listed
19 officials must participate in the review process, replacing "or" with "and." Additionally, it was
20 determined that the Town Administrator could designate another staff member to oversee certain
21 responsibilities if needed. The designee must be a staff member and could not be a Council
22 Member, the Mayor, or any other non-staff individual.

23 Council Member Haselton asked why the legislation only applied to Towns under 5,000 residents.
24 Mr. Springer clarified that the procedural changes applied to all Utah municipalities, with smaller
25 towns simply receiving more time to review applications before making determinations.

26 There being no further questions from Council, Mayor Rubin opened the floor for public input at
27 7:45 pm. No public comments were made. Council Member Gunn emphasized the need for
28 heightened scrutiny during the first few subdivision reviews under the new process to ensure
29 nothing was overlooked. Mr. Eddington stated that staff would establish a detailed checklist and
30 meet regularly to track applications and deadlines.

31 With all questions addressed, Mayor Rubin closed the public hearing at 7:51 pm and called for a
32 motion to adopt the ordinance, incorporating the discussed language modifications.

33 ***Motion: Council Member Severini moved to adopt Ordinance 2024-O-13, amending Hideout***
34 ***Municipal Code Titles 3, 10, and 11 regarding subdivision procedures, with the revision to***
35 ***Section 11.06.28(F) replacing "or" with "and" to clarify required reviews. Additionally, the***
36 ***ordinance will include language in Section 11.02.06 allowing the Town Administrator to***
37 ***designate a staff member to oversee reviews as needed, provided that the designee cannot be***
38 ***a Council Member, the Mayor, or any other non-staff individual. Council Member Gunn***
39 ***made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council***
40 ***Member Haselton, and Council Member Severini. Absent from voting: Council Member***
41 ***Nadelberg. There were none opposed. The motion carried.***

VIII. Agenda Items

Due to time constraints and a personal matter, Mayor Rubin proposed adjusting the agenda to ensure necessary items were completed before he had to leave. Council Member Baier suggested addressing the establishment of the 2025 regular meeting schedule immediately, as it was a straightforward item.

1. Discussion and possible approval of Ordinance 2024-O-XX Establishing a 2025 Regular Meeting Schedule for the Meetings of the Town Council of Hideout, Utah

Mayor Rubin introduced the ordinance, stating that the regular meetings would continue to be held on the second Thursday of each month, with flexibility to adjust if needed. No changes were proposed, and Council Members indicated they had no objections, agreeing that the current schedule had been working well.

Motion: Council Member Gunn moved to adopt Ordinance 2024-O-14, establishing a 2025 Regular Meeting Schedule for the Meetings of the Town Council of Hideout, Utah. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

2. Discussion and possible action to authorize the Mayor to negotiate terms on a long term lease for a fire station on Town property

The Council discussed finalizing the lease agreement for the fire station, which had been under review for some time. Assistant Town Attorney Cameron Platt explained that all terms had been negotiated with the Fire District, and the lease was ready for approval, pending a final visual and written description of the project location. The lease covered a portion of the parcel, approximately 0.95 to 1 acre, leaving room for potential future public works use.

Council Member Baier asked about the lease terms, confirming that it was a \$0 lease for a renewable period. She also inquired about remedies in case of breach, to which Mr. Platt explained that both parties had protections, including depreciation provisions if the lease were terminated before the fire station's useful life was met. If the Fire District failed to staff and operate the facility, the lease could be terminated.

Council Member Severini raised concerns about liability, noting that while the Fire District would cover property insurance, the agreement did not explicitly outline liability coverage. He emphasized the need for the Town to be indemnified to avoid potential legal exposure. Mr. Platt stated that the Fire District would be responsible for incidents occurring on its leased portion, but Council Member Severini requested that liability language be clarified in Section 16.

Mayor Rubin agreed that additional clarity on property boundaries and liability protections would be beneficial. The Council reached consensus to approve the lease while allowing for final adjustments to Section 16 regarding liability coverage.

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

Motion: Council Member Gunn moved to authorize the mayor to enter into a lease agreement for a fire station on Town-owned property, subject to the addition of appropriate liability protections for the Town of Hideout in Section 16 and the attachment of the final project site exhibit. Council Member Severini made the second. Voting Yes: Council Member Baier,

Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

3. Discussion and possible approval for the Mayor to enter into an agreement for litigation counsel with Fabian VanCott

Mayor Rubin introduced the discussion and noted that the Utah Local Government Trust had determined to discontinue land use legal coverage for municipalities as of June 30, 2024. Mayor Rubin explained that the Town had previously relied on legal representation assigned by the Trust but now needed independent counsel for ongoing and future cases.

The Town had issued an RFP and received proposals from multiple firms. A review committee consisting of Mayor Rubin, Council Member Gunn, and Ms. McCosh evaluated the proposals and selected Fabian VanCott as the recommended firm. The initial engagement would be for an upcoming case scheduled for January 2025, with the potential for future representation based on their performance.

Town Attorney Polly McLean supported the selection and emphasized the firm's strong reputation. Council Member Gunn noted that the contract did not include a "not to exceed" provision, which raised concerns about managing costs. Ms. McLean assured the Council that language would be added to specify a budget cap. Additionally, monthly expense reports would be required to ensure oversight.

Council Member Baier asked whether there was a separate budget line for outside counsel versus in-house legal expenses. Ms. McCosh confirmed that while there was no distinct line item, financial reporting improvements were being implemented with the Town's new treasurer to ensure clearer budget tracking.

Council Member Severini asked about the retainer structure in the agreement, noting that the retainer only applied once the firm began work on an active case. Ms. McLean stated that she would review the contract in detail before finalizing the agreement.

Due to the urgency of the upcoming court date, Mayor Rubin stressed the need to move forward quickly. He proposed that the Council approve the agreement in principle, allowing Ms. McLean and Council Member Gunn to finalize contract details while enabling Fabian VanCott to begin preparing for the case.

Motion: Council Member Gunn moved to authorize the mayor to enter into an agreement with Fabian VanCott for litigation counsel, subject to the inclusion of a budget cap and necessary revisions to ensure appropriate financial oversight, and the Town Attorney's approval of the terms. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

Mayor Rubin stated that the Council had completed the public portion of the agenda and needed to move into a closed Executive Session. The session was necessary to discuss pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or the sale or acquisition of real property, as needed. He requested a motion to close the public meeting and proceed to the Executive Session.

Motion: Council Member Haselton moved to close the public meeting and proceed into a Closed Session. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.

The public meeting was closed at 8:18 pm.

IX. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

The Closed Session began at 8:19 pm.

Attending Remotely: Mayor Philip Rubin (*excused during the meeting*)
Council Member Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Council Member Bob Nadelberg

Staff Attending Remotely: Town Attorney Polly McClean
Dani Cepernich (Legal Counsel)
Jason Biesinger (HAL)
Steve Jones (HAL)

At 9:00 pm, Mayor Pro Tempore Baier asked for a motion to adjourn the Closed Session and proceed to an open meeting to adjourn the Regular Meeting.

Motion: Council Member Gunn moved to adjourn the closed session. Council Member Haselton made the second. Voting Yes: Council Member Haselton, Council Member Gunn, and Council Member Severini. Absent from voting: Council Member Baier and Council Member Nadelberg. There were none opposed. The motion carried.

X. Meeting Adjournment

Motion: Council Member Haselton moved to adjourn the Regular Meeting.

The meeting adjourned at 9:00 pm.

Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

2. January 9, 2025 Hideout Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting and Public Hearing
January 09, 2025

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on January 9, 2025 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Public Hearing

I. Call to Order

Mayor Rubin called the meeting to order at 6:01 pm and reminded participants that the meeting was held as a hybrid meeting, both electronically via Zoom and in-person at Hideout Town Hall.

II. Roll Call

Attending Remotely: Mayor Philip Rubin (*excused at 7:48 pm*)
 Council Member Jonathan Gunn
 Council Member Carol Haselton
 Council Member Ralph Severini

Present: Council Member Chris Baier

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
 Town Attorney Polly McClean
 Town Planner Thomas Eddington
 Town Engineer Gordon Miner
 Public Works Director Daniel Allen
 Financial Consultant Katie Shepley

Public Present: None.

Public Attending Remotely: Damian Taitano and others who may have logged in using a partial name or using only a phone number.

III. Public Hearing Items

1. Consideration and possible approval of Resolution 2025-R-XX adopting the Hideout Town Engineering Standard Specifications and Drawings Manual

The Town Council discussed the adoption of the Hideout Town Engineering Standard Specifications and Drawings Manual. The proposed manual consolidated various engineering standards into a single document, making it more accessible for developers and town officials. The primary updates included increasing road width from 29 feet to 33 feet to accommodate

1 parking on both sides, maintaining rolled curb and gutter as recommended by the Planning
2 Commission, incorporating new dark sky-compliant streetlight standards, and establishing
3 requirements for asphalt trails, stormwater management, and utility infrastructure.

4 The Council spent considerable time discussing traffic calming, particularly the concern that
5 wider roads could lead to increased speeding. The proposed standards required traffic calming
6 measures for roads over 1,000 feet in length, but there was debate over whether that threshold
7 should be reduced to 800 feet. Some Council Members believed that the shorter distance would
8 provide better mitigation, while others felt that 1,000 feet was a reasonable standard. Council
9 Member Severini suggested that certain elements, including the traffic calming standard, be
10 revisited in six months based on actual data. Council Member Baier supported approving the
11 manual as presented while simultaneously making a concerted effort to collect data on existing
12 speed issues in the Town to inform future decisions.

13 The issue of high back curbs versus rolled curbs was also debated. Some Council Members
14 initially supported rolled curbs to maintain consistency with existing development, while others
15 favored high back curbs for improved stormwater management, snowplow efficiency, and safety.
16 The discussion included concerns about residents with low-clearance vehicles and the added cost
17 of cutting curbs for driveways. Ultimately, the Council supported high back curbs for new
18 developments.

19 Other updates included increasing the minimum paved trail width from eight feet to ten feet to
20 align with Park City standards. The Council also revised the streetlight specifications to allow for
21 an "approved equal" alternative, rather than requiring a single vendor. Council Member Gunn
22 expressed concerns about limiting the Town to a sole supplier, and other members agreed that
23 allowing multiple vendors would be beneficial.

24 There was also a discussion about underground utilities. Council Member Severini inquired
25 whether updates to engineering standards included improvements to broadband and telecom
26 infrastructure. It was clarified that these standards did not apply to telecom providers and that
27 issues with underground utility installations were related to execution rather than the standards
28 themselves.

29 The Council reached a consensus on several key adjustments. They approved including language
30 specifying "approved equal" for streetlights to allow multiple vendors, increased the minimum
31 paved trail width to ten feet, and determined that high back curbs would be the standard for new
32 developments. They also voted to reduce the threshold for requiring traffic calming measures
33 from 1,000 feet to 800 feet, agreeing that a shorter distance would provide better safety measures.
34 Additionally, the Council agreed to revisit key elements, including traffic calming measures, in
35 six months based on collected speed data.

36 There being no further questions from Council, Mayor Rubin opened the floor for public input at
37 7:17 pm. There were no comments. Mayor Rubin closed the floor at 7:18 pm.

38 The Council discussed when the updated engineering standards would go into effect. Council
39 Member Haselton asked whether the approval of the manual would result in immediate
40 implementation or if there would be a delay, as had been recommended by the Planning
41 Commission. Mayor Rubin clarified that the Planning Commission had suggested a delay until
42 June 1, 2025, specifically for the road width requirement to accommodate Elkhorn Springs, while
43 all other elements of the standards would take effect immediately.

Mr. Eddington explained that the new standards would apply only to future developments and would not impact already approved projects or existing conditions. Council Member Severini asked whether the updated standards would affect future phases of developments like Shoreline, and Mr. Eddington confirmed that existing master-planned developments would remain as they were.

Council Member Gunn inquired whether the road width requirement would create issues for a particular curve in the Elkhorn Springs development. Messrs. Eddington and Miner clarified that Elkhorn Springs was still in the concept plan and rezoning phase and had not been vested, meaning the Town could enforce the new road width requirement. They also noted that Wild Horse, another proposed development, was planning to have private roads, so the Town's street standards would not apply to that project.

The discussion then shifted to whether the Planning Commission's recommendation to delay the road width requirement until June 1, 2025, should be followed. Council Member Baier expressed uncertainty about why the delay was necessary and questioned whether there was a compelling reason not to implement the standards immediately. Messrs. Eddington and Miner confirmed that Elkhorn Springs had not made significant progress in the approval process, and Mr. Miner recalled that the Planning Commission's reasoning for the delay was based on the perception that the developers had already done a considerable amount of work, which was not the case.

Mayor Rubin and other Council Members ultimately agreed that the updated standards should take effect immediately. They determined that if developers needed a variance in the future, they could request one at that time, rather than preemptively delaying the implementation of the new standards.

There being no further discussion, Mayor Rubin asked for a motion to approve Resolution 2025-R-01.

Motion: Council Member Baier moved to approve Resolution 2025-R-01, adopting the Hideout Town Engineering Standard Specifications and Drawings Manual with the following modifications: Reducing the length of straightaway from 1000 to 800 ft; asphalt trails to 10' minimum width; high-back curbs as stated in the document; and street light specifications, adding the words "or equal". Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

2. Consideration and possible approval of Ordinance 2025-O-XX amending Title 10 related to Engineering, Development and Design Standards

Mayor Rubin explained that this ordinance would remove the technical engineering and design standards from Titles 8, 9, and 10 of the code and replace them with a reference to the newly adopted document. This approach would allow for future updates to the standards without requiring frequent amendments to the municipal code, ensuring greater flexibility and clarity. The ordinance was considered for approval as part of the ongoing efforts to streamline development regulations and make them more user-friendly for both the Town and developers.

There being no discussion or questions from Council, Mayor Rubin opened the floor for public comments at 7:28 pm. There were no comments. Mayor Rubin closed the floor at 7:28 pm and asked for a motion.

Motion: Council Member Severini moved to approve Ordinance 2025-O-01 amending Title 10 related to Engineering, Development and Design Standards. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

IV. Agenda Items

1. Review of Q1 of the FY25 Financials

Financial Consultant Katie Shepley reviewed the financial results for the first two quarters of the fiscal year, including the anticipated forecast for the remainder of the year. Ms. Shepley explained that overall, the Town remained on budget, with notable favorability in revenue due to contributions and transfers. The Town had initially planned to use MIDA funds for municipal services and strategic growth initiatives but, due to operational efficiencies and increased residential growth, had opted to retain those funds for future expenditures. As a result, while the General Fund showed a \$133,000 unfavorable variance, the MIDA Fund reflected an equivalent \$133,000 favorable variance, resulting in a net zero impact for the Town.

She noted that building permit revenue was higher than expected, with 59 permits issued to date and a revised forecast projecting 120 permits by the end of the year, up from the originally budgeted 85. Additional revenue sources included excavation fees from Rocky Mountain Power and Comcast, along with developer contributions. The Town also benefited from cost savings due to not hiring a new public works employee or engineer, as well as reduced consulting expenses. Increased reliance on external engineers offset some of these savings, but overall, the financial outlook remained positive. Council Member Severini inquired whether the increase in permits would strain staff resources, to which Ms. Shepley responded that there had been no issues so far and she did not anticipate any difficulties in managing the workload.

The discussion also covered the timeline between permit issuance and certificates of occupancy, with Ms. Shepley estimating that the process had extended from 13–15 months to approximately 15–18 months, possibly due to labor shortages. Council Member Severini suggested benchmarking Hideout's approval times against other Towns to gauge efficiency, and Ms. Shepley agreed to follow up.

Regarding the Enterprise Fund, Ms. Shepley reported a \$171,000 surplus, attributed to lower salaries and benefits, reduced consulting costs, and delays in anticipated rate increases from Jordanelle Special Services District (JSSD). While water, sewer, and stormwater rates had not yet increased as expected, discussions were ongoing, and an adjustment was anticipated before the end of June.

For the MIDA fund, the Town remained in a favorable position, largely due to the continued development of Deer Springs, Deer Waters, Lakeview, and Klaim. Increased property tax revenue contributed to the positive balance, while sales and municipal tax revenues were expected to increase in future years. Additionally, the Town benefited from placing MIDA funds in a high-interest-bearing account, generating further revenue.

The financial review concluded with a summary of favorability across all funds: the General Fund remained flat, the Enterprise Fund showed a \$171,000 surplus, and the MIDA Fund reflected a \$137,000 surplus, bringing the Town's overall favorable position to approximately \$340,000.

Council Member Severini noted that the Town had previously relied on reserves to cover expenses, and the current financial position represented a significant improvement.

Mayor Rubin expressed satisfaction with the Town's financial management and credited the team for preparing a well-balanced budget. He emphasized the importance of maintaining a budget that allowed for operational flexibility while avoiding unnecessary reliance on reserves.

Following the financial review, Mayor Rubin was excused for personal health reasons, leaving Council Member Baier as Mayor Pro Tempore for the remainder of the meeting.

2. Introduction of Trudy Brereton with Jordanelle Communities Coalition

The Council was scheduled to hear an introduction from Judy Brereton with the Jordanelle Communities Coalition. However, due to a scheduling conflict, she was unable to attend, and the agenda item was skipped.

3. Discussion and appointment of Hideout representatives for the Legislative Policy Committee

The Council discussed the appointment of Hideout representatives for the Legislative Policy Committee. The current members were Council Member Baier, Council Member Haselton, and Town Administrator Jan McCosh. Council Member Severini expressed interest in staying informed on state-level legislative changes, particularly those impacting development, and requested to be added as a member.

Council Member Haselton stated that due to commitments with Sundance and personal health matters, she was willing to step down and allow Council Member Severini to take her place. Council Member Severini clarified that his goal was to stay informed rather than take over a position but accepted the appointment.

It was noted that municipalities could have three voting members. Council Member Severini was formally added, and Council Member Haselton was removed. Council Member Severini also requested periodic summaries of relevant legislative discussions, and Ms. McCosh explained that the Committee primarily involved online polling on legislative matters affecting municipalities. The next meeting was scheduled for Monday, January 13, at 12:15 pm.

4. Discussion of HB80 requiring Ethics and Financial Disclosures by elected municipal officials to be published on the Hideout website

The Council discussed HB 80, which required elected municipal officials to file annual ethics and financial disclosures that must be published on the Hideout website. Town Attorney Polly McLean provided an overview, explaining that this new requirement mandates officials to submit conflict of interest disclosures each January, similar to what was previously required when running for office.

Recorder Alicia Fairbourne noted that there were two versions of the form, one with Hideout branding and another from the state. Ms. Fairbourne confirmed she would email the correct form to Council Members, who would need to complete and return it within the designated filing period from January 1 to January 31.

There was initial discussion about whether the forms required notarization, but it was clarified that notarization was not necessary. Officials only needed to sign the document, and Ms.

Fairbourne needed to sign acknowledging receipt. The Council confirmed that completed forms would be posted online in compliance with the new state law.

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

Mayor Pro Tempore Baier opened the floor for public input at 7:57 pm. There were no comments. The floor was closed at 7:58 pm.

VI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*

Mr. Eddington provided an update on the Planning Commission's recent and upcoming activities. In December, the Commission reviewed the engineering standards and made recommendations, which the Council addressed earlier in the meeting.

At the next Planning Commission meeting, Elkhorn Springs, Nate Brockbank's project on the Salzman property, would return with a revised concept plan, a rezoning map, and a draft Master Development Agreement (MDA). The Commission would review these materials in a work session format, as it would be the first time seeing them all together.

The Wildhorse development team was working on a redesign and planned to present updates at the February Planning Commission meeting. Additionally, the Commission would begin a Work Session focused on updating the General Plan, particularly areas related to future land use, annexation impacts, and economic development.

2. Design Review Committee - *Thomas Eddington, Town Planner*

Mr. Eddington reported that there were no updates from the Design Review Committee. The only new development was the submission of design standards for Elkhorn Springs as part of its Master Development Agreement. The review process for those standards was just beginning, and no projects had been reviewed over the past 30 days.

3. Economic Development Committee - *Council Member Severini*

Council Member Severini provided an update on the Economic Development Committee, noting that progress had been made on the Wildhorse development. He described it as a reinvigorated project that had benefited from strong collaboration among the Economic Development Committee, Town Council, and staff, leading to positive momentum. Ross Creek remained a primary focus, given that the Town owned the land, with ongoing discussions about potential partnerships with Jordanelle State Park and the Bureau of Reclamation for shared amenities. While there had been no new submissions from Nate Brockbank regarding Elkhorn Springs, there were ongoing conceptual discussions about possible modifications, including potential commercial components.

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

The Parks, Open Space, and Trails (POST) Committee did not meet in December, as they had anticipated snow for grooming in the state park, which did not occur. Regular monthly meetings would resume the following Tuesday. The primary focus would be on a grant the Town had already received for improvements in the State Park. There had also been ongoing discussions about potential fencing along the State Park border. Additionally, the Committee planned to

revisit discussions about the Klaim trail design, with more progress expected in the spring. A more detailed update was anticipated at the next meeting.

5. Transportation Committee - Council Member Haselton

Council Member Haselton stated that there were no significant updates for the Transportation Committee but noted that the buses were running. She asked if any Council Members had taken the buses or had any feedback on their effectiveness. One Council Member mentioned hearing anecdotally from a Hideout resident on a chairlift that some people, especially during busy times, preferred to drive to Richardson Flat and take the bus to the resort.

Council Member Haselton mentioned knowing someone who worked at Deer Valley and used the bus regularly. She also planned to use the bus during Sundance, as that was her primary way to reach her venue. She anticipated that peak usage would occur during the festival, given the limited parking availability in Town. She planned to provide more insights at the next meeting.

There being no further discussion, Mayor Pro Tempore Baier stated that the Council had completed the public portion of the agenda and needed to move into a closed Executive Session. The session was necessary to discuss pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or the sale or acquisition of real property, as needed. She requested a motion to close the public meeting and proceed to the Executive Session.

Motion: Council Member Haselton moved to close the public meeting and proceed into a Closed Session. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

The public meeting was closed at 8:06 pm.

VII. Closed Executive Session - Discussion of pending or reasonably imminent litigation, personnel matters, deployment of security personnel, devices or systems, and/or sale or acquisition of real property as needed

The Closed Session began at 8:11 pm.

Attending Remotely: Mayor Pro Tempore Chris Baier
Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Excused: Mayor Philip Rubin

Staff Attending Remotely: Town Attorney Polly McClean

At 8:36 pm, Mayor Pro Tempore Baier asked for a motion to adjourn the Closed Session and proceed to an open meeting to adjourn the Regular Meeting.

1 *Motion: Council Member Severini moved to adjourn the closed session. Council Member*
2 *Gunn made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton,*
3 *Council Member Gunn, Council Member Nadelberg, and Council Member Severini. There*
4 *were none opposed. The motion carried.*

5 **VIII. Meeting Adjournment**

6 *Motion: Council Member Haselton moved to adjourn the Regular Meeting.*

7 The meeting adjourned at 8:36 pm.

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13 Alicia Fairbourne, Recorder for Hideout