HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING AND CONTINUED PUBLIC HEARINGS
October 12, 2023
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting and Continued Public Hearings electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, October 12, 2023.

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 and Continued Public Hearings

I. Call to Order

II. Roll Call

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

IV. Continued Public Hearing Items

1. Discussion and possible approval of a new zoning designation of Residential Casita (RC) *Note: This item will be continued to a date certain of December 14, 2023*
2. Discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals *Continued from September 14, 2023*

V. Agenda Items

1. Presentation from Wasatch County Fire Department Regarding Ballot Proposal 9
2. Discussion of Fire Station update and contributions
3. Presentation to Hideout Town Council and discussion of the re-zone for the Bloom in Hideout Development
4. Discussion of the requirements, roles and responsibilities of the Economic Development Committee (EDC)

VI. Committee Updates

1. Planning Commission - *Planning Commissioner Glynnis Tihansky*
2. Community Engagement Committee - *Council Member Jacobs*
3. Parks, Open Space and Trails (POST) Committee - *Council Member Baier*
4. Transportation Committee - *Council Member Haselton*

VII. Approval of Council Minutes

1. April 13, 2023 Town Council Regular Meeting Minutes DRAFT
2. September 14, 2023 Town Council Meeting Minutes DRAFT

VIII. Follow Up of Items from Approved Council Minutes

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

X. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk 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 10/11/2023

File Attachments for Item:

2. Discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals ***Continued from September 14, 2023***

INTEGRATED planning & design

Staff Report for Consideration of a Short-Term Rental And Commercial Amenity (STRACA) Overlay Ordinance

To: Mayor Philip Rubin
Town of Hideout Council

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

Re: Short-Term Rental And Commercial Amenity (STRACA) Overlay Ordinance

Date: October 12, 2023 Town Council Meeting

Prior Submittals and Staff Reports:

October 15, 2022 – Planning Commission
November 10, 2022 – Town Council
January 12, 2023 – Town Council
April 17, 2023 – Planning Commission (initial work-session)
May 24, 2023 – Planning Commission (review)
July 13, 2023 – Town Council (review)
July 20, 2023 – Planning Commission (review)
August 24, 2023 – Planning Commission (review)
September 21, 2023 – Planning Commission (review and recommendation)

Revisions To Date

The Town Council had a brief discussion regarding nightly rentals (short-term rentals of less than 30 days) on November 10, 2022 and followed up with a second meeting on January 12, 2023. These early policy discussions followed a request from Nate Brockbank to revise Phase #8 of the Deer Springs development and replace townhouses with cottages that could be used as nighty rentals. On April 17, 2023, the Planning Commission began working through a series of recommendations to amend the Town's Zoning Ordinance to create an overlay district that would allow for short term rentals subject to the adherence to conditions designed to protect the community's existing neighborhood character.

Over the course of the last few months, as the Planning Commission was reviewing the draft short-term rental overlay ordinance (which is now defined as the Short-Term Rental And Commercial Amenity [STRACA] overlay ordinance due to the neighborhood commercial amenity requirement), they were simultaneously hearing the proposed Bloom Development application. Bloom Development is requesting short-term rentals as part of their application.

The Planning Commission heard from the public at many of the meetings and a majority of the those providing input generally expressed concerns with opening the door to short-term rentals. Based on this input, and additional concerns articulated by the Planning Commissioners, the Planning Commission ultimately made a number of recommended revisions that included:

- Conditions that address annual building inspections, minimum of two-day rental periods, a maximum parking allowance (two cars), etc.
- The commercial amenity requirement to ensure pockets of neighborhood commercial are developed as part of these short-term rental developments (e.g., a café, restaurant, sundry shop, etc.).
- Limiting the application of the STRACA overlay zone to land within the Town north and east of SR 248 as well as land west of the Jordanelle Parkway. This was intended to protect the existing neighborhoods and their residential character.
- The ordinance recognizes and reiterates that it is not applicable boundaries of the Master HOA – Hideout Canyon Master Planned Community. The Master HOA does not allow short-term rentals.

Staff recommends the Town Council review the Short-Term Rental And Commercial Amenity (STRACA) overlay ordinance with the understanding that no map or specifically defined area is proposed as part of this ordinance update (areas are limited as defined by language within the draft ordinance). If this is ultimately adopted, then qualifying developments may apply to rezone and have this overlay district applied to their existing underlying zone designation. This would require a public hearing at the Planning Commission and Town Council, exactly as is required for a traditional rezone request.

Subdivisions/Developments that Currently Allow Short-term (Nightly) Rental in Hideout

Nightly rentals are not currently allowed per the Hideout Town Code with the exception of two subdivisions which have been allowed to have short term, or nightly rentals, within Hideout:

- KLAIM, which negotiated for the allowance of nightly rentals in their Master Development Agreement which reads as follows:

> 9.13. **Use of Dwellings as Short-term Rentals**. Owners may rent their Dwellings as Short-term Rentals provided: (a) they do so in compliance with the Governing Documents; and (b) a short-term rental permit is issued by the County, if required. Owners opting to rent their Dwellings as Short-term rentals are required to use the services of a property management company that is (1) licensed in accordance with state law and local ordinances and (2) approved by the Association to manage Short- term Rentals within the Property. The Board of Directors shall establish the procedures, rules, and regulations for any Short-term Rentals, including check-in, access to Dwellings and common amenities and facilities. The Owner shall at all times ensure the Dwelling is rented in compliance with the Governing Documents and any rules and regulations for the Property.

- Deer Springs Phase 1 which had a plat note which the developer relied upon which allowed nightly rentals and therefore it was permitted in Deer Springs Phase 1 and Phase 1 amended. The plat note was ultimately amended as follows:

    1. *The allowance of nightly rentals is only for Phase 1 and Phase 1 amended.*

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2. *Any nightly rentals must be managed by a professional management service with someone who can respond on site within 30 minutes.*
3. *All nightly rentals require a business license.*

It is worth again noting that the Hideout Master HOA Association does not allow nightly rentals (short term rentals) within the association.

The Current Hideout Ordinance Regarding Short-term Rentals

On September 8, 2022, the Town Council adopted the following ordinance for the areas where short term rentals are allowed:

4.02.010 (Definitions)
SHORT TERM RENTAL: "Short-term rental" means any dwelling or condominium or portion thereof that is available for use or is actually used for accommodation or lodging of guests for a period of less than thirty consecutive days, wherein guests pay a fee or other compensation for said use. Also known as a nightly rental.

4.07 REGULATION OF SHORT TERM (NIGHTLY) RENTALS

4.07.01 LICENSE REQUIRED

It is unlawful to conduct or operate a short-term rental without having obtained a business license therefor.

4.07.02 REGULATIONS FOR SHORT TERM RENTAL
Short-term rentals are required to use the services property management company that is licensed in accordance with State and Local Ordinances and can respond on site within 30 minutes.

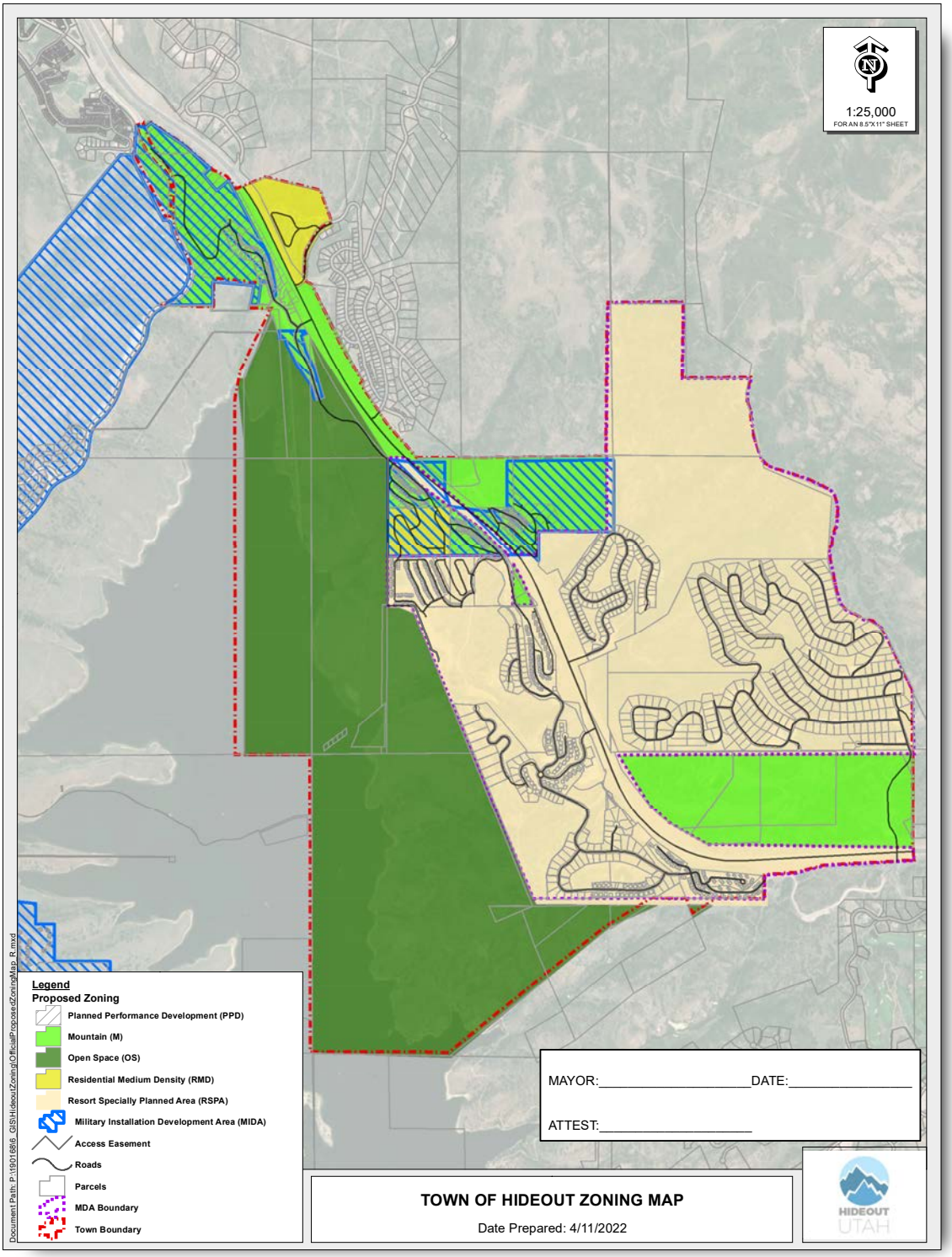
4.07.15 SEPARATE VIOLATIONS
For purposes of prosecution of violations of this chapter, each day that any violation occurs, or that applicable taxes and fees are unpaid, is deemed to constitute a separate violation.

Council and Planning Input to Date

At the Council's November 10, 2022 and January 12, 2023 meetings, councilmembers were generally favorable to the concept of a 'trial' nightly rental district within the Town as long as there were criteria in place to ensure any and all negative impacts were mitigated. Councilmembers also felt strongly that nightly rentals did not belong in existing residential neighborhoods.

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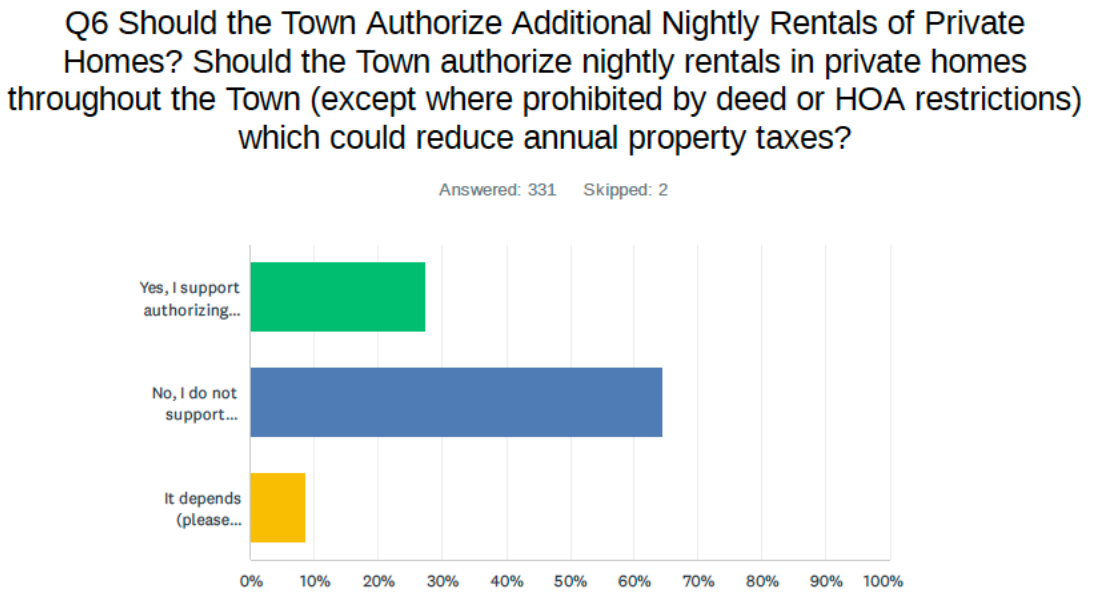
Hideout Zoning Map
(The area within the beige [RSPA Zoning] has HOA restrictions that prohibit nightly rentals)



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Public Input to Date

The following graph and table outline the results of the Community Survey that was conducted in June 2022.



ANSWER CHOICES	RESPONSES	
Yes, I support authorizing nightly rentals.	27.19%	90
No, I do not support authorizing nightly rentals.	64.35%	213
It depends (please explain):	8.46%	28
TOTAL		331

The community's input clearly indicates a lack of support for nightly rentals 'throughout the Town.' What was not clear from the survey was the community's level of support, or lack thereof, for nightly rentals in a yet-to-be-built neighborhood and/or one that is geographically separated from existing and established neighborhoods. The proposed Deer Spring Cottages, which essentially initiated the discussion of a draft ordinance, are located across the Jordanelle Parkway and are not contiguous to any neighborhoods or residential development. This development, if approved as a Short-Term Rental And Commercial Amenity (STRACA) Overlay zoning designation, would be the first of its kind in the Town and would be a neighborhood that is planned and designed to accommodate visitors – one that essentially functions as a resort. The developer has subsequently expressed an interest in expanding short-term rentals to additional phases of the Deer Springs neighborhood.

Fiscal Opportunities for the Town of Hideout

The Town Council considered the fiscal benefits of short-term rentals during their policy discussion in January 2023. The Town's portion of property taxes makes up a very small percentage of a property's total tax bill. Sales tax and transient room taxes offer increased fiscal benefits to the

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Town's revenues. Rob Sant completed some financial analyses for nightly rentals, specifically related to the Deer Springs Subdivision. The following is an excerpt from his report illustrating estimated tax revenues for the first couple of years (based on a 50% occupancy rate). This table only addresses Deer Springs Cottages (Phase 8), as an example. Staff has contacted Rob requesting that he attend this Town Council meeting to explain this analysis and assumptions incorporated, specifically relative to recommended changes to the Town's existing MIDA agreement to ensure that Hideout benefits from sales and transient room tax generated within the MIDA boundary:

Hideout Deer Springs Nightly Rental Analysis

Sales Tax Analysis

Assumptions	Nightly Rentals
Nightly Rental Units	31
Occupancy Rate	50%
ADR	$496.50
Additional Assumptions	
Annual Inflation	2.50%
Discount Rate	4.00%
Yearly Nightly Rental Gross Sales (Year 1)	$2,808,949
	90%

20 Yrs

Time Indexed Sales ($)/SF	2024	2063	Total
Nightly Rentals	497	1,301	
	2024	2063	Total
Nightly Rentals Taxable Sales	2,808,949	7,358,250	189,330,319
Total Gross Taxable Sales	**2,808,949**	**7,358,250**	**189,330,319**

Sales Tax Summary	2024	2063	Total	NPV 4%
MIDA Sales Tax Generation	12,640	33,112	851,986	371,397
MIDA Resort Sales Tax Generation	27,809	72,847	1,874,370	817,073
Total Sales Tax Generation	**40,449**	**105,959**	**2,726,357**	**1,188,470**
35% to Hideout Sales Tax	4,424	11,589	298,195	129,989
35% to Hideout Resort Tax	9,733	25,496	656,030	285,976
30% to Developer Sales	3,792	9,934	255,596	111,419
30% to Developer Resort	8,343	21,854	562,311	245,122
Total Sales Tax Generation to Hideout	**26,292**	**68,873**	**1,772,132**	**772,506**

Transient Room Tax	2024	2063	Total	NPV 4%
Hideout TRT Tax Generation	$25,281	$66,224	$1,703,973	$742,794

If All Funds Transferred to Municipal Services				
Total Sales Tax Generation to Hideout (If all funds in Municipal Serv	$65,729	$172,183	**$4,430,329**	**$1,931,264**
If Funds Remain as Outlined in Current MIDA Agreement				
Transient Room Tax to Municipal Services	$25,281	$66,224	**$1,703,973**	**$742,794**
Sales Tax to Hideout's Development Fund (Sales and Resort)	$26,292	$68,873	**$1,772,132**	**$772,506**

MIDA Administration Sales	1,404	3,679	**94,665**
MIDA Administration Resort	3,090	8,094	**208,263**
MIDA Administration TRT	2,809	7,358	**189,330**

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2019 Hideout General Plan

The vision statement for the General Plan indicates:



2.1 Vision Statement

Hideout, Utah is a community
that treasures both its residents and its environment.
As such, Hideout's vision is to:

1 preserve outstanding views

2.1.1 To Preserve Outstanding Views,

All development will be intentionally designed around enhancing and accentuating the existing environment, recreational open space, and livability of the community.

2 cultivate an inviting neighborhood atmosphere

2.1.2 To Cultivate an Inviting Neighborhood Atmosphere,

The intensity of land use will be managed to promote the design standards and environmental ideals laid out in the General Plan and other town documents.

3 build a connected community

2.1.3 To Build a Connected Community,

Public gathering spaces and appropriate commercial growth will be accessible by a variety of transportation options.

16



5.4.1 Hideout's economic development goals are to:

1. Increase the livability of Hideout by encouraging appropriate commercial uses to serve resident needs.

2. Coordinate with local developers to enhance public gathering spaces and community connectivity.

3. Encourage commercial uses that are financially beneficial to the Town to improve resident quality of life and generate revenue to expand and maintain public infrastructure.

The proposed Short-Term Rental And Commercial Amenity (STRACA) Overlay zoning designation, in an area that is fully separated from existing residential development, generally meets the vision statement in the General Plan. It is worth noting the very detailed criteria outlined in the draft ordinance (see below) ensure the proposed zoning language meets the intent of the General Plan – locational requirements, commercial amenity component, unit size limits, occupancy limits, etc.

Proposed Draft Short-Term Rental And Commercial Amenity (STRACA) Overlay Ordinance

12.25.02 PURPOSE

The Short-Term Rental And Commercial Amenity (STRACA) Overlay zone is established to promote short term rentals (stays of less than 30 days) with associated commercial amenities constructed in close proximity while ensuring a cohesive neighborhood environment.

12.25.04 LAND USES & DIMENSIONAL STANDARDS

With the exception of the Land Use Table and the reference to 'Short-term Rental (<30 days)', all of the underlying zoning designation standards, and associated dimensional standards, remain in place and must be adhered to.

12.25.06 CRITERIA FOR THE SHORT-TERM RENTAL OVERLAY DISTRICT

The following criteria must be satisfied prior to the Town awarding any Certificates of Occupancy (CO) for any development designated as a Short-Term Rental And Commercial Overlay (STRACO) zone:

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A. All requirements of Section 4.07 must be satisfactorily addressed.

B. To protect the existing residential character in the Town, the Short-Term Rental And Commercial Amenity (STRACA) Overlay zone shall be limited to land within the Town that is located west of the Jordanelle Parkway and north and east of SR 248.

C. No Short-Term Rental And Commercial Amenity (STRACA) Overlay zone may be located within the boundaries of the Master HOA – Hideout Canyon Master Planned Community.

D. No Short-Term Rental And Commercial Amenity (STRACA) Overlay zone may be located in an established residential neighborhood which shall be defined as a recorded subdivision or phase of a recorded subdivision that has a single housing unit built and with a Certificate of Occupancy (CO) awarded.

E. Nightly rentals shall be limited to single-family detached dwelling units of less than 2,500 gross square feet. No lockout units may be considered for nightly rental use and a unit cannot be converted to create a lockout unit.

F. No Accessory Dwelling Units (ADUs) may be located on a lot within the STRACA Overlay Zone and no ADU may have a nightly rental allowance.

G. All nightly rentals must be for a minimum period of two consecutive days. This must be included on all advertising materials.

H. No more than six (8) persons may stay overnight in a single unit (e.g., apartment, condo, cottage, single-family residence, etc.) at any one time. This must be included on all advertising materials.

I. No more than two (2) automobiles are allowed to park on the property at any time. This must be included on all advertising materials.

J. All nightly rental contracts must include a copy of Hideout's trash, parking and noise ordinances and a 'Good Neighbor Brochure' that summarizes these requirements and what is expected of the renter. These documents must be clearly posted in the rental unit at all times.

K. The owner of the nightly rental unit agrees to allow the Town's Building Inspector or designee and the Wasatch Fire Department's designee to conduct an annual walk-through inspection of each rental unit to ensure compliance with all Town health, safety and welfare requirements. This review will also include an assessment of local government and/or local service district responses to the property. If three (3) substantiated complaints (e.g., police, fire, or similar emergency management services) relative to a property within a 24-month period are confirmed, the nightly rental may be revoked for a period of up to one (1) year.

L. A minimum of 2,000 net usable square feet of commercial space shall be constructed on-site for every twenty-five (25) permitted short-term rental units. If a development has less than twenty-five (25) short-term rental units, the 2,000 net usable square feet

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minimum still applies to the proposed development. For every short-term rental unit approved beyond twenty-five (25) units, a proportional fraction of the required square feet of net usable commercial square feet shall be constructed.

M. 'Net usable' space shall be defined as the area accessible to customers and does not include any back-of-house square footage requirements, which shall be supplemental to the usable, or customer accessible, area(s).

N. This commercial space shall be limited to the following uses:

   a. Café, restaurant, bar/pub or similar

   b. Grocer, market, sundry shop or similar

O. The commercial space/structure shall be complete and ready for occupancy upon award of the Certificate of Occupancy (CO) for the short-term rental unit that marks the 75% completion point for the total number of permitted short-term rental units.

P. The commercial space must be located within the subdivision, specific subdivision phase (if applicable), or neighborhood where short-term rentals are permitted and within 1,000 feet from the nearest short-term unit.

Q. All commercial sites must be presented to the Planning Commission for review and approval per the requirements of the Concept Plan application.

R. The commercial site must meet all requirements for commercial structures set forth in the Neighborhood Mixed Use (NMU) zoning district.

Recommendation

This proposed ordinance is not site specific but rather provides the Town a methodology to consider allowing short-term rentals, and the associated commercial amenities, in existing and future developments. The developer would have to apply for this overlay zoning designation.

The Town Council should review the proposed draft Short-Term Rental And Commercial Amenity (STRACA) Overlay Ordinance and provide direction to staff regarding recommended revisions or whether to approve/deny the ordinance.

An Alternative Option for Discussion and Consideration:

Planning and Legal Staff have explored the option to include short-term rental language, very similar if not exactly as proposed above, in Master Development Agreements (MDAs) rather than have an overlay ordinance in the Town's Zoning Code. This would, of course, apply to Applicants that bring a development project to the Planning Commission and Town Council for review and would allow the Town to look at short-term rentals on a project-by-project level and, if the Town found the use appropriate for the site, incorporate conditions/criteria based on the unique characteristics of the development site.

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File Attachments for Item:

1. Presentation from Wasatch County Fire Department Regarding Ballot Proposal 9

Proposition 9

“EMS Sales Tax”



HB 392 – RURAL COUNTY HEALTH CARE FACILITIES TAX AMENDMENTS

- General Description:
  - This bill modifies provisions related to the rural county health care facilities tax.
- Highlighted Provisions:
  - This bill:
    - defines terms;
    - clarifies that a third, fourth, fifth, or sixth class county may use revenue from a rural county health care facilities tax to fund rural emergency medical services;
- Administrative charge:
  - A county legislative body of a county of the third, fourth, fifth, or sixth class, may impose a sales and use tax of up to 1% on the transactions described in Subsection 59-12-103 of Utah State Code, located within the county.

What is Prop 9?

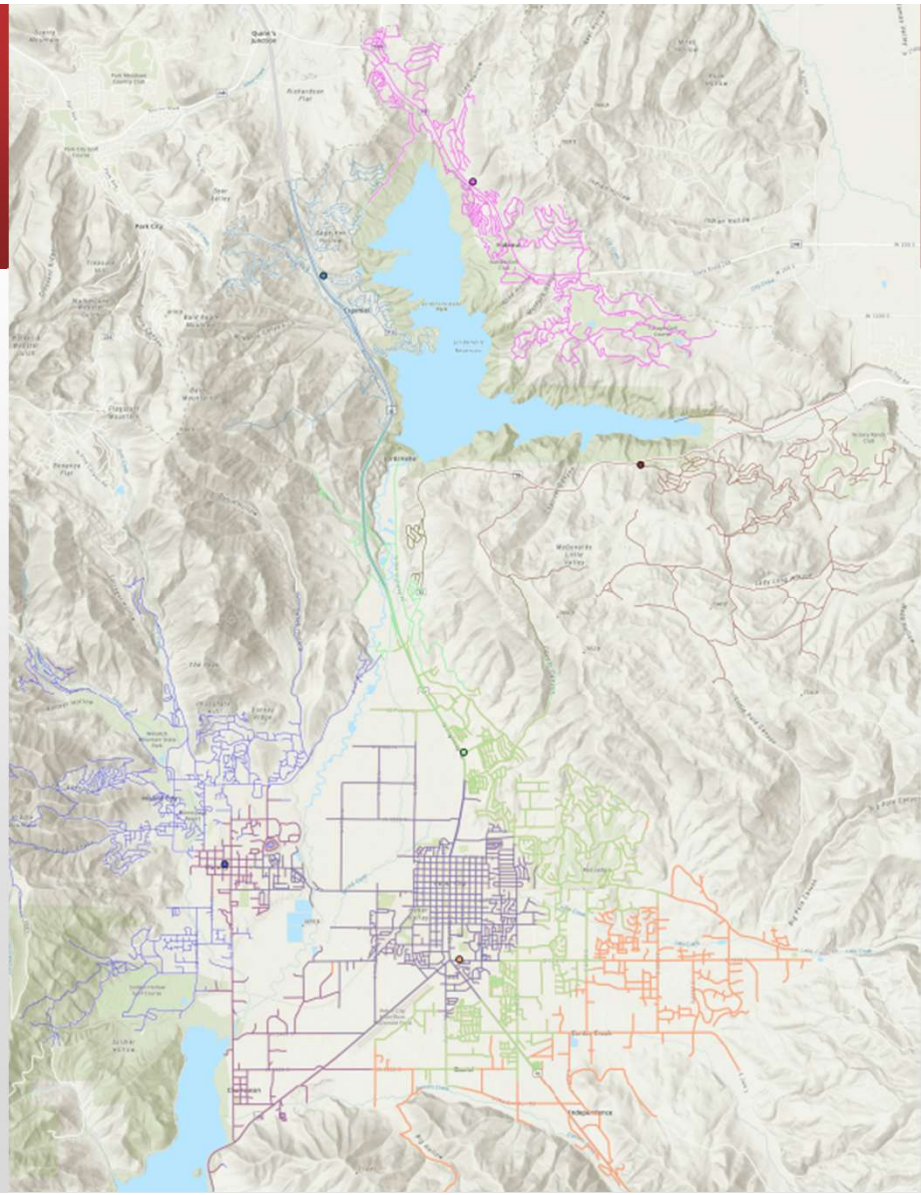
It is an upcoming 2023 Proposition that askes, “Shall Wasatch County, Utah be authorized to impose a 0.5% sales and use tax for the purpose of funding emergency medical services in Wasatch County.

This Ballot initiative gives Wasatch County residents the option of placing a charge on many taxable purchase made in the county for the purpose of enhancing the emergency response capabilities of the Wasatch Fire District.



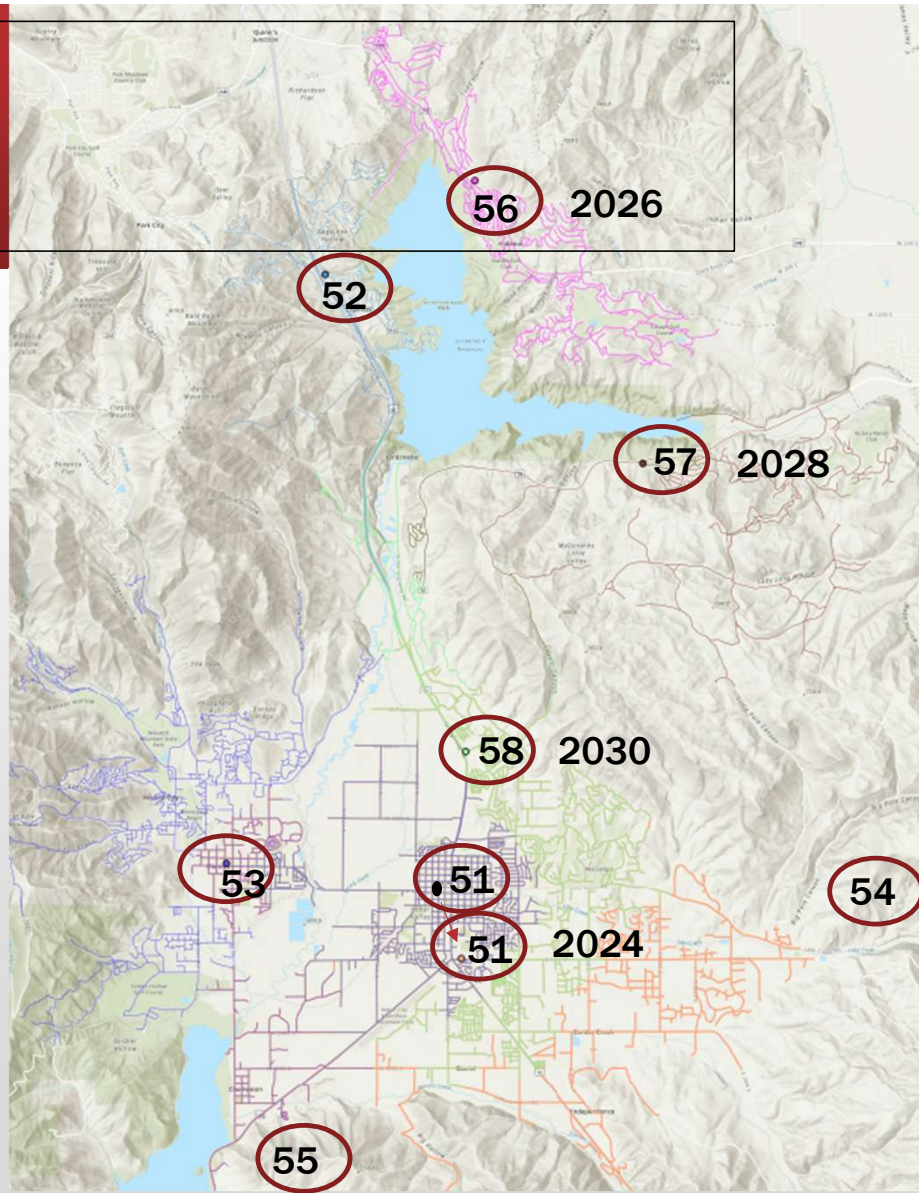
What is the current the funding mechanism?

- Funding –
  - Property Tax – 80% of operating budget
  - Impact fees (2019) – Specific Captital Projects
  - Fees for Service
    - Ambulance Transport
    - Fire Plan Review and Inspection Fees
  - Grants
    - Limited
    - Not Sustainable



Strategic Plan – Plan for the future.

- Facilities
  - Strategically Located
    - 6 to 8 Million a piece (2023 dollars)
  - In the next 10 years - Over $25 million
- Staffing
  - To Meet Minimum National Standards
  - Adequate coverage
  - Competive Pay
  - Growth Opportunities
- Training
  - Professional Development
  - Career Paths
- Equipment
  - Approximately $10 million in Apparatus
  - Appoximently $3 million in Equipment.



Who pays the tax?

- Most taxable purchase for goods and Services
- This would include purchases made by residents, tourist, visitors and non-residents.
- It is estimated that at **50 %** of the sales tax revenue would come from non-county residents.





How much money would an EMS tax generate?

- The 5/10 of 1% will generate approximately $5,200,000.00 in the first year. It is anticipated the revue would grow over time as the population and tourism increase throughout the County.



What does this mean to me and my budget?

- Every family is different but the best way to calculate it is to take a purchase of $10 and add 5 cents to it.





- Favorite Beverage - $2.50
  - Increase cost of $0.01

What about property taxes?



- The Fire District will continue to collect property taxes, as this tax applies to EMS Services.
- However, since 70% to 80 % of the services provided by the Fire District are EMS related,
- It is anticipated that this tax revenue will significantly reduce the need for the Fire District to increase property tax in the foreseeable future.

Sales Tax Comparisons

Location	Combined Sales Tax -Current	Rural Hospital (EMS)	Proposed Adjusted
Wasatch Co	6.45%	.5%	6.95%
Heber	6.75%	.5%	7.25%
Independence	7.55%	.5%	8.05%
Midway	7.85%	.5%	8.35%
Park City East	8.35%	.5%	8.85%
MIDA – All	7.55%	.5%	8.05%
Summit Co	7.15%	TBD	7.15%
Park City	9.05%	TBD	9.05%
Snyderville Bas.	7.45%	TBD	7.45%
Utah County	7.15%	N/A	7.15%
Provo / Orem	7.25%	N/A	7.25%
Salt Lake Co	7.25%	N/A	7.25%



Goal – Proposition 9 – EMS Sales Tax

Decrease	Decrease financial burden primarily on local property owners.
Offset	Offset costs to providing EMS service to Non-residents, Visitors and Guest of Wasatch County
Enhance	Enhance availability of adequate resources to provide service to community
Promote	Promote a well prepared and safe community.

Questions

- Contact Information
  - Eric Hales – Fire Chief
  - Email – eric@wasatchfire.org
  - Phone – 435-940-9636 Office
    435-640-7110 Mobile

File Attachments for Item:

3. Presentation to Hideout Town Council and discussion of the re-zone for the Bloom in Hideout Development

INTEGRATED planning & design

Staff Report for The Bloom Work Session with Town Council – Rezoning Request and Plan Review

To: Mayor Philip Rubin
Town of Hideout Council

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

Re: Bloom Re-Zone Request for the Salzman Property
Master Development Agreement (MDA) Discussion Topics

Date: Prepared for the October 12, 2023 Town Council Meeting

Submittals: *Rezone Application with associated documents including Rezone Breakdown map, zoning language requests for revisions, Concept Vision, etc. (all submitted and dated April 21, 2023).*

The Applicants have presented to the Planning Commission at the May 24, 2023 and June 22, 2023 meetings to date.

The Applicants were planning to present to the Town Council on July 13, 2023 but decided to withdraw their application due to ongoing contract negotiations and the need for additional time to address some issues per the Planning Commission meetings. Updated materials were submitted on October 5, 2023.

The Bloom Development team requested an opportunity to present their project to the Town Council to ensure all councilmembers are aware of the details of their proposal that is currently being reviewed by the Planning Commission. This is a work session item that offers the development team and the councilmembers the opportunity to ask questions, request additional information and generally understand the extent of the project.

Background

The Planning Commission approved a Concept Plan for the Bloom development (located on the eastern +/-72 acres of the total +/-112-acre Salzman property) on April 17, 2023. Overall, the Salzman property is 112 acres but the area which is being considered for development and for which a rezone is requested is +/-72 acres. The current proposal was withdrawn in July 2023 while the Applicants worked on contractual issues with the seller. The Applicant reinstated the Application two weeks ago and it will go back to the Planning Commission on October 19, 2023. This is a request to rezone the property accompanied by a Master Development Agreement

(MDA). If the project is ultimately approved by the Planning Commission and Town Council, the next steps in the process (estimated Winter 2023 or Spring 2024) will be the submittal of preliminary and final subdivisions for review by the Planning Commission and Town Council.

At the meeting on June 22, 2023, the Planning Commission voted to forward the proposed Bloom development to the Town Council for review/input and to remand back to the Planning Commission. This was at the request of the Applicants who wanted to ensure the Town Council had an opportunity to review the project and provide input before the Planning Commission finalized their review and sent Town Council a final recommendation. The Applicants also noted that their hotel partner also wanted to better understand the support or lack thereof by the Town Council. This meeting will provide an opportunity for the public to hear the Town Council's general input and/or concerns.

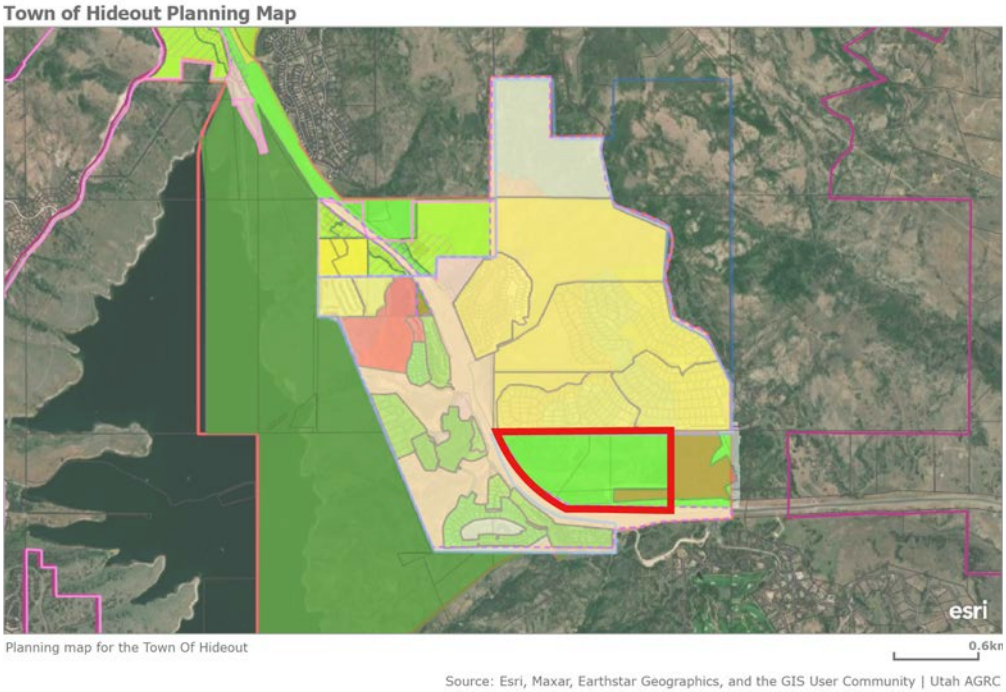
The Applicants recognize there is much work to do to finalize the Master Development Agreement (MDA) and understand this process must continue simultaneously to any Town Council input. The Planning Commission cannot formally recommend the proposed rezoning map without a recommended MDA as well.

The proposed rezone generally requests the following:

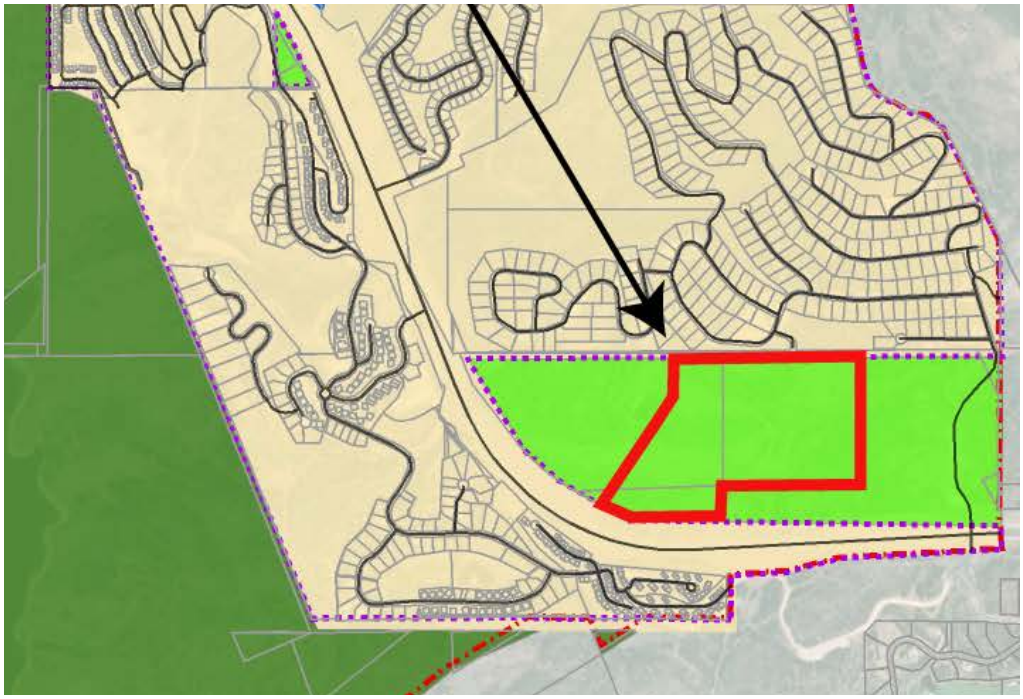
- The +/-40-acre site/parcel that surrounds the house is proposed will remain zoned Mountain (M) – minimum lot size of one acre for residential single-family use (this zoning classification is part of the Former Town Code).
    - **The Western 40-acre property is not part of this rezoning application**.

- The remainder of the site (+/- 72 acres) is proposed as a mix of zoning districts (all from the "New" Town Code):
    - Neighborhood Mixed Use (NMU) – for the hotel and commercial area
    - Residential 3 (R3) – for the proposed twelve (12) single-family detached units (maximum three per acre)
    - Residential 6 (R6) – for the proposed eighty-four (84) townhomes and fifty-three (53) cabins (maximum six per acre)
        - **Possible newly proposed zone* – Residential Casita (RC) – for the proposed 50 cabins; formerly 'casitas' (maximum fifteen per acre)
        - This zoning designation may not be necessary given the Applicant's updated application
    - Natural Preservation (NP) – for the open space, parkland, and amphitheater

Overall Site Location (proposed site in red outline)



Portion of Site Proposed for Rezoning Classification



Existing Site Characteristics of the Area Proposed for Re-Zoning

Total Acres of Site: +/-72 Acres

Current Zoning: Mountain (M)

Allowed Density
(Eastern side only): One (1) unit per acre, or approximately 60 – 70 units after road infrastructure is built and steep slopes preserved (estimated at +/-20% of the site) on the +/-72-acre site

Concept Density: All density will be calculated by number of units (or doors/keys), square footage, and ERUs per the Town's ERU chart below:

Configuration	Notes	ERU's
Motel/Hotel Room, Apartment or Condo	Up to 500 sf including bathroom areas	.25
Motel/Hotel Room, Apartment or Condo	Between 501 and 1000 sf including bathroom areas	.50
Motel/Hotel Room, Apartment or Condo	Between 1001 and 1500 sf including bathroom areas	.75
Motel/Hotel Room, Apartment or Condo	Over 1500 sf; for each part of a 1500 sf interval (rounded up)	1.00
Single Family Residences (attached or detached)	Up to 5000 sf	1.00
Single Family Residences (attached or detached)	For residences over 5000 sf; add this value for each part of a 2000 sf interval (rounded up)	.50
Commercial	For each 2000 sf of gross floor area, or for each part of a 2000 sf interval.	.75

East Parcel:

217 units primarily concentrated on the +/-70 acres that make up the eastern part of the site. 30,000 – 35,000 SF of neighborhood commercial space is also proposed. The units are generally designated for the following use and housing types:

- Neighborhood Commercial: 30,000 – 35,000 SF
- Multi-family: 8 units

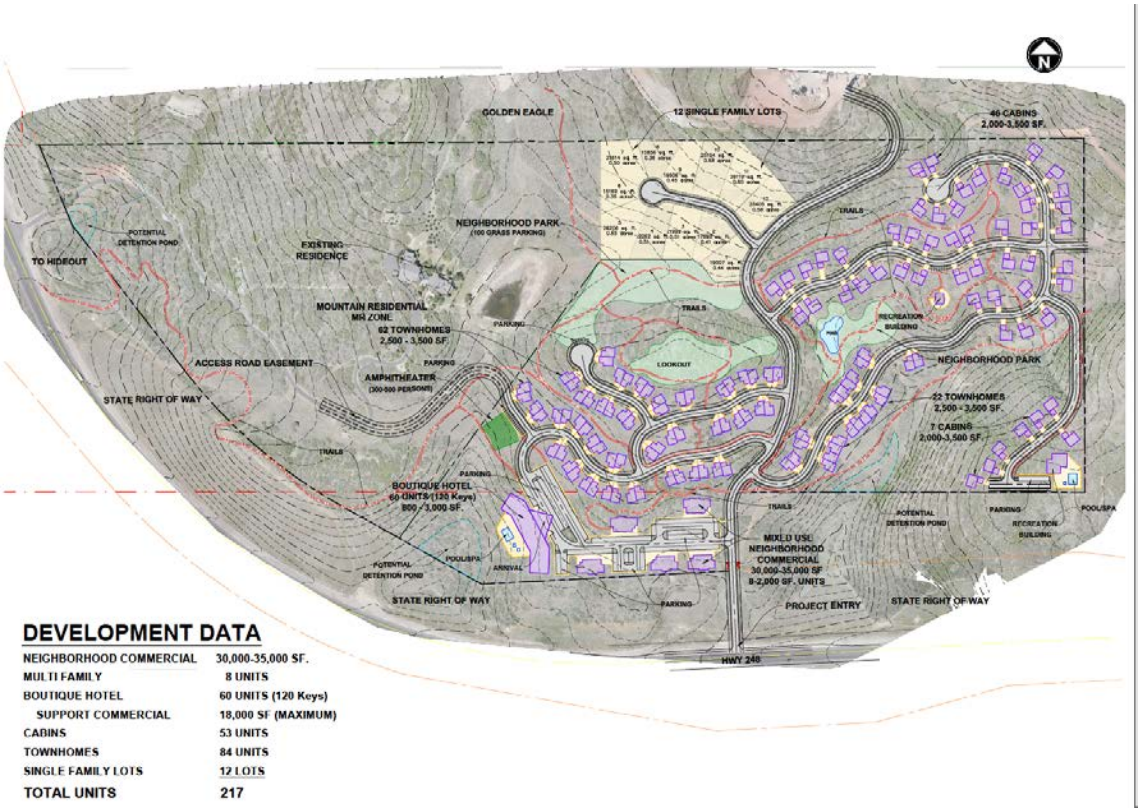
- Boutique Hotel: 60 units (120 keys w/lockout units)
- Cabins: 53 units
- Townhomes: 84 units
- Single-Family Lots: 12 lots

West Parcel (w/ Existing House)

*** Not part of this Application**

- No rezoning is proposed for this site
- Mountain Residential (M) Zoning: one single-family detached unit per acre is permitted
- The Applicant prepared a concept layout that indicated what could be built on this site given topography, road infrastructure necessary, and sensitive lands that would decrease this density:
    - Single-family Lots: 25 (maintain existing Mountain [M] zoning with one-acre minimum lot sizes)

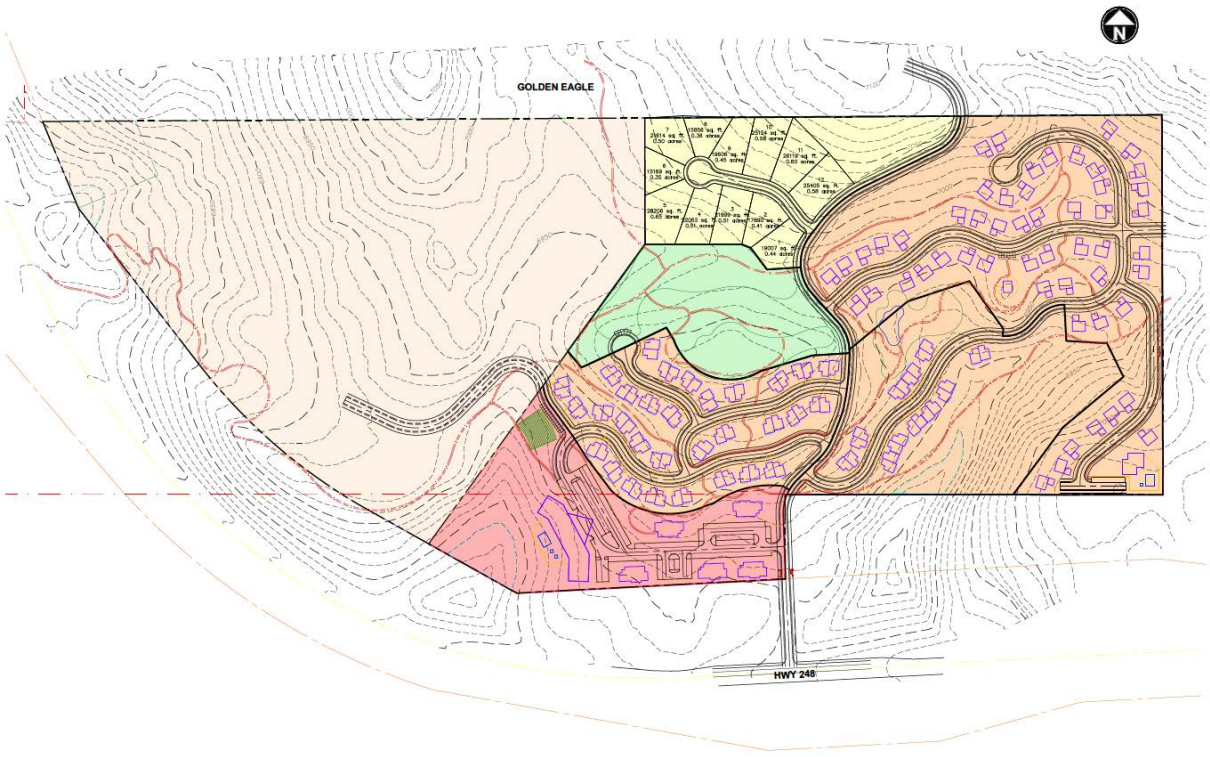
The Bloom Concept Plan – East Parcel (April 2023)



DEVELOPMENT DATA

NEIGHBORHOOD COMMERCIAL	30,000-35,000 SF.
MULTI FAMILY	8 UNITS
BOUTIQUE HOTEL	60 UNITS (120 Keys)
SUPPORT COMMERCIAL	18,000 SF (MAXIMUM)
CABINS	53 UNITS
TOWNHOMES	84 UNITS
SINGLE FAMILY LOTS	12 LOTS
TOTAL UNITS	217

Concept Plan Illustrating Proposed Zoning Changes



Zoning Issues Currently Under Discussion and Review w/ the Planning Commission

- The Town's current zoning code does not have a Residential Casita (RC) zoning classification. A draft zoning code recommendation is currently before the Planning Commission for review. With the rebranding of the 'casitas' as cabins or small cottages, the Town may not need to continue with the creation of a new zoning designation.

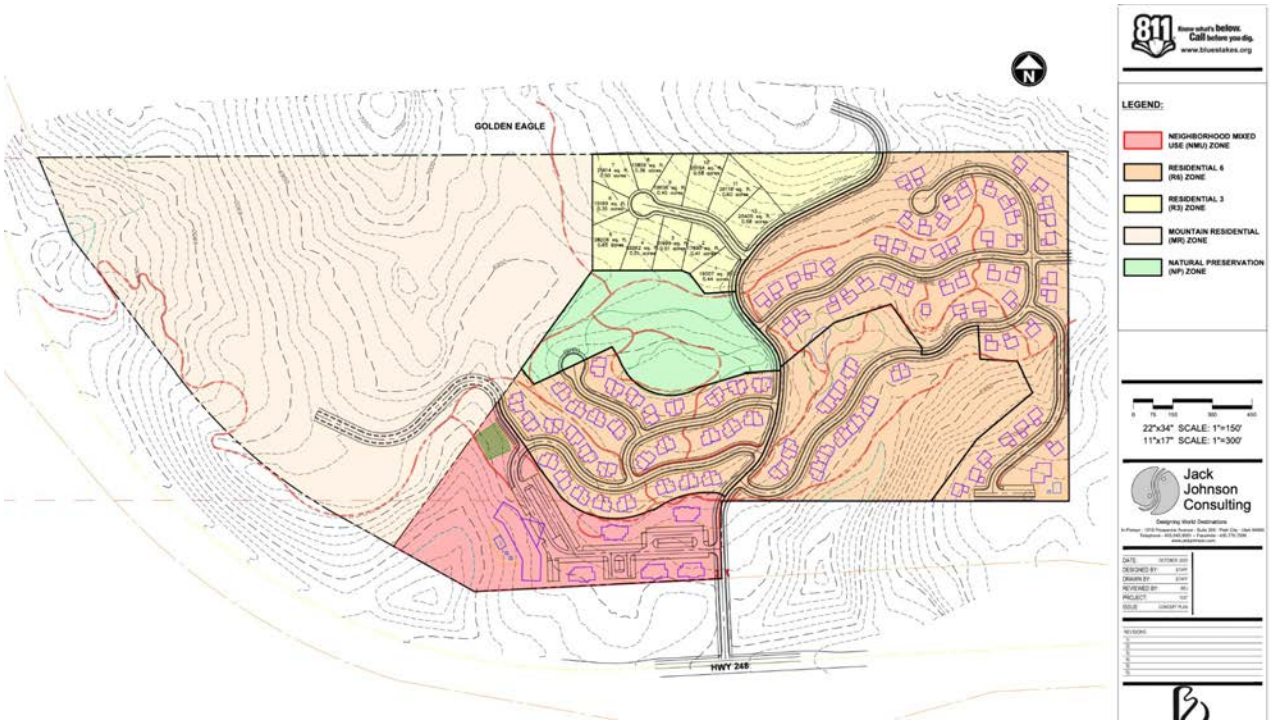
Master Development Agreement (MDA) – General Conditions and Criteria Currently Under Discussion and Review w/ the Planning Commission

The Planning Commission has discussed a number of conditions or criteria that shall be incorporated within the MDA if the property is rezoned. The following is a list to date:

1. The Planning Commission, at the last meeting in June, requested that two members be included in the staff discussions relative to the MDA. Jonathan Gunn and Glynnis Tihansky have volunteered for this role. Two members of the Planning Commission do not constitute a quorum and, therefore, these working meeting with staff and the Applicants will not require public noticing. These meetings have been scheduled for this week and will take place prior to the Planning Commission hearing the resubmittal of the Application at their meeting on October 19, 2023.

2. Phasing: The Planning Commission wanted to see a Phasing Plan (map and table) for the proposed development. There was a specific request to ensure that commercial development (e.g., the hotel) be constructed in Phase 1 of the development. The Applicants are currently working on bringing a hotel to fruition with Starwood Capital Group and AJ (Adventure Journeys) Capital Partners. These two companies are creating a new hotel brand called Field and Stream which would be the name of the property in Bloom. The Planning Commission discussed a minimum level (star rating) for a hotel on this site. The Applicants submitted the following Phasing Plan:

Mapping Building Phases & Timeline



Phase 1:

Infrastructure A:
Main route through middle and lower west loop
Infrastructure B:
Finish west loop middle
Upper west culdesac
Infrastructure C:
Upper East loop
Amphitheater/Grass Top Park

Buildings:
Hotel - 120 keys
40 townhomes - 2500 to 3500 Sq ft
Commercial pads- South West - 18,000 square feet

Phase 2:

Buildings:
12 single family (on back west side culdesac)

Phase 3:

Infrastructure D:
Lower East side culdesac
Infrastructure E:
Upper East Side Loop
Infrastructure F:
East/South corner road culdesac

Phase 4:
Buildings:
53 cabins - 2000-3500 sq feet
Cabins Resort Amenities

Phase 5:

22 Townhomes - 2500 to 3500 Sq ft
Commercial pads #2 North West -17,000 square feet, 8 multi family 2000 squ ft

Phase 6:

Buildings:
22 townhomes on the east side - 2500 to 3500 Sq ft

Phase	1	2	3	4	5	6
Includes						
Hotel	120	0	0	0	0	0
Commercial	18,000	0	0	0	17,000	0
Townhomes	40	0	0	0	22	22
Homes	0	12	0	0	0	0
Cabins	0	0	0	53	0	0
Multi Family	0	0	0	0	8	0

Phase Timeline Plan			
Timeline and value		**Projected Start goal**	**Projected Completion Goal**
Phase 1			
Bloom Infrastructure Phase 1 - A	Main route through middle plus lower west loop	2024 Spring/Summer	2025 Q1
Bloom Infrastructure Phase 1 - B	Finish West Loop Middle, and upper West Cludesac	2024 Spring/Summer	2025 Q1
Amphitheatre		2024 Spring/Summer	2025 Q1
Grass/Top Park		2024 Spring/Summer	2025 Q1
Hotel (Total)		2024 Fall	2025 Winter
Hotel (Extra) Commercial		2024 Fall	2025 Winter
Hotel (Extra) Restaurant		2024 Fall	2025 Winter
Hotel (Extra) Lanscape		2025 Summer/Fall	2025 Winter
Bloom Landscape Phase 1		2025 Summer/Fall	2025 Winter
Commercial Phase 1 - A	Pad one of commercial 8000 squ feet	2024 Fall	2025 Winter
Commercial Phase 1 - B	Pad two of commercial 10000 squ feet	2025 Summer/Fall	2026 Winter
Townhouses Phase 1 - A	10 Townhouses	2025 Spring	2026 Spring
Townhouses Phase 1 - B	10 Townhouses	2026 Spring	2027 Spring
Townhouses Phase 1 - C	10 Townhouses	2027 Spring	2028 Spring
Townhouses Phase 1 - D	10 Townhouses	2028 Spring	2029 Spring
Phase 2			
Single Family Phase 2 - A	4 Single Family Homes	2025 Spring	2026 Fall
Single Family Phase 2 - B	4 Single Family Homes	2026 Spring	2027 Fall
Single Family Phase 2 - C	4 Single Family Homes	2027 Spring	2028 Fall
Phase 3			
Bloom Infrastructure Phase 3 - C	Lower East Side Culdesac	2027 Spring	2027 Fall

Bloom Infrastructure Phase 3 - D	Upper East Loop	2027 Spring	2027 Fall
Bloom Infrastructure Phase 3 - E	East right corner road	2027 Spring	2027 Fall
Phase 4			
Cabins Phase 4 - A	25 Cabins	2028 Spring	2029 Fall
Cabins Phase 4 - B	28 Cabins	2029 Spring	2030 Fall
Cabins - Club House/Restaurant/Amenities	Club house, Small 30 person restaurant, Meeting space, cold plunge, Pool etc	2028 Spring	2029 Fall
Phase 5			
Townhouses Phase 2 - A	8 Townhouses	2029 Spring	2030 Spring
Townhouses Phase 2 - B	8 Townhouses	2030 Spring	2031 Spring
Townhouses Phase 2 - C	6 Townhouses	2031 Spring	2032 Spring
Bloom Landscape Phase 2		2030 Summer	2030 Fall
Commercial Phase 4 - A	Pad three of commercial 17000 squ ft	2028 Spring	2029 Fall
Commercial Phase 4 - B	8 Multi Family Units	2028 Spring	2029 Fall
Phase 6			
Townhouses Phase 4 - A	11 Townhouses	2032 Spring	2033 Spring
Townhouses Phase 4 - B	11 Townhouses	2033 Spring	2034 Spring

3. Water Agreements: The Applicants indicated that the details of this will be written into the MDA. They further note they already have enough water secured for Phase 1, and have provided an email from their lawyer confirming the contract in place that allocates 50 water shares transferring to the Applicants upon ownership of the property. All of the water is already within the JSSD district (see Exhibit A).

4. Allowance for flat roofs (at a 2:12 pitch or less)
    a. Roof pitch variation is generally encouraged and such standards are appropriate for inclusion in the MDA.
    b. Current Town Zoning - Section 10.08.08.01 Roof Slopes - Roof slopes should be between 3/12 and 8/12. Flat roofs, up to a maximum of 30% of a structure's overall roof area, may be integrated into a residential structure.

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   c. While the allowance for some flat roofs should be considered, a maximum percentage of all structures with flat roofs should be included. The Applicants have requested up to 50% of the project could be allowed to have flat roofs.

5. Underpass/Overpass to connect both sides of SR248
   a. The Applicant had originally proposed $1mn to be dedicated for the construction of an underpass/overpass. The Planning Commission was beginning an analysis to determine if this was an adequate amount and at what point this amount will be paid to the Town, e.g., upon completion of Phase 3, etc. Staff has been trying to determine the actual cost of a tunnel or bridge across SR248, but, at the time of this staff report, no estimates have been provided from UDOT or others that have engaged in similar efforts.
   b. The re-submitted application has removed this $1mn offer and the Applicants have requested a re-negotiation of this original offer given the costs associated with the development project.

6. Short-Term Rental (< 30 days) allowance
   a. Currently short-term rentals (<30 days) are not permitted in the Town per the Zoning Ordinance. The Planning Commission and Town Council are currently reviewing revised code amendments that may allow nightly or short-term rentals. Subject to the recommendation of the Planning Commission and adoption by the Town Council, the Applicants will include this formal rezoning request in their application. The MDA can clarify this allowance, or extent of allowance, assuming a favorable recommendation from the Planning Commission and Town Council's approval for this proposed project.

7. Swimming Pool/Bathhouse allowed in the residential districts (R3, R6 and RC)
   a. This allowance can be included in the MDA; details to be worked out.

8. Road Maintenance
   a. The Applicants have indicated an HOA will be created and the roads will be private; the HOA will be responsible for the maintenance of the roads throughout the development.
   b. The emergency access road extending from the Golden Eagle neighborhood will be maintained, likely improved, for use by those residents.

9. Possible inclusion of a binding arbitration clause in lieu of litigation.

10. All other Zoning Ordinance requirements will remain in effect

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A Snapshot of the Project's Economics

The following numbers were provided by the Applicants.

- Hotel Revenue (sales + occupancy tax): $140k per year
- Restaurant (near hotel): $43k per year
- Other Commercial: $83k per year
- Casitas: $227k per year

- Single family: $20k per year
- Townhomes: $52k per year
- Property tax increase for all improvements: $292 per year
- Total annual benefit: $857k per year

Note from the Applicant: The townhomes and single-family homes are currently estimated as occupied about five weeks per year (a conservative number). Second, please note that these figures are conservative with respect to the property tax values. They are currently calculated on the existing property tax rate, which is likely to increase in the Town's new budget. The economics of Bloom to the Town could easily reach $1m a year as the Town finances short-term deficits with property tax increases.

Next Steps

Simultaneous to the Planning Commission's review of the proposed rezone request and MDA, the Town Council has an early opportunity to review the proposed Bloom development and provide input regarding the proposed zoning designations, etc.

The Town Council should provide input and recommendations and remand the Bloom development back to the Planning Commission so they may finalize their review and final recommendation to the Town Council.

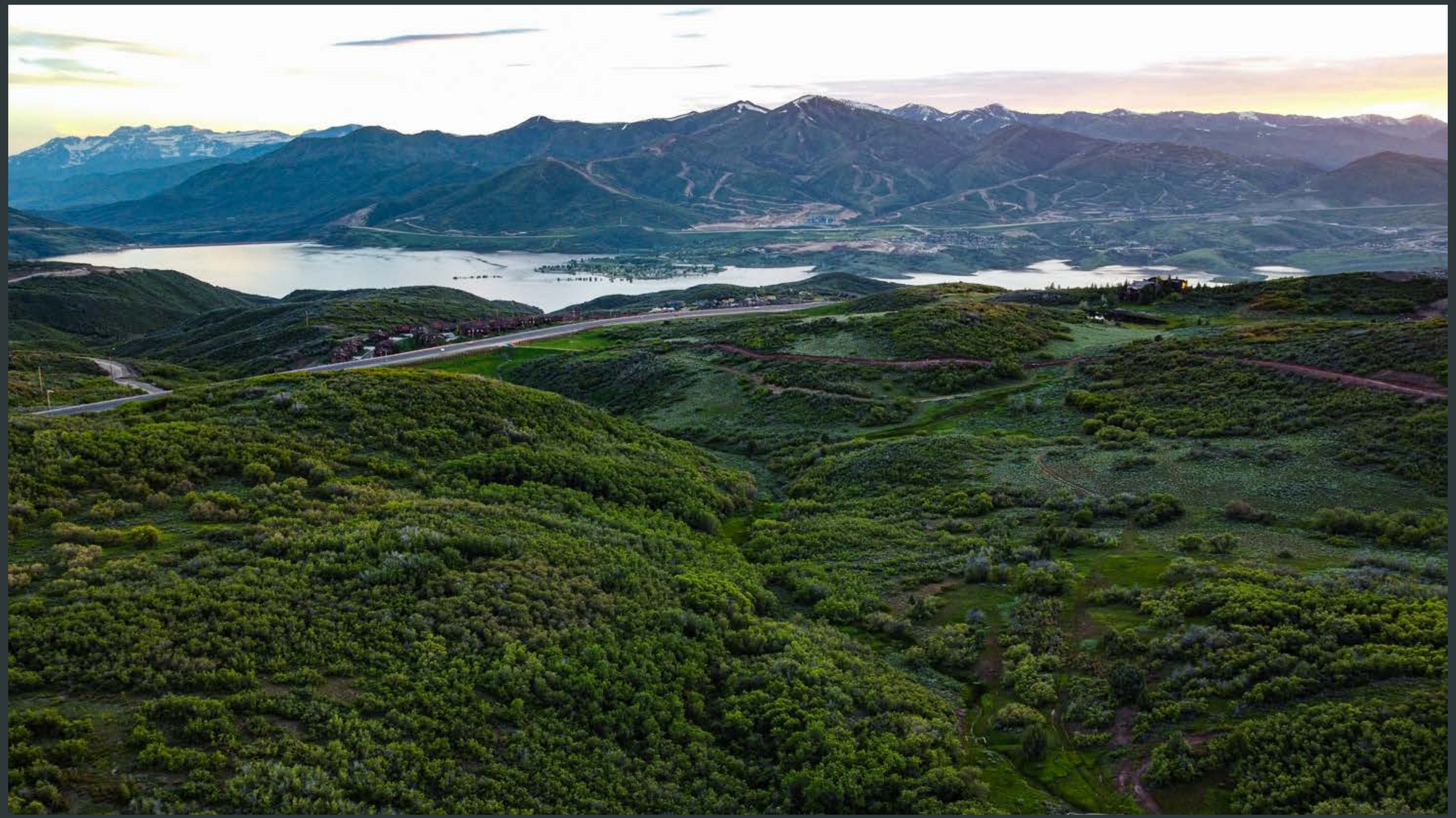
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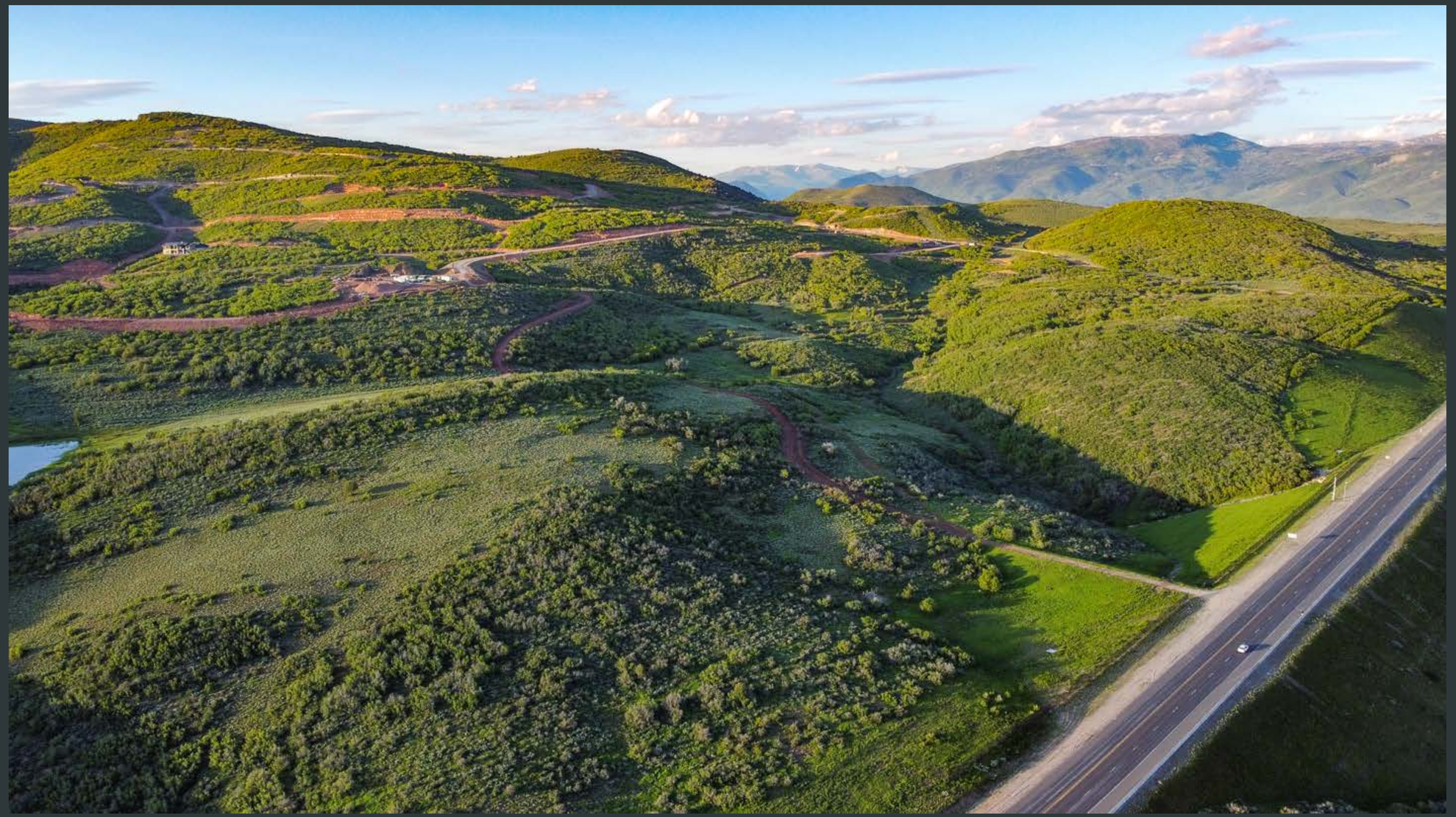
BLOOM

The Land



BLOOM

The Land



BLOOM

Welcome to Bloom in Hideout

- Bloom in Hideout is a holistic focused boutique resort community on one of the most beautiful landscape acreage in the world. Built on a volcano site that’s 30 million years old, this community will focus on a development that works with the land with a goal to refresh all that come to utilize the properties on site.

- This is a 72 acre piece of land within minutes to the ski mountains of Park City, the Uintas National Forest, and Lake Jordanelle. The views in the day are breathtaking and even better in the evening with a magical night sky display.

- The development will include a commercial village, townhouse residences, hotel, casitas and single family homes.

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Resort Community In Hideout

- The reason for a resort community with nightly rentals allows the town to maximize revenue gains while keeping permanent density to a minimum. The resort community proposed of 217 units brings in approximately the same as a development with double the density that is focused as a residential community.

- This concept will bring sales tax, property tax, and transient tax revenue to the town, public facilities, trails and a commercial village hub.

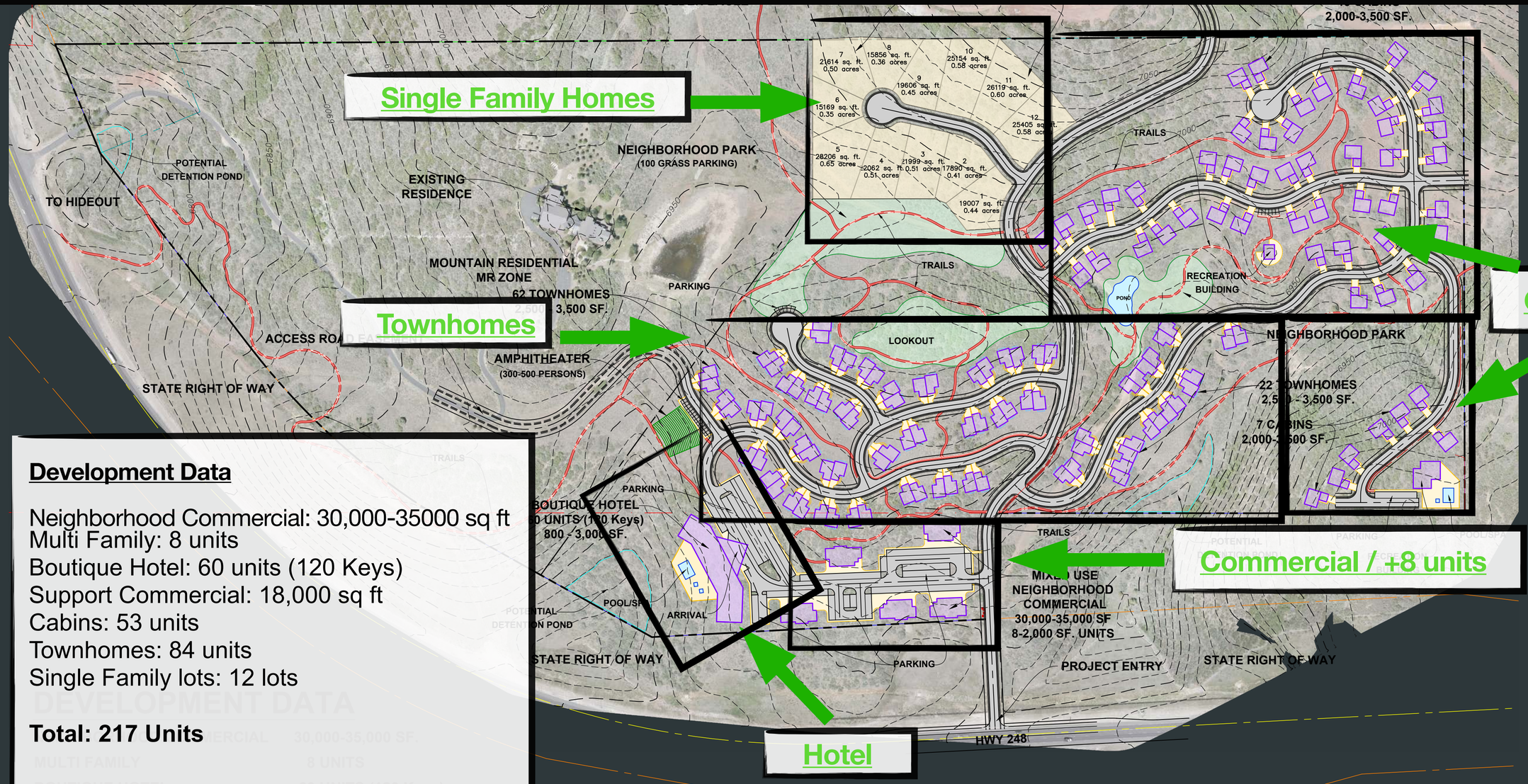
- $1 of nightly rentals is worth $2 of commercial revenue (because each is 1% for the town and nightly rentals gets to charge both)

- Hideout is positioned perfectly to capitalize on the hundreds of land owners building who need places to stay while they monitor their house builds, partner with Black Rocks 700 person conference venue they’re building and offer an accommodation resource, not to mention the potential Olympic bid and the amount of accommodation that will be needed for that.

- We have held open houses, zoom calls and have a website to educate the Hideout community and have taken a lot of their feedback into this plan.

BLOOM

Concept



Development Data

Neighborhood Commercial: 30,000-35000 sq ft
Multi Family: 8 units
Boutique Hotel: 60 units (120 Keys)
Support Commercial: 18,000 sq ft
Cabins: 53 units
Townhomes: 84 units
Single Family lots: 12 lots

Total: 217 Units

0 75 150 300 450

22"x34" SCALE: 1"=150'
11"x17" SCALE: 1"=300'

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84
Telephone - 435.645.9001 – Facsimile - 435.776.7590
www.jackjohnson.com

DATE:	OCTOBER, 2023
DESIGNED BY:	STAFF
DRAWN BY:	STAFF
REVIEWED BY:	BEJ
PROJECT:	1337
ISSUE:	CONCEPT PLAN

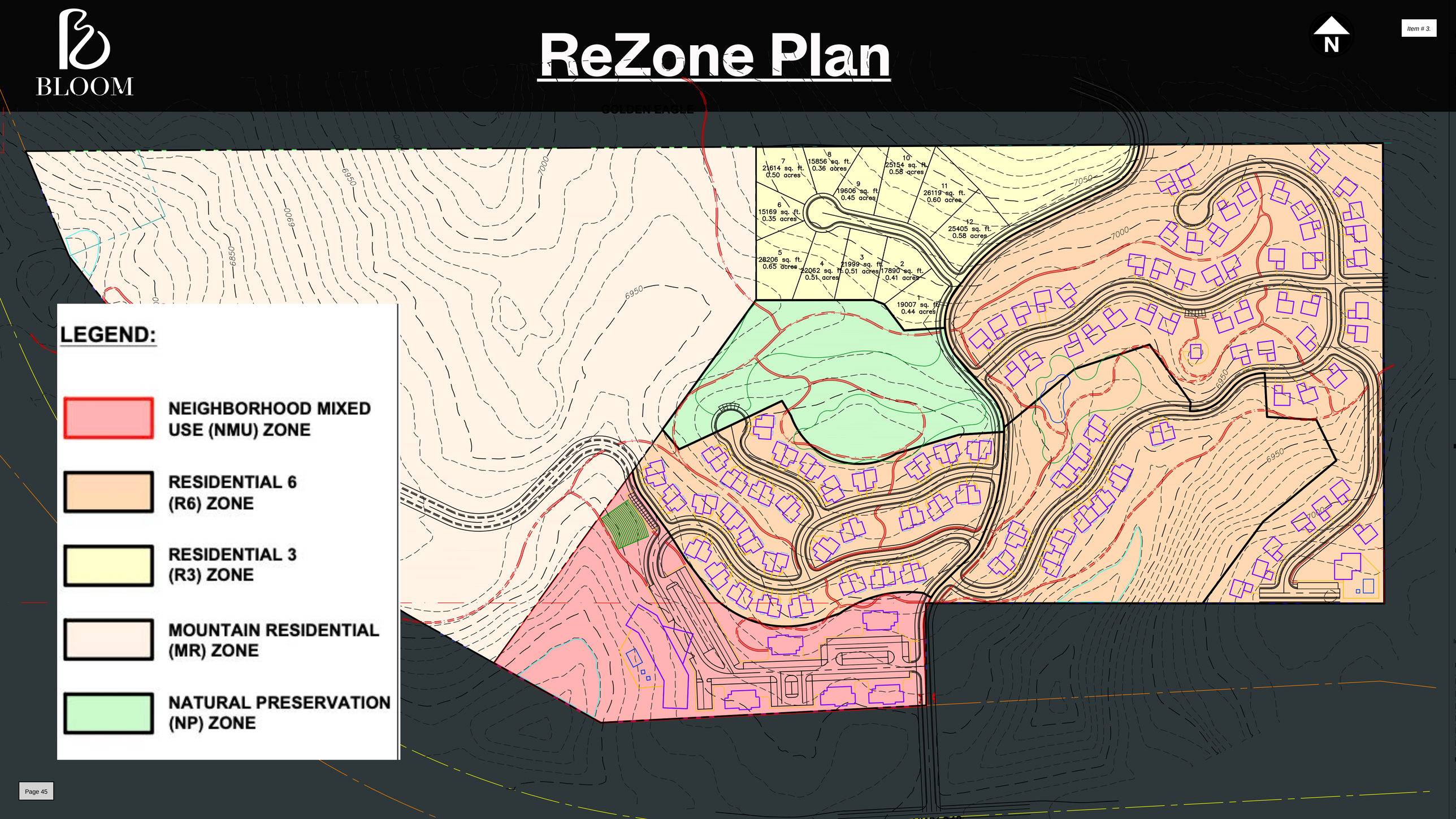
REVISIONS:
1)
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BLOOM
BOUTIQUE COMMUNITY

BLOOM

ReZone Plan

N



LEGEND:

- NEIGHBORHOOD MIXED USE (NMU) ZONE
- RESIDENTIAL 6 (R6) ZONE
- RESIDENTIAL 3 (R3) ZONE
- MOUNTAIN RESIDENTIAL (MR) ZONE
- NATURAL PRESERVATION (NP) ZONE

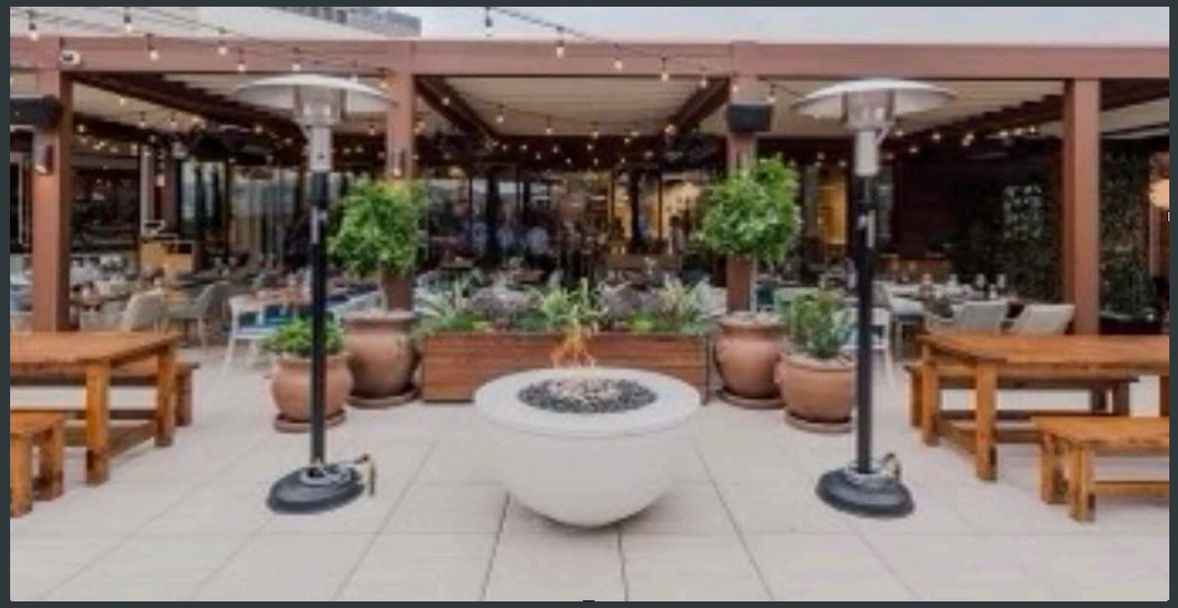
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Commercial Village Visionboard









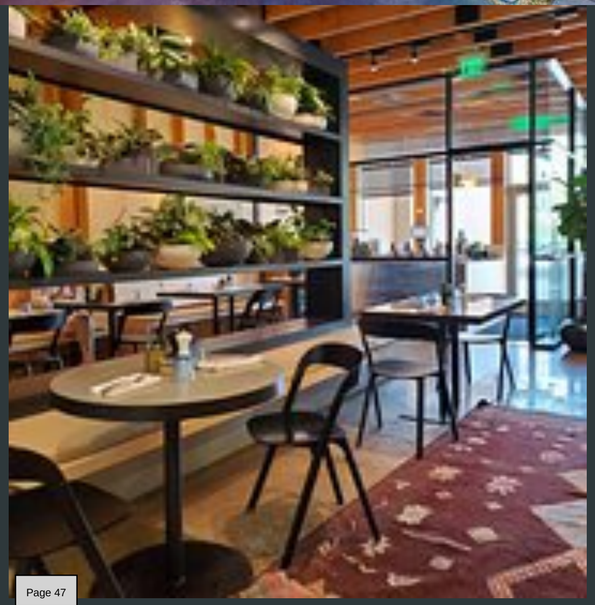
BLOOM

Commercial Village Visionboard











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Commercial Village Visionboard

- The Commercial Village will consist of 4 main structures with a holistic theme for each structure; Earth, Water, Fire and Air



Air

Fire

Water

Earth

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Commercial Village Vision

The Commercial Village hub would be a place for the community and others to gather and enjoy amenities that offer convenience and community.

Potential Vendors:

- Market - store
- Coffee
- Retail
- Small Businesses
- Art Gallery
- Health/Wellness
- Banquet Room
- High End Wine Club with Storage Lockers
- Restaurants
- Event facility - Banquet Room
- Small pop-up vendors - Sunday Market potential

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Landscape Hotel - Visionboard











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Hotel Vision

The hotel vision is that it’s a boutique hotel of no more than 120 keys, and works with the landscape of the area.

The hotel would offer a place for visitors to stay who love being active and appreciate the location as a gateway to the Uintas, close to skiing, the lake and emphasizing trails and outdoor activities.

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Townhomes & Residences Visionboard











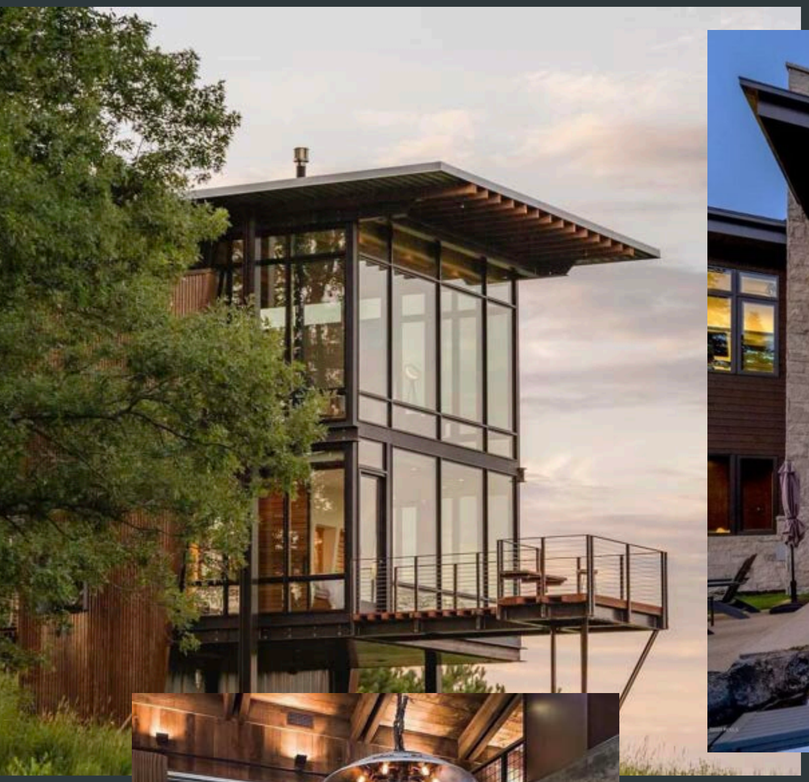
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Townhouse



BLOOM

Single Family Homes Visionboard













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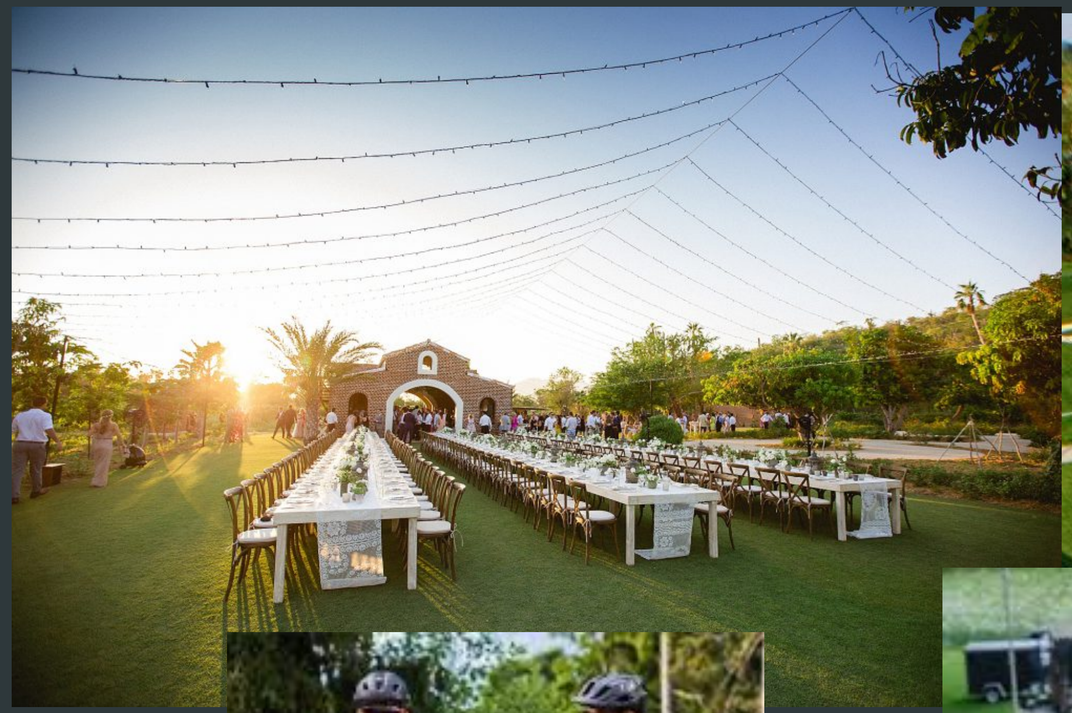
Townhomes and Single Family Vision

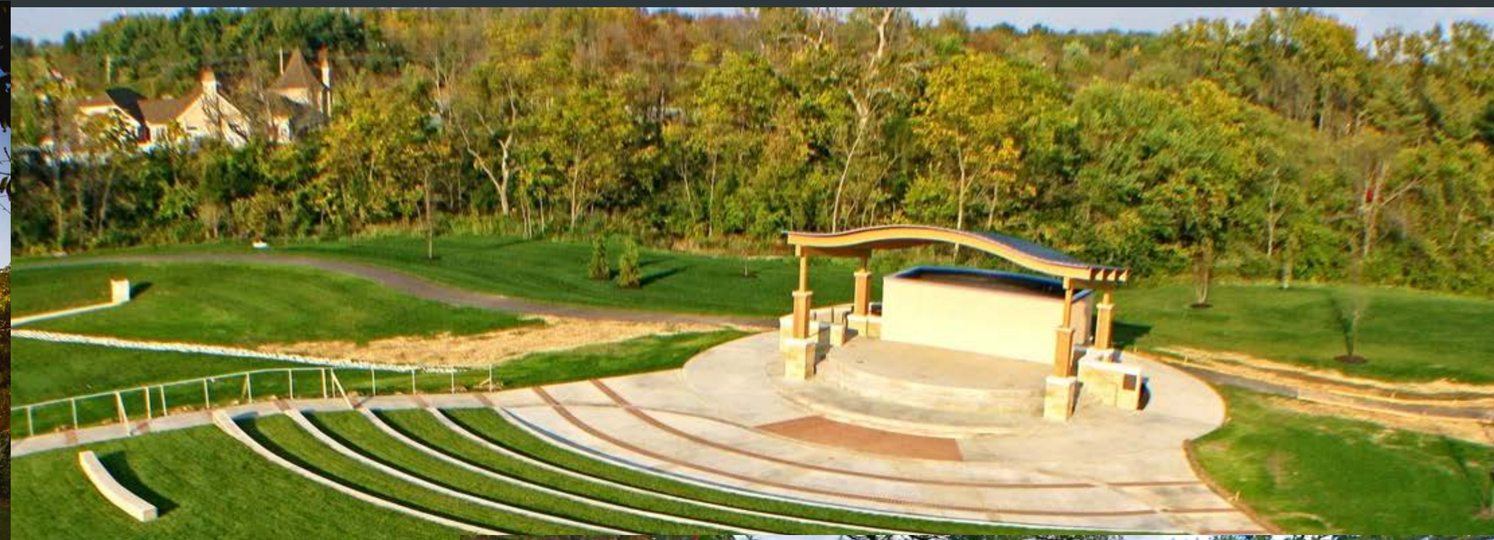
The Townhomes will be luxury townhomes in a resort community that would also offer a residence for people to stay that wanted more a home feeling when visiting friends and family in the area or traveling to be with nature and the outdoors. This hub of the resort community would be an important part of attracting the commercial vendors as an important part of the development eco-system.

The single family homes would be an extension of this offering, and would be gated and private so you could have your choice of a hotel room, Cabin, Townhouse, or full family home when wanting to refresh, and recharge in the beautiful Hideout.

BLOOM

Community Spaces Visionboard











Community Spaces Vision

Potential Usage for amphitheater (grass with small stage area), top of nob, and valley:

Community and Corporate/Commercial events including but not limited to:

- Easter egg hunts
- Apple Fair
- Christmas Santa event
- Sunday Markets
- Day/early evening community concerts
- Weddings
- Corporate events
- Overflow temporary parking for special events

BLOOM

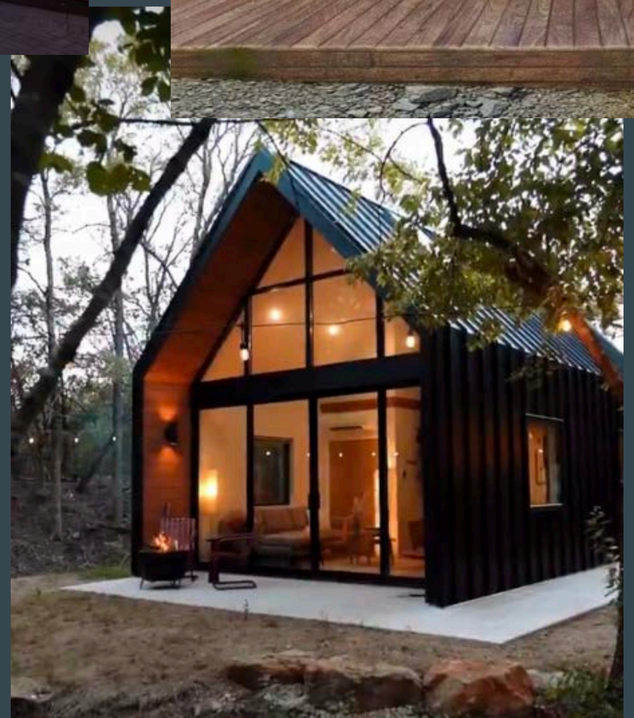
Cabin Resort Visionboard







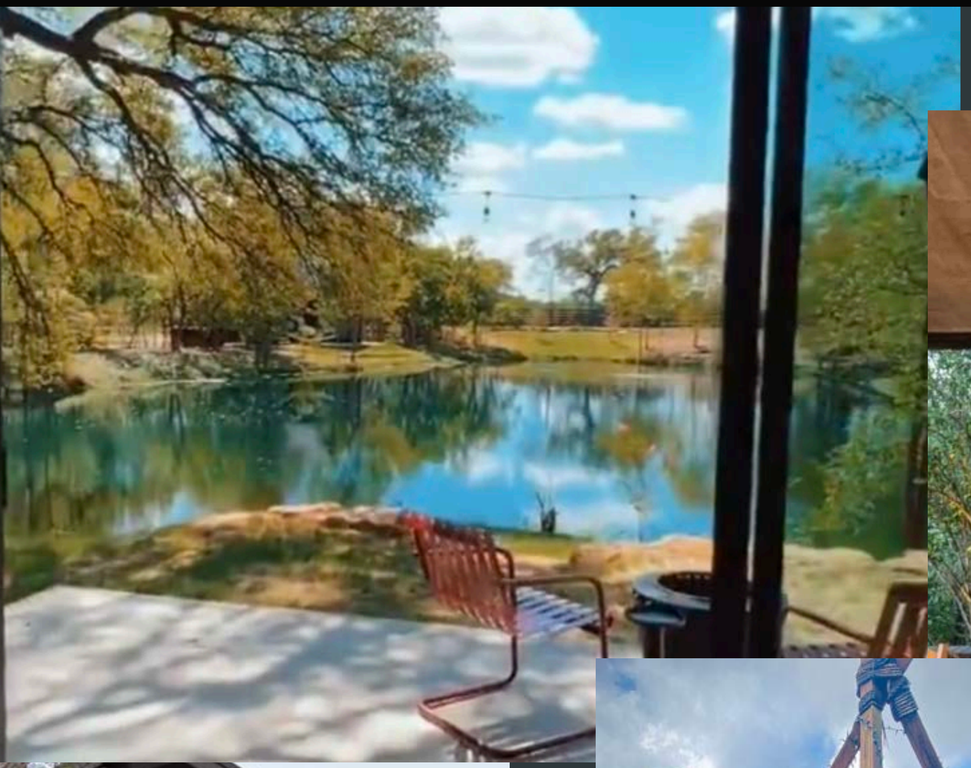






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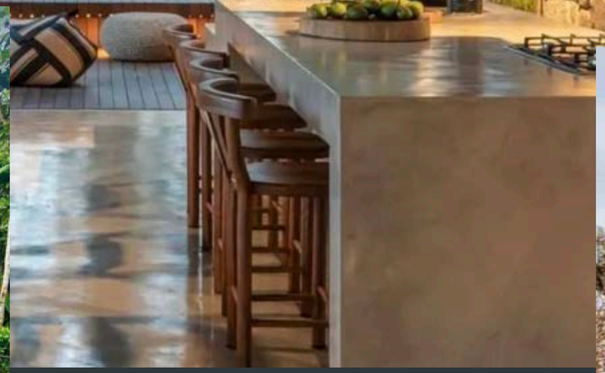
Cabin Amenities Visionboard



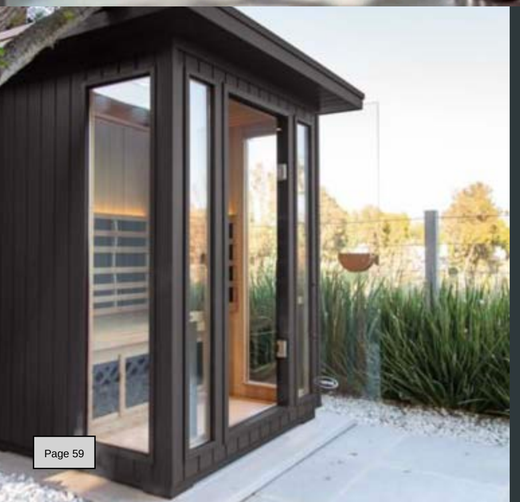












BLOOM

Cabin Resort Vision

The Cabin Resort will be a luxury landscape hotel that works with the land and has 3-4 bedroom cabins that offer people a place to recharge and refresh with family, friends or solo.

The area could have the following once complete:

- Check in venue, with small retail
- An intimate restaurant for on-site guests
- An event area for an intimate corporate or other gathering
- A meditation cave
- Cold plunge area
- Sauna area
- Pool facility
- Maintenance facility for staff of the resort

BLOOM

Thank you - Jenni & Ryan



File Attachments for Item:

4. Discussion of the requirements, roles and responsibilities of the Economic Development Committee (EDC)

This document describes the Town of Hideout (Town), Utah's process for economic development. The Economic Development Committee (EDC) is a volunteer committee appointed by the mayor that seeks to assist the Town Council of Hideout recruit, consider, and analyze various developments for town consideration.

The EDC's mission is "To help ensure Hideout is a business-friendly community that welcomes thoughtful, responsible commercial development which enhances the Town's economic diversity and provides residents with desirable amenities. The EDC will further help create ideas and a conducive environment for attracting businesses as well as finding ways we can participate in regional economic development that will positively impact Hideout."

Due to the sensitive nature of information that EDC members may come into contact, it is preferred that EDC members are residents and voters of Hideout, and that all members sign the Town's Conflict of Interest form.

The Town may consider various types of development as it continues to grow. Residential development, commercial development, mixed-use, and industrial and public development are all included into Hideout's growth. When examining different development projects, the following are considered:

- Promoting a mix of housing types and densities to meet the needs of all residents.
- Creating vibrant town centers and mixed-use developments that provide residents with a variety of amenities and services within walking distance.
- Protecting the town's natural environment and open space.
- Promoting sustainable development practices.

EDC Role and Responsibilities:

The EDC plays a number of important roles in the development of the Town including:

- Developing and implementing strategies to attract new businesses to the Town.
- Working with existing businesses to help them grow and expand.
- Promoting the Town as a desirable place to live and work.
- Collaborating with other government agencies and community organizations to promote economic development in the Town.
- Considers the financial pros and cons of any development, assists developers that are pursuing new Town development, and provides recommendations to the Town Council as to the merits of any development being proposed.

The EDC works to develop financial and overall potential of the proposed development. Deliverables may include: financial impact analysis, Military Installation Development Authority (“MIDA”) collaboration, Public Improvement District “(PID”) impacts, as well as review of any bonding, and financial state and resources of the developer.

Economic Development Committee of Hideout:

The EDC provides counsel to the Town when it comes to consideration of residential, commercial, light industrial, and mixed-use development projects. Examples include:

1. **Financial state and resources of the developer**: Examine and review the current financial operating condition of the company, including but not limited to current and historical income statements, balance sheets, sources of capital and other pertinent information on the overall financial health of the development company and their ability to deliver on their development on time, with appropriate contingencies to navigate periods of economic uncertainties, etc.

2. **Identify and attract businesses to the Town**. The EDC is responsible for identifying businesses that can be a good fit for the Town and for attracting those businesses to the Town. The EDC does this by networking with businesses, attending trade shows, and marketing the Town to potential businesses, developers, and investors.

3. **Provide support to developers and investors.** The EDC also provides support to new and existing businesses in the Town. This includes providing assistance for working through our submission processes, helping businesses to find financing, and connecting businesses with other businesses and resources.

4. **Foster a business-friendly environment**. The EDC works to create a business-friendly environment in the Town. This includes working with the Town Council and other government agencies to make it mutually beneficial for businesses to operate in the Town.

5. **Promote the Town to the public.** The EDC also promotes the Town to the public. This includes creating marketing materials, developing an EDC website, and attending events to promote the Town’s economic benefits

In addition to the responsibilities listed above, the EDC may also take on a number of other responsibilities, such as:

- Developing an economic development plan for the Town
- Working with the Town Council to implement the economic development plan
- Monitoring the Town's economy and making recommendations to the Town Council
- Educating the public about economic development

The EDC may suggest a liaison when considering a new development project. These appointed Positions are: **Lead Negotiator and Relationship Manager**

The **Lead Negotiator** is responsible for working with developers to navigate the entire development process from introduction to conclusion. The Lead Negotiator will focus on striking the optimal balance between the Town's and the developer's interests, and will present findings to the Planning Commission, Town Council, and Mayor.

The **Relationship Manager**: The EDC may also appoint a Relationship Manager who is responsible for helping execute the process timeline, organize and schedule meetings as part of the overall development process with the appropriate committees and town staff and personnel. The Relationship Manager will work in concert with the Lead Negotiator to assist in keeping the process moving, tracking required documentation from both the developer and Town, establishing and coordinating the EDC process schedule with audiences including the Economic Development Committee, Planning Commission, Town Council, and Mayor.

APPENDIX:

Lead Negotiator

Responsibilities:

- Work with developers to understand their needs and goals
- Negotiate development agreements that are in the best interests of the Town
- Represent the Town at public meetings and hearings
- Prepare reports and presentations on development projects
- Maintain relationships with developers and other stakeholders

Qualifications:

- Strong analytical and problem-solving skills
- Excellent written and oral communication skills
- Ability to work independently and as part of a team
- Ability to work under pressure and meet deadlines

Desired Characteristics:

- Experienced deal-making experience
- Ability to build relationships and trust with developers while representing the interest of the Town
- Passionate about economic development

Relationship Manager:

Responsibilities:

- Maintain EDC/Developer timelines and schedules
- Identify and qualify businesses that are a good fit for the Town
- Understand the needs of businesses and identify opportunities for growth
- Work with businesses to develop and implement strategies to achieve their goals
- Represent the Town at events and meetings

Qualifications:

- Excellent project management skills
- Bachelor's degree in business, economics, or a related field
- Strong administrative and problem-solving skills
- Excellent written and oral communication skills
- Ability to work independently and as part of a team

Desired Characteristics:

- Passionate about economic development
- Ability to think strategically and solve problems
- Ability to work cross-functionally with other departments

File Attachments for Item:

1. April 13, 2023 Town Council Regular Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting
April 13, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on April 13, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health concerns.

Regular Meeting

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:01 p.m. and reminded participants there was no physical anchor site due to the ongoing spread of COVID-19.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Chris Baier
Council Member Carol Haselton
Council Member Sheri Jacobs
Council Member Ralph Severini *joined at 6:23 p.m.*

Excused: Council Member Bob Nadelberg

Staff Present: Town Administrator Jan McCosh
Assistant Town Attorney Cameron Platt
Town Planner Thomas Eddington
Director of Public Works Daniel Allen
Director of Engineering Timm Dixon
Recorder for Hideout Alicia Fairbourne
Financial Consultant Katie Shepley

Others Present: Wasatch County Sheriff Jared Rigby, John Greer, Damian Taitano, Ed O'roark, Greg McIntire., Joel Pieper, Peter Ginsberg, Kelleen Potter, Planning Commissioner Jonathan Gunn, and others who may have logged in using a partial name or using only a phone number.

III. Update on Golden Eagle Subdivision

Mayor Rubin provided an update on the Golden Eagle subdivision. It was mentioned that a letter had been issued to the Golden Eagle landowners within the past week, and the information had also been made public. The Town Staff had been working diligently with Mustang Development to address the remaining tasks required for completion. However, as of the meeting, those tasks had not been finished.

DRAFT

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

Mayor Rubin opened the floor for public comments at 6:04 p.m.

Ed O'roark - began by expressing his gratitude for the opportunity to speak and mentioned that he had sent a letter regarding his concerns but expressed disappointment that he had waited for a response for four weeks for what he considered basic information. His inquiry was related to the background, return on investment, or business case that influenced the decision to specify a water meter four times more expensive than existing ones, seemingly applicable only to new build residents like himself.

He acknowledged that the Mayor had mentioned the matter was under legal review, which he found surprising for what he considered straightforward information. Just before the meeting, Mr. O'roark decided to share the letter with the entire Council, although he recognized they might not have had sufficient time to review it.

Mr. O'roark emphasized that, as a resident (soon to be a voter when his home was built), he believed that the entire community deserved transparency on this issue. He thanked the Council in advance for providing the information he sought but expressed disappointment in the lengthy delay in receiving a response to his inquiries.

Mayor Rubin made a brief comment during the meeting in response to Mr. O'roark's concerns. Mayor Rubin acknowledged that the comment wasn't specific to Mr. O'roark's questions but aimed to address the time gap in responses. Mayor Rubin reminded the residents that their elected officials did not receive compensation for their efforts. Many of them had jobs outside of their Town Council duties, which sometimes limited the time they could devote to supporting the community. Mayor Rubin apologized for any occasional delays in their responses.

Greg McIntire – noted he was a lot owner of Golden Eagle and mentioned he was a financial professional by trade. He expressed his concerns regarding the Town's budget and legal costs. He mentioned that he had watched a previous special meeting from January 6, 2022 and noted that the Town had gone from a profit of half a million dollars in 2022 to a projected deficit of $250,000. Mr. McIntire was particularly concerned about the impact of legal costs on the budget and whether there would be a public hearing to discuss the percentage of town revenue allocated to legal expenses before considering a tax increase.

He also referenced a speech made by Council Member Ralph Severini during the January 6th meeting, where Council Member Severini emphasized the need for the Town to be competitive and streamline its processes, especially with the deficit potentially doubling. Mr. McIntire questioned when the Town would take action to improve efficiency and whether there were commercial revenue ideas in the pipeline.

Mayor Rubin responded by stating that he and the Council had taken an oath to uphold the law and that legal costs were often driven by development and disagreements among residents. He emphasized the commitment to upholding the law but acknowledged the need for public input at some point. Mayor Rubin also mentioned that efforts were underway to bring in commercial opportunities and other revenue streams to address the deficit, expressing his dedication to this cause.

Mr. McIntire thanked Mayor Rubin for his comments, expressing his hope for progress in addressing the deficit and improving the Town's financial situation.

Council Member Chris Baier - expressed appreciation for the efforts of the Town's Public Works department in monitoring potential flooding due to the recent snowmelt, particularly with the sudden and significant warm-up.

Council Member Baier mentioned that she had an email exchange with the Public Works Director and learned that the Town had sand and sandbags available at the Public Works building. She suggested that the Town should make this information more accessible to residents, especially on the Town's website, so that residents could fill sandbags and place them strategically to protect their properties from potential water issues caused by runoff.

Mayor Rubin responded by assuring Council Member Baier that the information would be posted on the Town's website. He also mentioned that the Town had sent out a newsletter and possibly an app notification regarding the availability of sand and sandbags. He thanked Council Member Baier for bringing it to their attention.

There being no further public comments, Mayor Rubin closed public input at 6:16 p.m.

V. Agenda Items

1. Presentation of quarterly Wasatch County Sheriff's Report

Sheriff Rigby presented the quarterly Wasatch County Sheriff's Report. He began by offering assistance from the Sheriff's Office in emergency management and flooding issues.

Sheriff Rigby proceeded to provide a summary of law enforcement services in the first quarter of 2023. Under the existing agreement, the Sheriff's Office was required to provide approximately twelve (12) additional hours of law enforcement services per week, totaling nearly fifty (50) hours per month. Currently, they were providing about seventeen (17) hours per week and almost seventy (70) hours per month. He also highlighted that there were fifty-seven (57) traffic stops conducted in Hideout during the last three months, averaging about twenty (20) per month and four (4) to five (5) per week.

The Sheriff mentioned the need to remind residents to secure their garages and vehicles to prevent thefts and emphasized the importance of locking doors and not leaving keys inside running vehicles. He also noted that construction sites had been susceptible to theft, and residents should be vigilant in reporting any suspicious activities. Sheriff Rigby encouraged residents to use the non-emergency number (435-654-1411) or text to 911 for non-urgent situations.

Mayor Rubin inquired about trends and any actions the municipality could take to mitigate issues, to which Sheriff Rigby mentioned that awareness campaigns about securing property and not leaving vehicles running would be helpful. He also mentioned a rise in thefts from open garages and vehicle burglaries, which could be addressed through public education.

Council Member Baier expressed gratitude for the report and encouraged reinforcing common-sense practices to avoid becoming victims of property theft. Mayor Rubin suggested promoting the use of video doorbells for additional security and noted that the town could explore the installation of surveillance cameras in common areas.

Sheriff Rigby welcomed the idea of discussing surveillance cameras for common property and expressed his willingness to assist in that discussion.

2. Presentation, discussion and possible approval of Resolution 2023-R-XX regarding Rank Choice Voting

Kelleen Potter from Utah Ranked Choice Voting presented information about implementing ranked choice voting for municipal elections. Ms. Potter explained how ranked choice voting worked - voters rank candidates in order of preference instead of selecting just one candidate. If no candidate received over fifty percent (50%) of the first-choice votes, the lowest ranked

candidate was eliminated, and their votes are redistributed based on the second choice selections. This process continued in rounds until a candidate received over fifty percent (50%) of the votes.

Ms. Potter outlined some of the potential benefits of ranked choice voting, including only needing to hold one election instead of a Primary and General Election, cost savings from eliminating the Primary Election, allowing voters to support their preferred candidate without worrying about "wasting" their vote, and requiring the winner to build a broader coalition of voters. Ms. Potter also noted that Utah had implemented ranked choice voting differently than other states, calling it the "Utah way."

Some Council Members expressed concerns about not having enough time to research ranked choice voting before needing to make a decision, and wanted to hear potential downsides in addition to the positives that were presented.

After a brief discussion, Mayor Rubin called for a motion.

Motion: Council Member Baier moved to adopt a Resolution requesting inclusion of Hideout, Utah in the Municipal Alternate Voting Methods Pilot Project. Council Member Jacobs made the second. Voting Yes: Council Member Baier and Council Member Jacobs. Voting Nay: Council Member Haselton and Council Member Severini. Absent from voting: Council Member Nadelberg. Mayor Rubin broke the tie with a Nay vote. The motion failed.

Mayor Rubin and Council Members agreed to revisit the issue in the future with more time and information.

3. Presentation of annual municipal audit performed by Ben Probst

Mayor Rubin mentioned that the timing of the presentation coincided with the deadline for taxes, and Ben Probst, being a CPA, was busy with tax work for numerous individuals and businesses, working late into the night to complete tax returns. As a result, it was decided to postpone the presentation to the May 11, 2023 Council Meeting.

Mayor Rubin also noted that for the following year, Staff needed to be more conscious of the timing and aim to complete the audit by March to ensure it could be presented earlier in the year.

4. Discussion and possible appointment of Peter Ginsberg and Joel Pieper as alternate members of the Hideout Planning Commission by Mayor with advice and consent of the Council

Mayor Rubin discussed the need to appoint new alternate members to the Hideout Planning Commission due to a resignation that resulted in the promotion of an existing alternate to a primary member. Planning Chair Tony Matyszczyk had recommended two candidates, Peter Ginsberg and Joel Pieper, for appointment as alternate members of the Planning Commission.

Mayor Rubin explained that the appointment process required advice and consent from the Council rather than a formal resolution. He provided some background information on Mr. Ginsberg's real estate and capital experience and Council Member Baier mentioned that Mr. Pieper had volunteered to help the community on the former Parks, Open Space and Trails (POST) Committee.

Council Member Baier inquired about what motivated Mr. Pieper to join the planning commission as an alternate, to which he explained his interest in assisting the community and helping with responsible development.

Council Member Baier expressed her support for Mr. Pieper's appointment, citing his history of volunteer work in the community and his dedication.

Mayor Rubin also mentioned that Mr. Ginsberg was a newer resident of Hideout and confirmed that both candidates were residents.

Mayor Rubin then requested Council's consent to finalize the appointments.

Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. None opposed.

5. Discussion and possible appointment of Craig Hall, esquire and Tracy Cowdell, esquire as the Administrative Law Judges for the Town of Hideout for a term of three years by Mayor with advice and consent of the Council

Mayor Rubin discussed the need to appoint an additional Administrative Law Judge (ALJ) for the Town. Previously, Craig Hall had been appointed as an ALJ, but due to personal medical issues that made him temporarily unavailable, an alternate judge was needed. Tracy Cowdell was identified as an alternate judge.

Town Administrator Jan McCosh explained that a Request for Proposal (RFP) had been conducted to find suitable candidates for the ALJ position, and both Mr. Hall and Mr. Cowdell were among the candidates. Mr. Hall had initially been selected, but with his current unavailability, Mr. Cowdell was being considered as an alternate.

Council Member Chris Baier asked how the roles of the two ALJs would work if both were available. Ms. McCosh explained that the selection would depend on the issue at hand and the qualifications and experience of the judges. There would be flexibility in choosing either or both based on availability and relevance to the matter.

Assistant Town Attorney Cameron Platt also confirmed the flexibility of selecting the ALJs based on their schedules and expertise.

Council Member Severini inquired about any retainer fees, and Jan McCosh clarified that the judges would be compensated on an hourly rate basis rather than a retainer.

Council Member Baier expressed her support for having ALJs to handle disputes and was glad that the town had taken this step.

Mayor Rubin then requested Council's consent to appoint both Mr. Hall and Mr. Cowdell as ALJs for the Town.

Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. None opposed.

6. Presentation and discussion of the Tentative Budget for Fiscal Year 2023-2024

Mayor Rubin and Town Financial Consultant Katie Shepley addressed the tentative budget for the upcoming fiscal year. There were three major areas of proposed increases in the General Fund that were highlighted. First, there were plans to add a new Public Works position to address staffing shortages, particularly for snow removal. The goal was to have the current Public Works Director focus on administrative tasks instead of driving snowplow trucks. Additionally, there was consideration of providing family medical coverage and disability insurance to attract and retain employees.

Secondly, the Town was dealing with significant legal costs due to lawsuits from developers regarding building codes and contract disputes. These legal expenses were expected to continue in the short term. Road repairs were also a concern due to the harsh winter, leading to a need for more substantial work than just crack sealing.

In the Enterprise Fund, the Town planned to increase spending to address deficiencies, including sewer and water projects, storm drain work, and the replacement of old water meters with smart meters for improved water conservation.

Council Member Severini expressed concern about the budget deficit and discussed potential sources of revenue, such as investment strategies, fee schedule adjustments, water rate changes, transportation taxes, and attracting more commercial businesses to increase sales tax revenue and transient tax income.

Ms. Shepley stated the Budget Committee aimed to be creative in addressing the deficit and planned to provide a detailed plan for discussion in the coming weeks. Mayor Rubin stressed the importance of budget planning and noted the Council Members would be provided the necessary information to make informed decisions.

7. Consideration and possible approval to authorize the Mayor to execute an agreement with Sunroc to install a new sewer lift station in the Shoreline Subdivision in the amount for Hideout not to exceed $300,000

Mayor Rubin discussed the proposed project to replace the sewer lift station in the Shoreline Subdivision. He explained that the existing lift station, built ten years ago, was no longer capable of handling the increased capacity from new subdivisions in the area. Developers from the Shoreline and Deer Springs, Lakeview and Deer Waters subdivisions agreed to contribute their budgeted funds to build a single, well-designed lift station for the Town. The Town's responsibility was to pay for the upsized pipeline, allowing for more capacity.

The budget for this project was initially set at $250,000, but an additional $50,000 was needed to complete it. Mayor Rubin noted the funding for this project came from the Enterprise Fund, not the General Fund. Council Members raised questions about the new lift station's operation and its impact on the existing station's longevity.

The new lift station would have at least two pumps and a backup generator. It could operate with one pump, albeit at reduced flow. The average lifetime of lift stations ranged from 15 to 20 years, with regular maintenance and the proper use of facilities playing a crucial role in their longevity. Mayor Rubin emphasized that the project aimed to reduce risks and upgrade the Town's waste management infrastructure.

After a brief discussion, Mayor Rubin asked for Council's approval to authorize the Mayor to execute the agreement to install a new sewer lift station in the Shoreline Subdivision and the amount for Hideout not to exceed $300,000, which would be a $50,000 difference versus the current budgeted amount of $250,000.

Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. None opposed.

8. Possible approval of Ordinance 2023-O-XX to make technical corrections to Ordinance 2023-O-03 Standards for Weed Control

Mayor Rubin discussed the proposed ordinance, which aimed to make technical corrections to Hideout Municipal Code 5.04.110, regarding standards for weed control. The changes were made to clarify certain language and provide more detail on specific requirements.

Mr. Platt explained the specific changes to the ordinance. They included reorganizing the sentences to match the intended structure and adding the term "non-noxious weeds" to make it clear that the Town expected all types of weeds to be controlled or removed, regardless of their noxious status, provided they pose a nuisance or fire hazard.

Council Members raised some questions and sought clarification on various aspects of the ordinance. They inquired about the definition of non-noxious weeds and how property owners should request exemptions for non-noxious weeds. Mr. Platt clarified that the state and county publish lists of noxious weeds, and non-noxious weeds are essentially any plants not on those lists.

Council Member Baier raised a question about the reporting process for ongoing weed control during the growing season. She wanted to ensure that property owners were not required to file multiple reports. Cameron explained that only one report was required, but if property owners found additional problems during the growing season, they could report those as well.

Council Member Baier also inquired about the consequences for property owners who refused to pay for weed remediation or treatment costs. Mr. Platt outlined the three options for addressing non-payment, which included contact with the property owner, sending the bill to collections, or filing an action in court to collect. Additionally, he mentioned that the Town had the option to file charges as a tax lien, which was a powerful tool to encourage payment.

The proposed ordinance was well-received by the Council Members, and no significant changes were suggested. Council Members expressed the importance of ensuring that property owners actively participated in weed control efforts to manage this critical issue effectively.

There being no further discussion, Mayor Rubin asked for a motion.

Motion: Council Member Baier moved to adopt Ordinance 2023-O-04 amending Title 5, Chapter 4, Section 110, Standards for Weed Control to make technical changes. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. None opposed. Absent from voting: Council Member Nadelberg. The motion carried.

9. Possible adoption of Ordinance 2023-O-XX regarding the delivery of agenda items and materials in order to be included on the Town Council Agenda

Mayor Rubin introduced the issue of an ordinance that was passed by Council several years earlier but had never been codified. The ordinance addressed the delivery of agenda items and materials to be included on the Town Council Agenda. The purpose of the ordinance was to set clear deadlines and procedures for submitting agenda items and materials, ensuring that Council Members and the public had adequate time to review and prepare for meetings.

Council Member Baier expressed support for the ordinance, emphasizing the need to establish a clear and firm timeline for submitting agenda items. Mayor Rubin also mentioned his intention to enforce the deadlines strictly and mentioned that meetings might be canceled if materials had not been submitted on time.

The Council discussed the specific deadlines outlined in the ordinance, including the requirement for agenda items to be submitted to the City Recorder no later than 5:00 p.m. on the Monday 10 days or more before the scheduled meeting and the provision of supporting content by midday on the Thursday of the preceding week of the meeting.

Council Member Severini raised the idea of creating a calendar for anticipated major issues, allowing Council Members to better plan for discussions. This approach would provide advanced notice for items such as the budget, fire safety, and other critical topics.

Recorder for Hideout Alicia Fairbourne expressed support for this idea and mentioned her practice of sending a draft agenda to Staff approximately three weeks before the council meeting, seeking input and feedback. She inquired if Council Members would like to be included in the distribution of the draft Agenda, and Council Members agreed they would like to be included in that distribution.

Ms. McCosh commended the early presentation of the budget, emphasizing the importance of starting conversations on financial matters well in advance.

The discussion underscored the need for a comprehensive calendar that identified key issues and allowed for sufficient time to prepare and deliberate.

There being no further discussion, Mayor Rubin asked for a motion to re-adopt Ordinance 2018-6.

Motion: Council Member Haselton moved to re-adopt Ordinance 2018-6 (renamed Ordinance 2023-O-05). Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, and Council Member Severini. None opposed. Absent from voting: Council Member Nadelberg. The motion carried.

VI. Committee Updates

1. Planning Commission – Planning Commissioner Jonathan Gunn

Planning Commissioner Jonathan Gunn provided information on several matters to be discussed at the next Planning Commission meeting. These matters included:

- Discussion and potential recommendation to the Council regarding an Overlay Zone for the Deer Springs Cottages that would permit nightly rentals within that subdivision.
- A potential recommendation to the Council on the final subdivision approval of the Deer Springs Cottages.
- A presentation of a revised concept plan for the Bloom project, also known as the Salzman property, based on feedback provided at the last Planning Commission meeting.
- A general concept plan for a Town project, which involved the Town Center.
- A review of a concept plan for Hideout Point, a project located near the Ross Creek entrance of the Jordanelle State Park.

Mayor Rubin and other Council Members discussed these projects and sought clarification on some of them. There was also mention of coordination between different projects, including Ty Frisbee's project, which was related to the Town project and required coordination between the Economic Development Committee (EDC) and the Planning Commission.

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

There were no updates from the Design Review Committee.

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

Council Member Baier provided information on the short-term projects discussed in the recent POST Committee meeting. The short-term projects included:

- Designing a trail network in the Klaim subdivision, to begin work once the snow melted.
- Establishing a contact with Utah Department of Transportation (UDOT) for various projects, including the new Ross Creek entrance and the realignment of roadways.
- Discussing the possibility of local resident Jordanelle State Park passes and other related considerations.
- Addressing the Keetley Farm signs and finding a permanent ADA-compliant location for them.
- Updating the Master Plan to connect Hideout neighborhoods with trails and ensuring that developers fulfilled promises related to trails and amenities in each subdivision.

Council Members also discussed the impact of UDOT on various projects and the need for coordination and communication with UDOT to move these projects forward. They emphasized the importance of ensuring the entrance between Hideout and the State Park for both safety and economic development. The corridor agreement with UDOT was highlighted as a tool to address some of these issues, and further discussions with UDOT were planned to advance the projects.

4. Transportation Committee - *Council Member Haselton*

Council Member Haselton mentioned the following key points:

- The Richardson Flat bus service, run by Park City, was expected to continue. The frequency might not be the same as was during the ski season, but the service would persist.
- High Valley Transit was working on a facility near Home Depot, which would serve as a location to store buses. Once the facility was completed, it may allow for more routes and potentially a stop in Hideout. However, parking in Hideout needed to be considered for such a stop.
- There was a potential future development of a park and ride near the corner of Highway 40, located close to Richardson Flat. The impact of this development on bus schedules and services in the area would need to be monitored.

Council Member Haselton also mentioned that she would provide an updated bus schedule to be included in the newsletter. Additionally, Mayor Rubin requested more information about the timing of the new park and ride development, as it could impact the transportation options in the area.

5. Community Engagement Committee - *Council Member Jacobs*

Council Member Jacobs mentioned the following key points:

- The Committee had been planning several events for the summer, but due to venue-related uncertainties, they decided to scale back their plans to two scheduled events.
- The Committee was working on finding a suitable venue for these events, with the Jordanelle State Park being a potential location.
- An attempt to organize a snowshoe event at the end of March was hindered by continuous snowfall and eventually unfavorable conditions. Council Member Baier was thanked for

her assistance in planning, and it was suggested that they will plan a similar event for the next winter season.

Council Member Jacobs mentioned the Committee was open to suggestions and ideas for venues or events, and they were actively working on more activities for the summer.

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

There was no need for an Executive Session.

VIII. Meeting Adjournment

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

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

The meeting adjourned at 9:05 p.m.

_____

Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

2. September 14, 2023 Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting and Continued Public Hearing
September 14, 2023

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on September 14, 2023 at 6:00 p.m. electronically via Zoom due to the ongoing COVID-19 health concerns.

Regular Meeting

I. Call to Order

1. No Anchor Site Determination Letter

Mayor Rubin called the meeting to order at 6:03 p.m. and reminded participants that there was no physical anchor site due to the ongoing COVID-19 health concerns.

Mayor Rubin addressed Staff was in the process of acquiring hardware to enable hybrid meetings with limited in-person attendance, expected to be operational by the October or November meeting. However, the capacity would be limited due to Town Hall's size, and mask requirements might be necessary based on the COVID situation.

II. Roll Call

Present: Mayor Phil Rubin *excused at 8:11 p.m.*
Council Member Chris Baier
Council Member Carol Haselton
Council Member Sheri Jacobs
Council Member Bob Nadelberg
Council Member Ralph Severini

Staff Present: Town Administrator Jan McCosh
Assistant Town Attorney Cameron Platt
Director of Engineering Timm Dixon
Director of Public Works Daniel Allen
Recorder for Hideout Alicia Fairbourne
Deputy Recorder for Hideout Kathleen Hopkins

Others Present: Michelle Croyle, Hailee Hernandez, Don Blumenthal, Carleen Callahan, Greg McIntire, Lorrinda Lattimore, Ryan Noyes, Kara Byrne, Wasatch County Sheriff Jared Rigby, Kate Sattelmeier, and others who may have logged in using a partial name or using only a phone number.

The agenda was adjusted to move items three and four, which included the approval of council minutes and follow-up items, to the end of the agenda before the Committee Updates. This change aimed to expedite the meeting and accommodate speakers without making them wait.

DRAFT

III. Update of Golden Eagle Subdivision

It was reported that building permits were being issued as landowners moved forward with their plans. There were no imminent completions or questions regarding Certificates of Occupancy (CO's), and everything was progressing in the Golden Eagle subdivision.

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

Hailee Hernandez – stated she was the Basic Needs Assistance Data Coordinator at the Christian Center of Park City (CCPC). Ms. Hernandez' position was funded by the State Office of Homelessness, and she focused on collecting data related to homelessness in Summit and Wasatch Counties. She expressed the need for a point of contact in the area to ensure that homeless individuals received timely and critical services. Ms. Hernandez mentioned her work on HB-499, a code blue initiative for opening warming stations when the temperature dropped below 15 degrees. She also informed the Council about the upcoming Point in Time Count scheduled for January 24, which was a Housing and Urban Development requirement to count individuals experiencing homelessness. Town Administrator Jan McCosh volunteered to be the initial point of contact and expressed awareness of the House Bill and code blue. Ms. Hernandez shared her contact information in the Zoom chat feature, and Mayor Rubin asked Ms. McCosh for a follow up in a future meeting.

1. **Public comment letter from Karleen Callahan and Donald Blumenthal regarding building code violations in Soaring Hawk**

Karleen Callahan and Donald Blumenthal - submitted a letter discussing building code violations in the Soaring Hawk subdivision. Ms. Callahan summarized their concerns, which included the improper containment of construction debris, disturbances extending beyond the property limits, violations of operating hours by contractors, and signage issues. They emphasized that their concerns were not a general indictment of all contractors, as many followed the rules.

Ms. Callahan had three specific questions:

1. Were existing homeowners expected to monitor construction activities and report violations?
2. Were there any plans to mitigate the disturbance and erosion caused by Line of Disturbance (LOD)?
3. Could the Town provide notifications when there were prolonged disruptions to traffic or infrastructure services due to construction?

Mayor Rubin responded that while in an ideal world, homeowners wouldn't have to monitor construction activities, the Town's limited staff couldn't be present at every site all the time. He encouraged residents to report violations and assured them that the Town took these issues seriously. Violations resulted in fines and, if necessary, permit revocation. He also encouraged the use of the Town's app for notifications.

The discussion further included comments from Director of Engineering Timm Dixon, who mentioned his certification as a stormwater reviewer, and the discussion shifted towards stormwater runoff issues in the area. Council Member Baier mentioned a concern regarding stormwater runoff issues at the Klaim subdivision. She noted that although heavy rain hadn't occurred recently, there had been problems with stormwater runoff in the area in the past.

Mr. Dixon responded, explaining that the issue at Klaim involved drainage problems and runoff that did not flow as intended. He mentioned that efforts were being made to ensure that best management practices and construction processes were in line with regulations. Mr. Dixon also pointed out that they were working to address runoff issues coming from the upper part of SR-248 down into the lower part of Town. He mentioned ongoing maintenance and improvements to ditches to handle drainage problems in the future.

Mayor Rubin steered the discussion back to Ms. Callahan's questions and acknowledged her concerns and committed to enforcing regulations and addressing construction-related problems in the Soaring Hawk subdivision.

2. Public comment letter from Kara Byrne regarding speeding and distracted driving

Kara Byrne - expressed her concerns about speeding and distracted driving in Hideout, specifically in the Shoreline area. She mentioned that communication regarding the issue had been lacking and that she felt trapped without sidewalks to walk safely with her child.

Mayor Rubin responded, acknowledging the concerns and explained that Staff was currently in the middle of a paving project, which needed to be completed before addressing the traffic issues. He mentioned that a traffic study was underway, additional traffic speed signs would be added, and stop signs were to be installed on Shoreline to require full stops, which would slow down traffic.

Ms. Byrne suggested adding a message to the newsletter to encourage residents to slow down and be respectful to one another in the community. Mayor Rubin agreed to include such a message in the newsletter.

Council Member Jacobs suggested enforcing traffic rules more actively to deter speeding. Mayor Rubin mentioned the limited police coverage hours in Hideout and offered to remind them to focus on the Shoreline area when they are on duty.

Recorder for Hideout Alicia Fairbourne mentioned Sheriff Rigby was on the call and offered him the opportunity to address the concerns. Sheriff Rigby expressed his willingness to hear feedback and focus on the areas where residents felt police presence was needed, especially during peak hours.

Ryan Noyes – stated he was a resident in Deer Waters. He expressed support for Ms. Byrne's concerns about speeding and safety on Shoreline Drive. He emphasized the importance of residents and drivers in the community respecting speed limits and taking the issue seriously. Mr. Noyes also appreciated the mitigation efforts discussed by the Town Council and Mayor, including measures like raised intersections to slow down traffic. He concluded by echoing Ms. Byrne's call for everyone to drive safely and responsibly in the community.

There being no further public comment, Mayor Rubin closed public input at 6:35 p.m.

V. <u>Continued Public Hearing Items - *These items will be continued to a date certain of October 12, 2023*</u>

1. Discussion and possible approval of a new zoning designation of Residential Casita (RC)

2. Discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals

Mayor Rubin explained the two Public Hearing items had not been recommended by the Hideout Planning Commission. As a courtesy, he opened the floor for public comments at 6:36 p.m. There were no members of the public who expressed comments on these items. Therefore, Mayor Rubin closed public comment at 6:37 p.m. and asked for a motion to continue the two agenda items to a date certain of October 12, 2023.

Motion: Council Member Nadelberg moved to continue the discussion and possible approval of a new zoning designation of Residential Casita (RC) agenda item, and the discussion and possible adoption of Ordinance 2023-O-XX to approve Chapter 12.25 Short Term Rental Overlay (SRO) Zone which is an overlay zoning designation that would allow short-term rentals to a date certain of October 12, 2023 at 6:00 p.m. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

VI. Agenda Items

1. Presentation from the Summit Land Conservancy

Kate Sattelmeier from the Summit Land Conservancy presented information about conservation easements to the Town Council. She explained that conservation easements were voluntary agreements between landowners and nonprofit organizations or government entities to protect land from development while preserving its conservation values. These values may include water conservation, wildlife habitat, sustainability in agriculture, and public recreation.

She also discussed the importance of stewardship and enforcement to ensure that conservation easements were upheld. The Summit Land Conservancy had worked on various conservation easement projects in the region and relied on donations, fundraisers, and partnerships with landowners to continue its work.

Council Member Severini expressed interest in how the Conservancy worked with developers and tying conservation to development. He suggested further discussions with the Economic Development Committee. Mayor Rubin and the Council mentioned their interest in exploring potential conservation easements for specific parcels of land in the Town.

Ms. Sattelmeier highlighted that conservation easements could be small and emphasized the importance of public benefit in such agreements. She also mentioned the Conservancy's involvement in Wasatch County.

Council Members expressed appreciation for the presentation and discussed the possibility of future collaboration with the Summit Land Conservancy on specific projects.

2. Presentation of quarterly Wasatch County Sheriff's Office report

Sheriff Rigby presented the second-quarter report for law enforcement services in Hideout. He explained that the report covered incidents deputies had responded to during this period.

The report included various types of calls, including suspicious incidents, drug calls, domestic violence calls, vehicle burglaries, alarms, disorderly conduct, and more. Sheriff Rigby noted that there were no major red flags or significant investigations to report.

Council Member Severini asked about false alarms and whether there were ways to reduce them, to which Sheriff Rigby explained Wasatch County had an ordinance in place regarding false alarms

and how the Sheriff's Office should handle them. In essence, if there were three false alarms within a certain amount of time, the homeowner would be assessed a fifty-dollar ($50) fine. He mentioned the majority of those were typically technical issues with the alarm system rather than operator error.

Discussion continued regarding alarm systems, and Sheriff Rigby mentioned homeowners should register their alarm systems with the Sheriff's Office. The instructions could be found on the Wasatch County Sheriff's website, and he would also send them to Ms. Fairbourne via email for distribution.

Council Member Nadelberg raised concerns about reckless driving and speeding on Shoreline Drive, specifically on the north end near residential units. He suggested making this area an emphasis area for law enforcement, as it witnessed many speeding violations, particularly during busy times. It was suggested a map could be created by Mayor Rubin and Mr. Dixon emphasizing a focus area for law enforcement, which could help address the issue of speeding on Shoreline Drive.

Mayor Rubin and Council expressed their gratitude for the Sheriff's presence and updates on law enforcement in the Town.

3. Discussion and possible approval of adopting Ordinance 2023-O-XX to repeal and replace Hideout Municipal Code 1.26 regarding campaign finance to comply with Utah State Code 10-3-208 and 10-3-209

Mayor Rubin presented the discussion regarding adopting Ordinance 2023-O-06, which aimed to repeal and replace Hideout Municipal Code 1.26 related to campaign finance. The purpose of this ordinance was to bring the Town's campaign finance rules in line with the changes in Utah State Code 10-3-208 and 10-3-209.

Assistant Town Attorney Cameron Platt explained that the proposed changes weren't substantial but included reordering and language updates to align with the state statutes. Instead of constantly updating the Town Code to match legislative changes, the proposal was to refer to the state statute directly. This way, any future amendments to the state statutes would automatically apply to Hideout's Code.

Council Member Baier supported the idea of referencing the State Code and pointed out that the changes would apply to four candidates for the upcoming election. The Council Members had no further questions and were in favor of adopting the proposed ordinance. Therefore, Mayor Rubin asked for a motion to consider the adoption of the Ordinance to repeal and replace Hideout Municipal Code 1.26.

Motion: Council Member Baier moved to adopt Ordinance 2023-O-06 to repeal and replace Hideout Municipal Code 1.26 regarding campaign finance to comply with Utah State Code 10-3-208 and 10-3-209. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

4. Consideration of an approval to adopt Ordinance 2023-O-XX to amend Hideout Municipal Code 4.07.02 to require a Health Department inspection and Fire Department inspection prior to receiving a business license for short-term rentals

Mayor Rubin presented Ordinance 2023-O-07, which would amend Hideout Municipal Code 4.07.02. The proposed amendment would require Wasatch County Health Department and Wasatch Fire Department inspections before issuing a business license for short-term rentals. The Mayor and Council Members discussed several aspects of the proposed amendment:

1. Previous Consideration: Mayor Rubin mentioned that this topic had been discussed previously, and the Council had requested more information. This was a follow-up discussion based on that request.
2. Annual Inspections: Mr. Platt clarified that the proposed amendment included language explicitly requiring annual Health Department and Fire Department inspections. This would ensure that the properties were regularly checked for compliance with health and safety regulations.
3. Inspection Forms: Council Member Baier presented details about the inspection forms from the Wasatch County Health Department and the Wasatch Fire District. These forms included various criteria, such as water supply, wastewater systems, safety equipment, and more.
4. Responsibility and Response Time: The Council discussed the requirement that the property be maintained by a property management company that would be able to respond on-site within 30 minutes. The 30-minute response time was a standard used in other municipalities to address issues promptly. The Council mentioned that the purpose was to ensure that there was a responsible party who could manage and respond to problems that may arise during a short-term rental stay.
5. Enforcement: The enforcement of compliance with these requirements would mainly the responsibility of HOAs, which should monitor VRBO and Airbnb listings for properties in Hideout. Property management companies were also expected to maintain compliance and report back to the Town regarding their properties.

After discussing these aspects of the proposed amendment, the Mayor sought a motion to consider adopting the ordinance.

Motion: Council Member Severini moved to adopt Ordinance 2023-O-07 to amend Hideout Municipal Code to require an annual Health Department and Fire Department inspection before receiving a business license for short-term rentals. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, Council Member Severini. None opposed. The motion carried.

5. Discussion of establishing a Water Commission for the Town of Hideout

Mayor Rubin discussed the issue of water in the Town of Hideout. He provided an overview of the current situation:

1. Water Source: Hideout purchased water from the Jordanelle Special Services District (JSSD) at a wholesale level and then distributed it to homeowners at a retail level through metering or

reservation fees. However, the contract for this water supply, which was established in 2010, was complex and not entirely clear.

2. Water Quantity: The Town had been working with legal experts for nearly a year to understand exactly how much water Hideout is entitled to under its contract with JSSD. Mayor Rubin mentioned that this process had not been entirely satisfying, and there were still uncertainties about the Town's water entitlement.

3. Independent Water Commission: To address these water-related issues, Mayor Rubin formed an independent working group made up of experts in various fields related to water, including engineering, hydrology, legal, financial, and state water records experts. Their primary task was to research and document the history of water assignment to the Town of Hideout.

4. Water Entitlement: The Town's current contract with JSSD allowed for a range of water entitlement, estimated to be between roughly 300 to 450 acre-feet, depending on interpretation. The working group was in the process of reviewing records, mapping, and liens to determine the Town's baseline entitlement.

5. Potential Shortfall: Mayor Rubin mentioned that he believed there might be a shortfall of approximately 200 acre-feet of water, but emphasized that this was an estimate and not a final number. The Committee was working to provide a precise assessment.

6. Conservation: Another aspect being explored was encouraging water conservation. Mayor Rubin noted that most households use less than 6,000 gallons per month, even though they were allowed up to 10,000 gallons. The Town was looking into setting appropriate cutoff points to incentivize water conservation.

7. Collaboration with JSSD: Hideout aimed to reach an agreement with JSSD regarding its water entitlement. The goal was to avoid legal disputes and continue working amicably with JSSD.

Mayor Rubin mentioned that monthly updates would be provided on this issue, keeping the Council and the public informed about the progress of the Independent Water Commission and the steps taken to address water-related challenges in Hideout. Additionally, a formal Water Commission may be considered after the exploratory phase is completed. This Commission would follow the Town's Code and ensure transparency and public involvement in water management decisions.

6. Discussion of Governor's Initiative regarding "Disagreeing Better"

Mayor Rubin introduced the topic of "Disagreeing Better" and handed it over to Ms. McCosh, who had been working on understanding this initiative. The initiative aimed to promote respectful and inclusive communication, reducing fear of retaliation or personal attacks, especially in the age of public media where opinions were often voiced with passion. The initiative was supported by the Utah League of Cities and Towns (ULCT), which was in the process of developing a code of conduct for local governments to adopt.

The Town was also working on improving communication with residents and landholders, seeking to provide more factual information. They were evaluating different software packages and platforms to enhance communication. Additionally, there was a plan for a retreat in January to engage with all landholders and community members to address conflicts in a respectful manner.

Mayor Rubin mentioned the need for more proactive sharing of Town news and activities, acknowledging that the staff had limitations. They were exploring ways to make the news extraction process more efficient.

The initiative also aimed at the importance of promptly communicating issues such as road blockages and water line breaks. The goal was to improve communication with the community and ensure that residents were well-informed about ongoing projects and issues within the Town.

Furthermore, Council Member Severini mentioned the idea of posting guiding principles for respectful communication, and Ms. McCosh agreed to share the principles from ULCT when they became available.

7. Consideration and possible approval to amend the MDA for the KLAIM Subdivision to require the subdivision's trails be maintained by the HOA

Town Planner Thomas Eddington explained that this amendment was straightforward. The Klaim Subdivision consisted of eighty-eight (88) units, and the final plat approval for Phase 4 included a condition that the trails would be maintained by the Homeowners Association (HOA) and open to the public. However, the initial Klaim Master Development Agreement (MDA) executed in 2019 was not entirely clear about who would maintain the trails and mentioned that the Town would maintain them primarily for the residents. This amendment to the MDA aimed to ensure that it aligned with the requirements set by the Council and Planning Commission per the Resolution. The developer, Chris Ensign of Solstice Development, was in agreement with this amendment.

Council Member Baier expressed gratitude for this cleanup. Mr. Eddington informed Council that he was coordinating with Solstice Development to finalize the trails and landscape plans.

The discussion also touched on the need for replanting some brush in the area around a dirt pile that did not revegetate well. Mr. Eddington explained Solstice Development expressed willingness to address the issue, and confirmed that they would be working to make the area blend in to the natural mountainside.

There being no questions from Council, Mayor Rubin sought a motion to execute the MDA amendment.

Motion: Council Member Haselton moved to authorize the Mayor to execute an amended MDA for the KLAIM Subdivision to require the subdivision's trails be maintained by the HOA. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

8. Discussion and possible approval of an RFP/RFI for the Town-owned land at Ross Creek

Ms. McCosh and Mr. Eddington presented the proposal. They explained that this was a public process involving Town-owned land and was part of the Military Installation Development Area (MIDA). The Request for Information (RFI) was intended to gather design input and development ideas for the property.

Mr. Eddington outlined the key elements of the RFI, including property information, guiding principles, submission requirements, and a deadline for submissions.

Council Member Baier expressed enthusiasm for the project and suggested informing the community about the RFI to encourage creative responses.

Council Member Severini inquired about best practices and the response rate for similar RFIs. Mr. Eddington and Ms. McCosh mentioned that MIDA would assist in this process, given their experience with similar initiatives.

After some discussion, Mayor Rubin sought a motion to allow the Town to issue an RFI for potential development ideas at the Ross Creek entrance. He also emphasized the importance of communicating this opportunity to the community and involving them in the process.

Motion: Council Member Severini moved to allow the Town to issue an RFI for potential development ideas at the Ross Creek entrance. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

At this time, Mayor Rubin asked to be excused and appointed Council Member Baier to serve as Mayor Pro Tempore. Mayor Rubin was excused at 8:11 p.m.

VII. Approval of Council Minutes

1. **May 4, 2022 Hideout Special Meeting and Public Hearing Minutes DRAFT**
2. **March 9, 2023 Hideout Town Council Minutes DRAFT**
3. **August 10, 2023 Town Council Regular Meeting Minutes DRAFT**
4. **August 10, 2023 Truth in Taxation Public Hearing Minutes DRAFT**

There was some discussion regarding the correct spelling of the last name of resident Ed O'rourke. Ms. Fairbourne would verify the spelling prior to finalizing the minutes.

There being no further corrections to the minutes, Mayor Pro Tempore Baier sought a motion to approve all sets of meeting minutes.

Motion: Council Member Haselton moved to approve the Council Meeting Minutes of May 4, 2022, March 9, 2023, August 10, 2023 and the Truth in Taxation Minutes of August 10, 2023, with the corrected spelling of the last name of Ed O'rourke. Council Member Jacobs made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Jacobs, Council Member Nadelberg, and Council Member Severini. None opposed. The motion carried.

VIII. Follow Up Items from Presented Council Minutes

Council Member Severini discussed several follow-up items from previous council minutes. Some of the key points of the follow-up items mentioned:

1. Community Survey Methodology: Council Member Severini highlighted the importance of sound methodology when conducting community surveys. He mentioned the need for clear, well-structured questions to obtain meaningful data.
2. 3-D Modeling in Ordinances: There was a suggestion to explore the use of 3-D modeling in certain ordinances, specifically for large projects and commercial developments.

3. Phasing in Ordinances: It was suggested to evaluate the existing phasing definitions in Town ordinances, especially for large projects, to ensure they align with the Town's expectations.
4. Architectural Guidelines as MDA Conditions: Consider the submission of architectural guidelines as a condition in MDA approvals.
5. Undisturbed Land Definition: Review the definition of "undisturbed land" to ensure clarity and consistency in ordinances and regulations.

Mayor Pro Tempore Baier echoed the importance of a survey methodology, emphasizing the need for well-structured questions and precision in data collection. She also expressed the importance of asking the right questions to obtain meaningful data.

IX. Committee Updates

1. Planning Commission

Mr. Eddington provided an update on the Planning Commission's recent discussions. The Planning Commission had reviewed two zoning-related topics: Short-Term Rental Overlay Zoning and Residential Casita (RC) zoning. Both ordinances had been presented to the Planning Commission, however changes were still being discussed before making a recommendation to Town Council.

Mr. Eddington mentioned that the Planning Commission expressed the desire to move these topics forward to the Town Council quickly. Therefore, at their next meeting, he anticipated they would make a recommendation regarding these ordinances to be heard by Town Council during the October meeting. Mayor Pro Tempore Baier expressed her anticipation for the upcoming presentation.

2. Community Engagement Committee - *Council Member Jacobs*

Council Member Jacobs provided an update on the Community Engagement Committee's activities. She announced an upcoming concert event to be held at the State Park. The event was intended to showcase Hideout to a broader community and was well-promoted by Ms. McCosh. Food trucks would be available, and the band, The Discographers, which had performed at a previous event, was set to entertain. The State Park was supporting the event by waiving entrance fees after 3:00 p.m., and the Park had cooperated by permitting the event for a $50 fee.

Mayor Pro Tempore Baier expressed enthusiasm for the event and Council Member Jacobs welcomed community participation. She also mentioned the possibility of a snowshoe event if the weather permitted it in the winter. Council Member Jacobs thanked the Committee and Staff for their hard work in promoting and facilitating the event.

3. Design Review Committee - *Thomas Eddington*

Mr. Eddington provided an update on the Design Review Committee. He mentioned that there were no significant updates but reported that the most recent submittals were for Lakeview and Deer Springs. These projects were in progress, and there were no new developments to report at the moment. He stated that he would keep the Council informed as the next phases of these projects progressed.

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

Mayor Pro Tempore Baier provided an update on the POST Committee meeting held on August 28. During the meeting, they discussed several key topics:

1. Trail Maintenance: Deputy Recorder for Hideout Kathleen Hopkin's efforts led to Holmes Homes agreeing to hire Hanz Johansson to perform trail maintenance on the old Deer Flow Trail in Deer Springs. The trail was successfully restored to its original condition, making it one of the best biking trails in Hideout. Mr. Johansson also presented an annual maintenance contract proposal to Holmes Homes to ensure ongoing trail upkeep.
2. Trail Connections: Mr. Johansson initiated a proposal to connect a stub trail in Deer Springs to the perimeter trail in Jordanelle State Park. This connection would require an environmental study and collaboration with the State Park.
3. Financial Arrangements with State Park: The Committee was working on a financial arrangement between Hideout and Jordanelle State Park to create trail connections that would allow Town residents to access the State Park without going through the gated areas. This arrangement would function like a local state park pass.
4. Fire Station and Public Works Building: A concept plan was in progress for a parcel of land where the fire station and Public Works building were being considered. The location could potentially include trail parking to facilitate access to future trails in the area.
5. Transportation Report: Council Member Haselton provided a transportation report during the meeting, offering insights and updates on transportation-related matters.

5. Transportation Committee - *Council Member Haselton*

Council Member Haselton provided an update on the Richardson Flat bus service. She mentioned that she tried to gather information about the bus service, particularly its hours and routes, by contacting Park City. Unfortunately, she could not obtain detailed information at this time. Park City was currently working on changes to the bus routes, but specific details about the new routes and whether they will offer direct transportation to the resorts remain uncertain.

Council Member Haselton also mentioned that she had two people interested in private transportation, but progress on this front is limited, and the need for it may diminish if the silver bus provides direct service to the resorts.

Mayor Pro Tempore Baier and other Council Members expressed their gratitude to Council Member Haselton for her efforts in trying to obtain information about the bus service and acknowledged that the situation was a work in progress.

Although not on the agenda, Mayor Pro Tempore Baier asked Ms. Hopkins to provide a report on the National Ability Center (NAC) Summit Challenge.

Ms. Hopkins provided an update on the NAC Summit Challenge. She mentioned that the event was enjoyable, and they had a good group of volunteers. The event had a new location this year, which was likely safer, located off of SR-248 near Tuhaye and the gatehouse. Although they didn't get to see all the bike riders ride by, it was a successful morning with a good turnout.

Council Member Baier thanked Kathleen for organizing the Hideout rest stop and expressed gratitude to all the volunteers.

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

There was no need for an Executive Session.

XI. Meeting Adjournment

There being no further business, Mayor Pro Tempore Baier asked for a motion to adjourn.

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

The meeting adjourned at 8:41 p.m.

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Alicia Fairbourne, Recorder for Hideout

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