

Minutes
Town of Hideout
Town Council Regular Meeting and Continued Public Hearing
January 15, 2024

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on January 15, 2024 at 6:00 PM in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting and Continued Public Hearing

I. Call to Order

Mayor Rubin called the meeting to order at 6:01 p.m. and reminded participants that this was a hybrid meeting held both electronically and in-person.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Ralph Severini
Council Member Jonathan Gunn

Attending Remotely: Council Member Chris Baier
Council Member Carol Haselton
Council Member Bob Nadelberg

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McClean
Town Planner Thomas Eddington
Financial Consultant Katie Shepley
Town Engineer Dillon Bliler

Public Present: None.

Public Attending Remotely: Jack Walkenhorst, Bret Rutter, Mike Jensen, and others who may have logged in using a partial name or using only a phone number.

III. Swearing in of Council Member Bob Nadelberg

Recorder Alicia Fairbourne administered the Oath of Office for Council Member Bob Nadelberg.

IV. Approval of Council Minutes

1. July 13, 2023 Town Council Meeting Minutes DRAFT

There were no changes to the July 13, 2023 minutes.

2. December 5, 2023 Board of Canvassers Meeting Minutes DRAFT

There were no changes to the December 5, 2023 minutes.

3. December 14, 2023 Town Council Meeting Minutes DRAFT

Council Member Severini stated that he did not feel that the minutes adequately captured the strong opinions of the Council regarding the speeding issue discussed on pg. 7, lines 8-20. He would work with Ms. Fairbourne on modifications.

Motion: Council Member Haselton moved to approve the July 13, 2023 and December 5, 2023 meeting minutes as presented, but would abstain from voting on the July 13, 2023 minutes as she was not present. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Haselton, Council Member Nadelberg, Council Member Severini. Abstaining from Voting: Council Member Gunn. The motion carried.

V. Follow Up Items from Approved Council Minutes

There were no follow up items for discussion.

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

Mayor Rubin opened the floor for attendees to address items not listed on the agenda 6:12 p.m. There being no comments, the floor was closed at 6:13 p.m.

VII. Continued Public Hearing (*Please note: These items will be continued to the February 8, 2024 Council Meeting)

1. Discuss and possibly approve an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the “Bloom in Hideout” Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 3 (R3), Residential 6 (R6), Mountain Residential (MR), and Natural Preservation (NP)

2. Discuss and possibly approve a Master Development Agreement (MDA) for the Bloom in Hideout Development, which would include nightly rentals in zoning districts that do not currently allow for nightly rentals. Additionally, allowances for certain uses or conditional uses and architecture and/or roof designs that are not currently allowed per the Town’s current zoning ordinances may be included.

It was noted the Bloom applicants had made a change to their attorney, and therefore, the agenda items were continued to the February 8, 2024 Council Meeting.

Motion: Council Member Nadelberg moved to continue the Bloom in Hideout public hearing items to a date certain of February 8, 2024 at 6:00 p.m. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. The motion carried.

VIII. Agenda Items

1. Discussion regarding the All West internet outages during the month of December

Mayor Rubin introduced Jack Walkenhorst from All West Communications, who was invited to the meeting to discuss the reason for the internet outages experienced by residents in December. Mr. Walkenhorst began by confirming the dates of the outages: December 10, 25, and 26. While some Council Members recalled issues on the 25th and 26th, others did not remember problems on the 10th.

Mr. Walkenhorst explained that the outages on the 25th and 26th were attributed to a faulty fiber jumper in one of All West's backbone connections to Zale in Wyoming. This resulted in intermittent disruptions, which took time to diagnose and resolve. Council Members expressed concerns about the impact of outages on residents, particularly during the holiday season, and emphasized the importance of reliable internet service.

Discussion then turned to communication during outages. Some Council Members mentioned missed notifications and a lack of timely updates from All West. They also raised questions about the company's automated failover mechanisms and suggested improvements for outage notifications and upgrade scheduling.

Mr. Walkenhorst acknowledged the feedback and committed to addressing the issues raised. He assured the Council that All West took its service responsibilities seriously and valued customer feedback. He agreed to investigate the missed notifications and explore ways to improve communication during outages.

Additionally, Council Members emphasized the importance of having reliable internet service, especially for residents who work from home or rely on the internet for critical communications. They expressed gratitude for the availability of fiber in the area and recognized the efforts of All West in providing this service.

In conclusion, Mr. Walkenhorst thanked the Council for their feedback and agreed to follow up on the discussed matters. He also committed to providing better communication and updates during outages. The Council expressed appreciation for All West's service and the significance of having fiber in the area. Plans were made for further communication and a follow-up discussion in six months to ensure continued progress on addressing the issues raised.

2. Presentation and recommendation of the traffic study regarding speeds on Shoreline Drive

Mayor Rubin introduced Korey Walker with Epic Engineering to present and discuss a traffic study for Shoreline Drive. Mr. Walker provided some background that traffic studies followed standard protocols when evaluating traffic control options. Mike Jensen, also with Epic Engineering, then presented details from the recent study. Mr. Jensen reported that the average speed on Shoreline Drive was 25 miles per hour (mph), though it was posted for 20 mph. Thirty-three percent (33%) of traffic was measured going over 25 mph. The study measured 246 vehicles over the period. Mr. Jensen explained that stop signs were not warranted by traffic volume or pedestrian traffic based on standard criteria. Potential recommendations were double yellow striping to visually narrow the lanes, speed limit legends painted on the road, and increased police enforcement presence.

Council Members discussed concerns from residents about continued speeding issues. Council Member Nadelberg emphasized the desire to decide on a solution during this meeting and take action as soon as possible thereafter to address resident concerns. Mayor Rubin acknowledged not being able to make immediate changes but outlined plans to add more radar feedback signs, warning signs, a gateway sign, and flashing lights on barriers as soon as possible. The study recommendation of road striping would need to wait until spring when the weather allowed painting on the road. The Council Members supported these actions and offered additional suggestions like non-standard warning signs and to consider speed bumps in the future if needed. Mayor Rubin agreed to prioritize the signage and other actions that could be implemented most quickly.

Mayor Rubin provided a recap of the items presented, which included:

- Gather data from the smart signs and analyze the data
- Review radar cameras to get pictures and speed
- Add warning signs with rotating signage to keep the message current
- Work on constructing a street light at the entrance
- Lease a community gateway sign
- Adding barrels to the road
- Adding a double stripe in the spring

Council Member Severini suggested prioritizing which items could be done the soonest. Council Member Baier noted Shoreline Drive was a bike and walking route with no sidewalks and asked if a sign could be erected to warn drivers of frequent pedestrian traffic. Mayor Rubin thanked Council for their input and stated he would work with Staff to execute the suggested remedies.

3. Consideration of approving Resolution 2024-R-XX repealing and replacing the Hideout Fee and Rate Schedule to increase fines for general ordinance violations, parking violations, and make technical corrections

Town Attorney Polly McLean presented the proposed fee for parking violations, which was suggested to be increased to five-hundred dollars (\$500). She noted the fee could be reduced to two-hundred and fifty dollars (\$250) for first-time offenses. Clarification on non-moving vehicle violations, such as trailers parked by developers, was discussed. Ms. McLean noted non-moving vehicle violations were infractions such as expired vehicle registration, et cetera.

The discussion expanded to include various other violations, such as unauthorized dumping, littering, and building without a permit. Council Member Gunn emphasized the need for clear language in the ordinance to specify that fines accumulated per day for ongoing violations. The Council Members discussed strategies for encouraging compliance, including sending memoranda to contractors and implementing stricter enforcement measures, such as towing vehicles. Mayor Rubin mentioned he was in contact with the Wasatch County Sheriff's Office regarding additional training for Staff on the correct procedures for enforcement.

Ms. McLean confirmed the necessity of adding language clarifying the daily accumulation of fines.

Mayor Rubin presented Resolution 2024-R-01 and asked for a motion to approve the increase in fees.

Motion: Council Member Severini moved to approve Resolution 2024-R-01 to repeal and replace the Fee Schedule to increase fines for general ordinance violations, parking violations, and make technical corrections, and to amend the presented Resolution to add additional language that each twenty-four (24) hours constitutes a separate and distinct violation. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

4. Consideration to adopt Ordinance 2024-O-XX to amend Hideout Municipal Code Title 10, Chapter 16, Section 040 "Definitions" to allow holiday lights from Thanksgiving to March 1 each year

Mayor Rubin introduced the next agenda item, which was the consideration to adopt Ordinance 2024-O-01. This ordinance aimed to amend the Municipal Code Title 10, Chapter 16, Section 040 "Definitions" to allow holiday lights to be displayed from Thanksgiving to March 1 each year. The current regulation restricted holiday lights to be displayed from December 1 onward.

Council Member Severini supported the amendment, emphasizing the community's preference to start displaying holiday lights earlier. Council Member Gunn expressed personal agreement with the proposed change.

Council Member Baier raised concerns about enforcement, questioning whether there would be penalties for homes with lights on before Thanksgiving or after March 1. Mayor Rubin confirmed that enforcement would be in place and explained the process, including warning notifications and potential fines.

Ms. McLean suggested using administrative fines for non-compliance. Council Member Severini expressed the need for improved communication regarding the benefits and purpose of the Dark Skies Ordinance and emphasized the importance of communicating the Dark Skies Ordinance to residents. Mayor Rubin agreed that communication and involvement from the Communication Committee was important in educating the community.

Motion: Council Member Baier moved to adopt Ordinance 2024-O-01 to allow holiday lights from Thanksgiving to March 1 each year. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

5. Update regarding Fire Station 56

Mayor Rubin provided an update on Fire Station 56. He mentioned that since the last discussion, Glen Gabler, developer of the Shoreline Subdivision, generously offered a piece of land for the temporary station, which the fire chief deemed suitable. Mr. Gabler agreed to allow the Town to use the land for the use of the fire station and would provide the labor for the infrastructure installation. Town Planner Thomass Eddington was assisting with obtaining permits for the project. However, due to the temporary nature of the structure, a new cost estimate was being prepared by Epic Engineering and the Town Engineer, Dillon Bliler.

Council Member Gunn expressed excitement about the project, noting that it could significantly reduce response times by approximately ten (10) minutes. Mayor Rubin highlighted community support and potential fundraising efforts across various communities along SR 248.

IX. Committee Updates

1. Economic Development Committee - *Council Member Severini*

Council Member Severini provided an update on the Economic Development Committee (EDC). He mentioned ongoing communication with the Bloom in Hideout applicants, Jenni Hogan and Ryan Sapp, indicating that they would be prepared for the next agenda. Additionally, Council Member Baier had been involved in another group related to economic development, ensuring comprehensive communication and readiness for upcoming discussions.

Shifting focus, Council Member Severini discussed the evaluation of the Ross Creek development. He emphasized the need for prompt action, suggesting that Dave Anderson's group, along with a public or quasi-public team of planners and developers, was interested in submitting a proposal to expedite the Request for Proposal (RFP) process. Stressing the importance of swift action, he highlighted the integration and complementary nature of development projects like Ross Creek with other initiatives in the area.

Mayor Rubin expressed readiness for the EDC to present their recommendations, suggesting that the Ross Creek project be discussed in the next meeting. Council Member Severini agreed, noting the significance of timely action to attract new opportunities and align with ongoing developments, such as the Bloom project. He proposed that the next meeting would be an opportune time to discuss the Ross Creek project and further progress.

2. Design Review Committee - *Thomas Eddington*

Mr. Eddington stated there were no new applications received for the Design Review Committee (DRC).

3. Transportation Committee - *Council Member Haselton*

Council Member Haselton mentioned the possibility of a later bus schedule during the Sundance Film Festival. However, she clarified that she was still in the process of confirming this information. Council Member Haselton assured that once she had concrete details, she would inform staff member Carol Kusterle to disseminate the information to the residents in the newsletter.

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.

Ms. McLean reminded the Council Members to take the annual Open and Public Meetings Act (OPMA) training. Ms. Fairbourne would send out the video link as well as the updated Code of Ethics Disclosure forms.

XI. Meeting Adjournment

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

Motion: Council Member Severini moved to adjourn the meeting. Council Member Nadelberg made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council

Member Haselton, Council Member Nadelberg, and Council Member Severini. The motion carried.

The meeting adjourned at 7:53 p.m.



Alicia Fairbourne
Alicia Fairbourne, Recorder for Hideout

APPROVED