

Minutes
Town of Hideout
Town Council Rescheduled Regular Meeting and Public Hearings
February 28, 2024

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting and Public Hearing on February 28, 2024 at 6:00 PM in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah, and virtually via Zoom.

Regular Meeting and Public Hearings

I. Call to Order

Mayor Rubin called the meeting to order at 6:02 p.m. and reminded participants this meeting was being held as a hybrid meeting both electronically via Zoom and in person at Hideout Town Hall.

II. Roll Call

Present: Mayor Phil Rubin
Council Member Jonathan Gunn
Council Member Carol Haselton (*joined at 7:31 p.m.*)
Council Member Ralph Severini

Attending Remotely: Council Member Chris Baier
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
Director of Public Works Daniel Allen
Financial Consultant Katie Shepley

Public Present: Mary Freeman, Kip Freeman, Colleen Kinsella, and John Ray.

Public Attending Remotely: Planning Commissioner Rachel Cooper, Jamie Allen, Edward Kim, Anita Crane, Bret Rutter, Briana Warner, Dale Aychman, Nathan Brockbank, and others who may have logged in using a partial name or using only a phone number.

Mayor Rubin acknowledged concerns raised by several Council Members regarding the late delivery of meeting materials, expressing agreement and understanding. He assured the Council that any items requiring more time for review could be postponed to the March meeting without resistance. Council Member Baier highlighted the unavailability of two Members on March 14 and suggested scheduling the March meeting accordingly.

After considering various Council Members' and Staff's schedules, it was determined that the March Council meeting would be held on March 6 at 6:00 p.m.

III. Approval of Council Minutes

1. January 15, 2024 Meeting Minutes DRAFT

Council Member Gunn noted on page 5, line 35, the land used for the temporary fire station was not being “donated” by GCD as the minutes stated, and was to be used by the Wasatch County Fire Department only temporarily. Recorder Alicia Fairbourne would make the correction.

Motion: Council Member Gunn moved to approve the January 15, 2024 Council Meeting Minutes with the modification regarding Wasatch County Fire District’s use of the land from GCD to be incorporated. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Haselton. The motion carried.

IV. Follow up of Items from Approved Minutes

Mayor Rubin provided updates on various initiatives regarding the speeding issue on Shoreline Drive. Flashing lights had been installed on Shoreline Drive, with new speed control signs expected to arrive soon. Public Works Director Daniel Allen would promptly install these signs upon their delivery. Progress was also being made on a streetlight project, with the base being poured in the coming week.

Council Member Severini requested further deliberation on the efficacy of the speed control measures during the forthcoming April meeting.

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

At 6:17 p.m., Mayor Rubin opened the floor for the public to speak on any items not listed on the agenda.

Brett Rutter addressed concerns regarding traffic safety and speed control, specifically focusing on the curve on Longview near the west Lasso Trail intersection. Mr. Rutter recounted an instance of a vehicle sliding off the road during icy conditions, emphasizing the need for additional safety measures such as speed monitoring signs and potentially a guardrail. Mayor Rubin acknowledged the challenging nature of the corner and assured that he would work with the Public Works Department to explore options to address the issue, including the installation of electronic speed signs and evaluating the feasibility of installing a guardrail. Council Member Baier also chimed in, highlighting the challenges faced by the Sheriff’s Office and Public Works Department on the timeliness to respond to these types of instances. The discussion underscored the importance of addressing safety concerns on Longview Drive, particularly during inclement weather conditions.

Council Member Severini shared a concern regarding safety issues related to construction activities in the Longview Drive area. He highlighted the potential hazards posed by a crane at an active construction site, citing a resident's report of damage caused during crane movement. Mayor Rubin acknowledged the concern and pledged to address it, mentioning a similar situation in the Soaring Hawk area and noting the impending addition of staff to aid in monitoring construction activities.

Council Member Severini expressed further concerns about navigating through narrow spaces due to construction blockages, prompting Mayor Rubin to discuss plans for bolstering the Public Works team to improve oversight and enforcement. He emphasized the need for proactive measures to address construction-related safety issues.

There being no further public comment, Mayor Rubin closed the public input session at 6:26 p.m.

VI. Continued Public Hearings from January 15, 2024: Please note: These items will not be discussed and will be continued to March 14, 2024

- 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.**

Mayor Rubin acknowledged that the applicant had sought an extension for the Public Hearing. Considering the rescheduling of the regular March meeting to an earlier date, Mayor Rubin anticipated that the applicant would likely request another continuation on March 6.

Motion: Council Member Severini moved to continue the two Public Hearing items to March 6, 2024 at 6:00 p.m. Council Member Gunn made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Haselton. The motion carried.

VII. Public Hearings

1. Consideration of a proposed lot combination of Hideout Canyon lots 41 and 42

Town Planner Thomas Eddington presented a proposal for combining two lots, 41 and 42, in the Hideout Canyon subdivision. He provided details about the lots, including their location on Lasso Trail and their total proposed size of approximately 1.1 acres. He noted that the existing setbacks and building heights would be adhered to, and there was an existing house on one of the lots.

Council Member Baier raised questions about potential future trail access through the public utility easement between lots 40 and 41 to the nearby Bureau of Reclamation (BOR) land. The applicant, Jamie Allen, expressed willingness to cooperate with the potential trail access plans.

Council Member Baier raised a concern regarding soil which had been dumped on lot 41, followed by hydroseeding, and requested as a condition of approval that the area be landscaped to appear more natural. Ms. Allen clarified that the previous lot owner, who also owned a property on Forevermore Court, utilized lot 41 as a repository for dirt from the other lot. She committed to re-landscaping the area with natural vegetation.

Council Members also considered the implications of combining the lots, including potential changes in property taxes and the allowance for future expansions of the existing house on the property. Mr. Eddington explained the Design Review Committee (DRC) would not allow an increase of the home size to more than one hundred twenty five percent (125%) of what was originally approved when the home was built.

The Council determined to incorporate the discussed conditions into the resolution to address trail access, landscaping, and the maximum house size increase. Mr. Eddington noted there may be sewer lines from the sewer lift station that run along the back side of the lots which would need further review from the Town Engineer and pointed out the inclusion of this note in the resolution.

There being no further questions or discussion from Council, Mayor Rubin opened the floor for public input at 6:51 p.m.

There were no comments made by the public. Mayor Rubin closed public input at 6:52 p.m. and asked for a motion.

Motion: Council Member Gunn moved to approve Resolution 2024-R-02, combining lots 41 and 42 in the Hideout Canyon Subdivision, subject to incorporating the following conditions of approval: 1) The ten-foot (10'-0") wide Public Utility Easement (PUE) on the south side of the combined property, contiguous with adjacent Lot 40, will be platted as a ten-foot (10'-0") PUE for a future pedestrian and/or bike trail or passageway; 2) The maximum house size (square feet) can be increased up to one-hundred twenty five percent (125%) of what is allowed on existing Lot 42; 3) The existing topography and native vegetation must remain undisturbed except for any area proposed for an addition to the existing primary dwelling unit. In addition, the soil that was added to the front of the site must be removed and the area must be revegetated with native landscaping to match the existing site. This must be completed at, or prior to, the Town awarding a Certificate of Occupancy for the proposed addition to the house. Council Member Severini made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Haselton. The motion carried.

2. Consideration of an amendment of the Master Development Agreement (MDA) for Deer Springs allowing short-term rentals in Phases 2A, 2B, 4, and 8

Mayor Rubin mentioned that the developer withdrew Phase 2A during the Planning Commission Meeting, and asked Council Members to consider whether they wanted to proceed with the discussion during this meeting or postpone it to March 6th. Council Member Baier suggested postponing the decision to the March 6th meeting to allow more time for deliberation, emphasizing the importance of thoroughly considering the various opinions and implications surrounding short-term rentals.

Council Member Severini echoed Council Member Baier's sentiment, highlighting the need for additional input and expressing agreement with postponing the discussion. Council Member Gunn proposed allowing more time for parties impacted by the decision to work out potential issues. The Council discussed the recommendation from the Planning Commission, clarifying that only Phase 8 was given a positive recommendation but acknowledged the need for a comprehensive understanding of the financial implications for all the proposed phases.

Council Members expressed the need for clarity on expected revenues and understanding the water shares and Military Installation Development Area (MIDA) provisions. They emphasized the importance of having detailed financial information before making a decision. Council Member Severini questioned if the developer was under a time deadline, to which developer Nate Brockbank shared insights into the complexity of the situation, particularly regarding contracts and buyer awareness. He agreed to engage with affected parties to address concerns.

Mayor Rubin underscored the critical nature of comprehending the financial ramifications and requested Town Administrator Jan McCosh and Financial Consultant Katie Shepley collaboratively prepare a thorough financial analysis.

There being no further questions or comments from Council, Mayor Rubin opened the floor for public input at 7:07 p.m.

There were no comments from the public. Mayor Rubin closed public input at 7:08 p.m. and asked for a motion to continue the discussion.

Motion: Council Member Severini moved to continue the consideration of an amendment of the Master Development Agreement (MDA) for Deer Springs allowing short-term rentals in Phases 2B, 4, and 8 to a date certain of March 6, 2024 at 6:00 p.m. Council Member Baier made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Haselton. The motion carried.

3. Consideration of an amendment of the Resort Specially Planned Area (RSPA) zoning district to allow specified public facilities as conditional uses within the RSPA zone

Mr. Eddington presented information regarding an amendment for the Resort Specially Planned Area (RSPA) zoning district to permit specified public facilities as conditional uses within the RSPA zone. He explained that the amendment was prompted by the need for use of land within the Shoreline Subdivision for a temporary fire station, which is currently not permitted under the RSPA zoning regulations. The proposed amendment would create a pathway for public facilities such as fire stations, libraries, town hall, et cetera to be considered through a conditional use permit process to ensure compliance with regulations and mitigate impacts.

During the discussion, Council Members raised concerns and shared different perspectives regarding the potential impact of the proposed amendment. There was deliberation about the extent of the amendment's scope, with considerations on whether it should solely address the inclusion of fire stations or be broadened to encompass other public facilities as well. Mayor Rubin stressed the significance of prioritizing the pressing need for a fire station while advocating for further time to thoroughly assess the broader implications of the amendment.

The Council agreed to focus on the specific need for a fire station. They discussed the possibility of refining the language of the amendment to explicitly include emergency management services (EMS) as well.

There being no further discussion from Council Members, Mayor Rubin opened the floor for public input at 7:26 p.m.

Brett Rutter expressed support for the fire station initiative while expressing concerns about the broader implications of opening up the entire RSPA area to other uses. He highlighted the shift in burden from "may" to "shall" approval regarding conditional use, expressing worries about potential inappropriate placements of public facilities.

Mayor Rubin suggested including language that would revert the use of facilities back if abandoned, while Mr. Eddington and Town Attorney Polly McLean discussed potential restrictions such as lot size requirements or specifying particular neighborhoods for placement. Council Member Gunn proposed limiting authorization to the Wasatch County Fire Department

for a temporary fire station, but Ms. McLean cautioned against legislating for one particular entity.

Council Member Haselton joined the meeting at 7:31 p.m.

The discussion then turned to whether a time restriction should be imposed, with concerns raised by Council Member Baier about ensuring the temporary nature of the fire station. Council Member Gunn highlighted the developer's intention to eventually utilize the land for residential purposes, emphasizing that an agreement had been reached between the Fire District and the developer for a three-year timeframe. The conversation also touched on defining temporary versus permanent structures. Mayor Rubin suggested addressing concerns through specific criteria in the conditional use application.

There being no further public comment, Mayor Rubin closed public input at 7:45 p.m. and asked for a motion to adopt an ordinance restricting conditional use to fire stations. Council Members further discussed modifying the language of the ordinance to explicitly reference Fire and EMS stations, with agreement to revisit other potential uses in the future. Modifications included corrections to the “whereas” clauses, noting the second whereas clause should read Fire/EMS Station instead of public facilities, and Section 12.30.06.20 Conditional Use Categories should reflect only Fire/EMS Station.

Motion: Council Member Gunn moved to adopt Ordinance 2024-O-02 allowing a Fire/EMS Station as a conditional use in the RSPA Zone with modified language and conditional use categories to only reflect Fire/EMS Station. Council Member Haselton made the second. Voting Yes: Council Member Baier, Council Member Gunn, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

4. Consideration of approving an Ordinance regarding updates, technical corrections, and amendments to Hideout Municipal Code Titles 3, 7, 8, 10, 11, and 12

Mayor Rubin offered the option to defer the discussion of the Ordinance if needed. Council Member Severini expressed difficulty in grasping all the changes proposed, especially regarding RV regulations, and asked to defer the discussion. Council Member Baier echoed concerns about distinguishing between technical corrections and policy changes within the ordinance and supported Council Member Severini’s desire to defer the discussion.

Ms. McLean emphasized the significance of Section 12.26.08 concerning the noticing requirements for conditional use permits and urged the Council to prioritize its adoption during the current meeting. Council Member Baier sought further clarification on the simplicity of this provision and its alignment with state mandates. Ms. McLean elaborated that the State had revised noticing requirements in May 2023, eliminating the need for newspaper publications. She recommended aligning the municipal code with the updated state code.

Regarding the remainder of the amendments, Mr. Eddington assured the Council that most changes were minor fixes, with only a few requiring substantial policy adjustments. He proposed reorganizing the document to differentiate between technical amendments and policy-related changes and presenting the updated document to Council during the March 6th meeting.

Mayor Rubin inquired about the timeline for implementing the proposed changes. Mr. Eddington suggested deferring certain sections for further review, particularly those concerning RV regulations, to allow for more community input and thorough enforcement considerations. Council Member Baier expressed her desire to have Planning Commission review and discuss the RV regulations at the March 21st Planning Commission meeting. Mayor Rubin noted enforcement of code compliance should be evaluated as well.

Council Member Severini proposed referencing regulations from neighboring communities for comparison, to provide valuable insights into potential areas for improvement. The Council recognized the importance of balancing technical precision with community input to ensure the ordinance's effectiveness and compliance with state laws.

At 8:05 p.m., Mayor Rubin acknowledged the discussion would be continued to the March 6th meeting and opened the floor for public input.

Brett Rutter expressed gratitude towards the Council for their decision to defer the section on RVs back to the Planning Commission. Mr. Rutter highlighted concerns about the Planning Commission's receptiveness to public input during recent meetings and offered assistance in crafting language for public engagement. Mayor Rubin acknowledged Mr. Rutter's concerns and pledged to collaborate with Mr. Eddington to ensure the Planning Commission facilitated ample public participation. Council Member Baier commended Mr. Rutter for his willingness to assist the Planning Commission, emphasizing the value of citizen engagement in crafting policy and expressing gratitude for his efforts in aiding the process.

John Ray (Shoreline resident) addressed concerns regarding the proposed regulations on RVs and pickup trucks. Mr. Ray highlighted the practicalities of owning such vehicles, explaining the need for occasional driveway parking due to garage space constraints. He emphasized the importance of considering the duration and frequency of vehicle usage, particularly in relation to neighborhood aesthetics and emergency vehicle access. Mayor Rubin acknowledged Mr. Ray's concerns and shared his own perspectives on vehicle storage and public safety, noting his own truck and RV exceeded the proposed limitations. Council Member Baier echoed the need for comprehensive deliberation, reiterating that the Planning Commission revisit the issue to address the complexities of community lifestyle and safety considerations. Mr. Ray further underscored the challenges posed by narrow streets, especially during construction and inclement weather conditions, reinforcing the urgency of finding balanced solutions.

Dale Aychman (Shoreline resident) expressed gratitude towards Council Member Chris Baier for acknowledging Mr. Rutter's contributions to the community discussion. Mr. Aychman commended Mr. Rutter's clarity and professionalism during his engagement with the Planning Commission, citing his informative post on the Jordanelle Community Forum. Mr. Aychman shared his own perspective, highlighting the practicality of owning a cargo van and the occasional need for driveway parking due to garage space limitations. He emphasized the importance of considering the broader implications of proposed regulations on vehicle size and parking restrictions.

Mayor Rubin expressed gratitude for the community's input and committed to discussing the public's concerns with Mr. Eddington for Planning Commission consideration.

There being no further public comment, Mayor Rubin closed public input at 8:15 p.m. and asked the Council for a motion.

Motion: Council Member Baier moved to adopt an ordinance amending Hideout Municipal Code Section 12.26.08 concerning conditional use permit noticing requirements and, with the exception of item number 14 regarding the use of recreational vehicles (RV's) which would be referred back to the Planning Commission for discussion, continuing the remainder of the items to a date certain of March 6, 2024 at 6:00 p.m. Council Member Severini 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.

(Clerk's note: Ordinance 2024-O-02 combined the approval of a Fire/EMS Station in the RSPA zone as well as the amendment to Section 12.26.08, Noticing Requirements for the Conditional Use Permit.)

VIII. Agenda Items

1. Discussion and consideration of appointing Chase Winder as a new Alternate Planning Commission member

The Council discussed the appointment of Chase Winder as a new Alternate Planning Commission Member. Mayor Rubin explained that after reviewing three candidates, both he and the Planning Commission Chair, Tony Matyszczyk, recommended Mr. Winder for the position. Council Member Severini noted Mr. Winder was not a current resident of Hideout and expressed concerns about non-residents serving on sensitive committees such as the Planning Commission and Economic Development Committee (EDC), citing past issues. Council Member Haselton echoed Council Member Severini's concerns.

Mayor Rubin polled the Council for consent and support to appoint Mr. Winder as an alternate member of the Planning Commission.

Council Member Baier acknowledged concerns raised by Council Member Severini regarding residency requirements for Planning Commissioners, noting that while she understands the past issues, she doesn't fully agree with the necessity for Commissioners to live within the Town. Expressing her support for Chase's appointment as an alternate Planning Commission member, she indicated her willingness to consent to his appointment.

Council Member Severini emphasized the importance of adhering to principle, particularly regarding residency requirements. Therefore, he voted against appointing a non-resident to the position. He clarified that his decision was not a reflection of Mr. Winder's character.

Council Member Nadelberg expressed his indifference regarding the composition of the Planning Commission, suggesting that as long as certain criteria are met, he didn't mind who holds positions within it. He emphasized that property ownership status, residency status, or currently building a residence were all acceptable factors. He had no objection to Mr. Winder serving on the Planning Commission.

Council Member Gunn acknowledged the concerns raised by Council Members Severini and Haselton and expressed a similar sentiment. However, considering the information provided, including the existence of a building permit and progress in construction, Council Member Gunn believed that the applicant, though not currently a resident, would likely become one soon. He concluded that he had no objection to the appointment, given the advanced stage of Mr. Winder's home construction.

Council Member Haselton stated that she would adhere to principle, citing concerns about setting a precedent. Consequently, she indicated her decision to vote against the appointment, stating her lack of familiarity with the candidate as a reason for her choice.

Ultimately, the majority of the Council voted in favor of Mr. Winder's appointment. The Council agreed to explore potential policy changes regarding residency requirements for committee members in the future, considering input from both the Planning Commission and the community.

2. Update regarding the temporary Fire Station in Hideout

This agenda item was previously discussed during the public hearing portion of the meeting.

3. Consideration of approving Ordinance 2024-O-XX to amend Hideout Municipal Code 4.04.140 Annual Fee Levied; Schedule to remove the specified dollar amount and refer to the current Fee and Rate Schedule

Ms. McLean recommended discussing this item along with the other code changes in March.

4. Consideration and possible approval of an Interlocal Agreement with Wasatch County for road maintenance at the Deer Mountain Affordable Community

Mayor Rubin provided context of the Interlocal Agreement, and explained that a portion of Deer Mountain Boulevard, stretching from SR-248 to the Deer Mountain Affordable Community, had long been maintained by Wasatch County. Despite the road falling within Hideout Town boundaries, the Town had never claimed responsibility for its upkeep and did not include it in the Class B and C Roads submission for funds.

Wasatch County initiated discussions to formalize their maintenance role, prompting Hideout to consider the proposal. The Council acknowledged that Wasatch County's ongoing maintenance of the road alleviates the Town's responsibilities and minimized costs, making the agreement favorable.

Council Member Gunn suggested a minor amendment to the agreement regarding notice provisions, proposing the inclusion of language specifying certified or traceable mail for official communications. While Ms. McLean agreed to consider Council Member Gunn's suggestion, she noted the Agreement was also to be voted on by Wasatch County Council and may have already been approved as it stood. She agreed to make the change if it had not, or in any future revisions.

Mayor Rubin sought Council's approval to execute the agreement.

Motion: Council Member Gunn moved to allow the Mayor to execute the Interlocal Agreement and if possible, amend Section E1 to add the words "Certified or traceable mail." Council Member Severini 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 from the Town Council and Planning Commission Retreat which was held on January 11, 2024

Ms. McCosh expressed concerns about the complexity of the topic and suggested deferring the discussion to the following week given the late distribution of materials. Council Member Baier supported this suggestion, citing the need for additional time to review the documentation.

Council Member Severini pointed out that there were two sets of documents associated with the topic: a 30-page report by X Factor and a separate summary sheet titled "staff report and follow-up." Ms. McCosh emphasized the importance of thoroughly examining the documents before discussing them, reinforcing the decision to postpone the discussion.

Mayor Rubin informed the Council that he had arranged for X Factor to attend a future meeting to present their findings in detail, allowing for a deeper understanding of the material and to provide the opportunity to ask questions. Council Members expressed interest in gaining insights from X Factor regarding their methodologies and how their report differed from previous analyses.

Overall, the Council agreed to defer the discussion on the Town Council and Planning Commission Retreat update to the March 6th meeting to allow for adequate preparation and to ensure a comprehensive understanding of the presented materials.

IX. Committee Updates

1. Planning Commission - Planning Commissioner Peter Ginsberg

There was no update due to the council meeting being held after the Planning Commission meeting and had discussed the same items during this meeting as was presented during the Planning Commission meeting.

2. Economic Development Committee - Council Member Severini

Council Member Severini suggested postponing the update from the Economic Development Committee (EDC) in order to prioritize the topics to be discussed. He emphasized the extensive work done by the EDC, including presentations, document creation, and meetings since the last council meeting. Recognizing the significance of the EDC's progress, he proposed scheduling a separate session dedicated to it.

Mayor Rubin supported the idea and suggested organizing a special meeting or incorporating the EDC update into an existing meeting agenda, depending on the readiness for public presentation. He emphasized the critical importance of the EDC's efforts for the Town's development goals and encouraged everyone to dedicate quality time to discuss it thoroughly.

Council Member Gunn concurred, acknowledging the importance of focusing on the EDC's progress and ensuring sufficient time for meaningful discussions.

3. Design Review Committee - Town Planner Thomas Eddington

There were no updates from the Design Review Committee.

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

Council Member Baier provided an update on the Parks, Open Space, and Trails (POST) Committee's recent activities. The Committee held a teleconference on February 13 and a walk-through at the state park on February 23, attended by various stakeholders including resident Brian Cooper, State Park Manager Jason Whittaker, and Nancy O'Toole, a grant writer.

The Committee discussed trail development and maintenance needs at Jordanelle State Park, focusing on writing a grant for a one-mile trail along the park road, maintenance of existing trails, potential access points from Hideout, and updated signage. Preliminary numbers suggested that

the Town would need to contribute twenty-five percent (25%) of funds to the project if the grant were to be awarded. Ms. O'Toole anticipated the Town's cost would be roughly \$15,000. Council Member Baier also mentioned the possibility of fundraising activities to offset the Town's contribution, and Ms. McCosh noted Community Engagement Committee Chair Sheri Jacobs' willingness to provide opportunities at the Town Summer Concerts, with the first one scheduled for June 15th.

Council Member Baier highlighted the importance of community support for the grant application and encouraged residents to write letters of support. The requirement was at least five (5) letters from members of the community.

Additionally, discussions with the Committee included winter trail grooming and considerations for the timing of events such as the State Park's ribbon-cutting ceremony.

Council Member Severini expressed interest in providing support for the project through individual letters and sought guidance on the content and format of these letters. Council Member Baier agreed to provide a project summary and sample letter for reference, emphasizing the need to meet the upcoming grant application deadline.

5. Transportation Committee - Council Member Haselton

Council Member Haselton provided an overview of the recent Jordanelle Town Hall meeting which focused on transportation, where Caroline Rodriguez discussed the success of High Valley Transit in Heber and Wasatch County. However, concerns were raised about the timeline for extending transit services to the SR-248 area and the Jordanelle community, with Ms. Rodriguez indicating it might take five or six years. Council Member Haselton expressed disappointment about the delay, considering the tax contributions from Hideout residents.

Despite the delay, Council Member Haselton acknowledged the positive impact of Richardson Flat transit services on Hideout residents, particularly for skiing activities during Sundance. She proposed sending a letter of support to High Valley Transit and inquired about the funding mechanism for the transit services. She noted some of the funding was from grants.

Council Member Severini questioned whether High Valley Transit was supportive of Hideout's needs, prompting Council Member Haselton to share her impression that High Valley Transit officials were receptive to feedback. She also highlighted discussions about potential funding support for a community center in Hideout.

The conversation shifted to updates on the local school situation, with Council Member Haselton discussing the challenges of establishing a school in Hideout due to low enrollment numbers. She noted approximately six-hundred (600) school-aged children would need to be residents before the School District would consider building a school closer to Hideout.

Mayor Rubin expressed gratitude to Council Member Haselton for her continued dedication and efforts for bringing public transportation to Hideout.

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

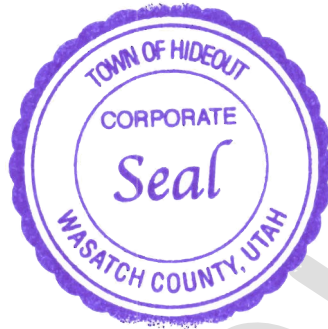
There was no need for a closed Executive Session.

XI. Meeting Adjournment

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

Motion: Council Member Haselton 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. There were none opposed.

The meeting adjourned at 9:14 p.m.



Alicia Fairbourne
Alicia Fairbourne, Recorder for Hideout

APPROVED