HIDEOUT, UTAH TOWN COUNCIL REGULAR MEETING
October 10, 2024
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold its Regular Meeting 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 10, 2024.

All public meetings are available via ZOOM conference call and YouTube Live.
Interested parties may join by dialing in as follows:

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

Regular Meeting
6:00 PM

I. Call to Order

II. Roll Call

III. Approval of Council Minutes

1. August 8, 2024 Town Council Regular Meeting Minutes DRAFT
2. August 8, 2024 Truth in Taxation Meeting Minutes DRAFT
3. September 11, 2024 Town Council Meeting Minutes DRAFT

IV. Follow up of Items from Approved Minutes

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

VI. Agenda Items

1. Consideration and possible approval of Resolution 2024-R-XX appointing Jami Heiner as Hideout Town Treasurer
2. Presentation from Langan Communications regarding a recommendation of a communication strategy
3. Update regarding the 2024 election and voting process
4. Consideration of approving Resolution 2024-R-XX regarding repealing and replacing the Hideout Fee and Rate Schedule to amend fines for sewer connection fees, excavation permit fees, and remove weed fees for excavation permits
5. Discussion of Nightly Rental Ordinances
6. Update on the Agreement with Nate Brockbank Concerning the $50,000 contribution and water shares donation
7. Follow up on software acquisition for code enforcement
8. HYPERLINK "appIS7d625ed8488340c2a32ab27a8230d210"Update regarding the permanent Fire Station located within the Town of Hideout
9. Discussion and possible action to authorize the Mayor to negotiate terms on a long term lease for a fire station on Town property

VII. Committee Updates

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

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

IX. Meeting Adjournment

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

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

File Attachments for Item:

1. August 8, 2024 Town Council Regular Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting
August 08, 2024

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on August 8, 2024 at 5:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order and Pledge of Allegiance

Mayor Pro Tempore Chris Baier called the meeting to order at 5:00 pm and explained the meeting was a hybrid meeting held both in person and electronically via Zoom.

II. Roll Call

Present: Mayor Pro Tempore Chris Baier

Attending Remotely: Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Mayor Phil Rubin
Council Member Bob Nadelberg

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington
Director of Public Works Daniel Allen
Town Engineer Gordon Miner

Public Present: Randall Lund and Joe Silverzweig.

Public Attending Remotely: Grace Doerfer, Leslie Lewandoski, Michael Sapers, Wally Dodds, Gregg Faulconer, Don Blumenthal, and others who may have logged in using a partial name or using only a phone number.

III. Approval of Council Minutes

1. **June 13, 2024 Town Council Special Public Hearing Minutes DRAFT**
2. **June 13, 2024 Town Council Meeting Minutes DRAFT**
3. **June 28, 2024 Town Council Special Meeting Minutes DRAFT**

Due to time constraints, this item was not discussed.

IV. Follow up of Items from Approved Minutes

Due to time constraints, this item was not discussed.

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

Mayor Pro Tempore Baier opened the floor for public input at 5:03 pm.

Randall Lund introduced himself as a candidate for the Wasatch County School Board. He outlined his qualifications, emphasizing his PhD in curriculum and instruction, along with 30 years of experience as a teacher and trainer at the university level. Mr. Lund expressed his commitment to representing the citizens, taxpayers, parents, and voters of the area, focusing on maintaining reasonable budget constraints and improving educational outcomes. He highlighted the importance of distinguishing between instruction and indoctrination, advocating for teaching students how to think, rather than what to think. He encouraged those present to learn more about his campaign through his website and social media. After his remarks, Mayor Pro Tempore Baier thanked him for his introduction.

There being no further public input, Mayor Pro Tempore Baier closed the floor at 5:06 pm.

VI. Agenda Items

1. Consideration and possible approval of Ordinance 2024-O-XX amending Hideout Municipal Code sections 10.08.18, 10.08.26 and 10.10.06 regarding retaining walls and undergrounding utilities

Town Attorney Polly McLean introduced the discussion, explaining that the proposed changes stemmed from feedback from the Town Engineer and included clarifications on the responsibility for retaining walls on private property. The primary goal was to remove the Town Engineer's involvement in approving private retaining walls, as such walls should be certified by a professional engineer hired by the property owner.

Town Planner Thomas Eddington and Town Engineer Gordon Miner supported this approach, agreeing that aesthetic considerations, such as maintaining the look of natural stacked rock, should be enforced for public retaining walls, while structural decisions for private walls should be left to the applicants' engineers. Mr. Eddington proposed language ensuring the Town Engineer’s oversight of retaining walls supporting public roads, even if they fall outside public rights of way.

Council Member Severini raised concerns regarding potential financial burdens on Homeowners Associations (HOAs) due to existing retaining wall issues, emphasizing the importance of careful wording in the ordinance. He highlighted ongoing problems with a specific retaining wall and expressed the need for input from the HOA before finalizing the ordinance. Other Council Members, including Council Member Haselton, suggested adding flexibility in the code to allow for manufactured or cultured stones that resemble natural rocks.

The Council decided not to vote on the retaining wall section of the ordinance during this meeting, opting instead to revise the wording and gather further input, particularly from the HOAs, before moving forward with the amendments.

The Council transitioned to discussing the amendments to Hideout Municipal Code 10.08.26, which concerned utility distribution systems and connections. Ms. McLean initiated the

conversation and Council Member Gunn provided additional context. Ms. McLean explained that she and Council Member Gunn had collaborated on language updates aimed at improving the regulations surrounding underground utilities, emphasizing the protection of the Town's views.

Council Member Gunn elaborated on the need for stronger regulations in response to a new service provider (Comcast) negotiating for the right to install above-ground poles and cables. He emphasized the importance of maintaining the Town's scenic views, citing efforts by existing utilities like Rocky Mountain Power, which had already committed to undergrounding some of their lines. The revised ordinance aimed to ensure that all future utility installations would prioritize underground systems unless it was proven that undergrounding was technically unfeasible. Council Member Gunn explained that the legislative intent was to protect property values and preserve residents' views by making underground utilities the standard moving forward.

The discussion highlighted specific redline changes in the ordinance, including requirements for utility providers to install systems underground and submit detailed plans for any new installations. Council Member Gunn expressed that while some existing easements might limit the ordinance's full applicability, the goal was to strengthen protections for the future.

Council Member Haselton expressed support for the revisions. Council Member Gunn proposed adopting the amended ordinance before addressing the Comcast contract, as the sequence of adoption was critical. Ms. McLean confirmed that the timing of the ordinance adoption was aligned with the agenda.

Mayor Pro Tempore Baier thanked Council Member Gunn and Ms. McLean for their work and, after ensuring no further questions or objections, asked for a motion to adopt the ordinance.

Motion: Council Member Gunn moved to adopt Ordinance 2024-O-08, amending Sections 10.08.26 and 10.10.06, Undergrounding Utilities, and to continue 10.08.18, Retaining Walls, to the September meeting. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting. Council Member Nadelberg. There were none opposed. The motion carried.

2. Discussion and possible approval of a Franchise Agreement between Comcast and the Town of Hideout

Joe Silverzweig, Comcast's Government Affairs Manager, presented the terms of the agreement to the Council. Mr. Silverzweig emphasized Comcast's commitment to building an underground network, addressing concerns about preserving the Town's views. He highlighted Comcast's willingness to meet the Town's infrastructure and aesthetic preferences, specifically mentioning their agreement not to use above-ground poles or cables. He assured the Council that the franchise agreement was tailored to meet these needs and was the result of productive negotiations with the Town's legal and administrative teams.

Mr. Silverzweig also spoke about Comcast's commitment to making a positive community impact in the areas where they provide services. He specifically mentioned **Project Up**, a company-wide initiative focused on digital equity and inclusion. Project Up is a 10-year, $1 billion commitment aimed at increasing access to digital resources, tools, and training across the country.

The initiative includes various community programs, such as:

- **Digital Literacy Training**: Providing educational resources to help people, including senior citizens, improve their digital skills.
- **Affordable Internet Programs**: Offering low-cost internet services to families in need, particularly targeting low-income households.
- **Technology Donations**: Comcast also gives out free laptops to those who qualify under their affordable internet programs.
- **Community Partnerships**: Comcast has partnered with organizations, like Millcreek Promise in Utah, to implement "train-the-trainer" programs, which teach community leaders to bring digital literacy programs to underserved populations.

Mr. Silverzweig mentioned that Comcast has budgets set aside for new communities, including Hideout, and encouraged the Council to reach out if they had ideas for specific community events or partnerships. The goal was to contribute to local initiatives that support digital equity, either by working with the city directly or partnering with local nonprofits.

Mayor Pro Tempore Baier revisited concerns from a prior meeting in April, primarily focusing on ensuring that Comcast's services would be available to the entire Town and not limited to certain subdivisions. Mr. Silverzweig confirmed a 100% build-out goal, though he noted potential challenges for properties in remote areas. He reiterated that the company was committed to expanding service to all parcels and ensuring high-speed internet, television, and home security services.

Council Member Severini raised questions about Comcast's customer service standards, including outage reporting. Mr. Silverzweig agreed to work on providing semi-annual reports on outages, including details such as the number of affected residents and remediation steps, though he wanted to confirm what data could be feasibly shared under FCC regulations.

Council members, particularly Council Member Gunn, expressed satisfaction with the revisions made to the agreement, specifically the move to underground infrastructure, a key concern raised earlier. Ms. McLean also confirmed that the agreement was consistent with similar franchise agreements to comply with state law. With these assurances, the Council seemed generally favorable toward the agreement and appreciated Comcast's flexibility and willingness to work with the Town.

There being no further questions from the Council, Mayor Pro Tempore Baier asked for a motion to approve the franchise agreement.

Motion: Council Member Gunn moved to approve the current Comcast Franchise Agreement contract with the contingency of language that was satisfactory to the Town Attorney to be added in Section 6.1 to include reporting of outages, number of customers affected, the time, and any remedial measures. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.

3. Consideration and possible approval of Ordinance 2024-O-XX amending sections of the Hideout Code updating sections in Chapter 1.16 Purchasing

Mayor Pro Tempore Baier introduced the item, noting that it had been previously discussed by the Council and the primary concerns were related to the purchasing authority of personnel. Town Administrator Jan McCosh provided a summary of past contracts and emphasized the need for updating spending limits due to inflation and the inefficiencies caused by the current system. Ms. McCosh mentioned specific examples, including routine audits, equipment purchases, and ongoing projects, such as road repairs and communication audits, as examples of contracts impacted by the proposed changes.

A key point of discussion was whether the proposed $20,000 purchasing authority limit for the Town Administrator was appropriate. Ms. McCosh suggested that this amount would streamline smaller decisions without needing Council approval for every minor expenditure, thereby improving efficiency. Council Members expressed general support but asked for clarification on how different project categories fit into the new limits.

Council Member Gunn raised concerns about oversight on larger contracts and suggested additional reporting mechanisms. The Council discussed the possibility of formalizing more frequent financial updates and oversight to ensure transparency and control, particularly for high-risk or high-cost projects. Ms. McCosh supported the idea of providing regular budget-to-actual reports to improve communication between the Council and town residents. Ultimately, the Council agreed that more frequent reporting would be beneficial, but there was consensus that these processes did not need to be codified in the ordinance.

Council Member Gunn also questioned whether the existing purchasing limits should simply be doubled instead of adopting the proposed amounts. However, after some discussion, it was noted that the current numbers had already been agreed upon in a previous meeting. The Council appeared ready to proceed with the ordinance as proposed, and Mayor Pro Tempore Baier moved for approval.

Motion: Council Member Gunn moved to adopt the proposed amendments to Chapter 1.16 of Hideout Municipal Code, Purchasing, as presented. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from Voting: Council Member Nadelberg. There were none opposed. The motion carried.

4. Discussion, consideration and possible approval of a contract award for 2024 street maintenance bid

The request for proposal (RFP) was prepared by Mr. Miner, and Epic Engineering evaluated the pavement conditions in Town, identifying streets that needed crack sealing or had alligatoring failures. After obtaining four bids, one bid was disqualified due to incomplete information. Among the remaining bids, Bonneville Asphalt was the lowest qualified bidder at $96,208.

Mr. Miner assured the Council that the work would be paid based on actual quantities, and any excess above the estimate would require additional Council authorization. Although Mr. Miner did not have personal experience with Bonneville Asphalt, Ms. McLean clarified that the bidding process mandates the selection of the lowest qualified bidder, as long as they met all the state and contractual requirements.

There being no further discussion, Mayor Pro Tempore asked for a motion to approve the contract.

Motion: Mayor Pro Tempore Baier moved to approve the Mayor to enter into an agreement with Bonneville Asphalt and Repair LLC for an amount not to exceed $96,208 for street maintenance. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

Mr. Miner provided an update regarding an ongoing procurement process for public works contract services, which would follow a qualifications-based selection. This would involve more qualitative evaluation, and the Council could expect a contractor recommendation in October to assist Public Works Director Daniel Allen and his team.

When asked about the street maintenance start date, Mr. Miner explained that while the contractor had flexibility, the work must be completed by the first of October and closed out by mid-October, aligning with the local paving window. Allowing for this flexibility ensured better pricing from the contractor.

5. Discussion and consideration of adopting Resolution 2024-R-XX amending the Hideout Fee Schedule

This item was not discussed due to time constraints.

6. Discussion and possible approval of Ordinance 2024-O-XX amending Hideout Municipal Code Section 3.04.02 Appointment (ALJ); and Section 3.04.06 Powers and Duties (ALJ)

Ms. McLean introduced a proposed ordinance amendment to address lingering references to a "Board of Adjustment" in the Hideout Municipal Code, despite its replacement by an Administrative Law Judge (ALJ) in 2021. The amendment aimed to temporarily clarify that any mentions of the Board should instead refer to the ALJ until a comprehensive review of the code can be completed in the next three to six months. Ms. McLean emphasized the need for this quick fix to prevent confusion in the code's operation.

Council Members discussed the issue, with Council Member Severini recalling previous discussions about similar topics in the Planning Commission. It was agreed that this was the best approach given the Town's current structure, and it was unlikely that a Board of Adjustment or similar boards would be established in the foreseeable future.

A motion was made to approve the ordinance amending Sections 3.04.02 (Appointment of ALJ) and 3.04.06 (Powers and Duties of ALJ).

Motion: Council Member Severini moved to approve Ordinance 2024-O-10, amending Hideout Municipal Code Section 3.04.02 Appointment (ALJ); and Section 3.04.06 Powers and Duties (ALJ) as presented. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

7. Station 56 Update

This item was not discussed due to time constraints.

8. Discussion of possibly rescheduling September Council Meeting due to the absence of Mayor Rubin and Council Member Gunn

The Council discussed the potential need to reschedule the September 12 meeting due to the planned absence of Mayor Rubin and Council Member Gunn, raising concerns about the possibility of lacking a quorum. Multiple Council Members shared their availability throughout September, revealing scheduling conflicts later in the month.

Council Member Gunn suggested using a Doodle poll to better align schedules and find a suitable alternative date. Despite the discussion, the Council decided to keep the September 12 meeting on the calendar for now, as there would still be enough members present to form a quorum, provided Council Member Nadelberg's availability could be confirmed.

Clerk's note: It was later determined to reschedule the Regular Meeting to September 11, 2024 at 6:00 pm.

9. Discussion regarding how to keep meetings to less than 2.5 hours

This item was not discussed due to time constraints.

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

There was no need for a Closed Executive Session.

Motion: Council Member Haselton moved to adjourn the Regular Meeting and reconvene for the Truth in Taxation Public Hearing scheduled at 7:00 pm. Council Member Gunn made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

The Regular Meeting adjourned at 6:59 pm.

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Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

2. August 8, 2024 Truth in Taxation Meeting Minutes DRAFT

Minutes
Town of Hideout
Truth in Taxation Public Hearing
August 08, 2024

The Town Council of Hideout, Wasatch County, Utah met in Truth in Taxation Public Hearing on August 8, 2024 at 7:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Public Hearing

I. Call to Order

Mayor Pro Tempore Chris Baier called the meeting to order at 7:01 pm and explained the meeting was a hybrid meeting held both in person and electronically via Zoom.

II. Roll Call

Present: Mayor Pro Tempore Chris Baier

Attending Remotely: Council Member Jonathan Gunn
Council Member Carol Haselton
Council Member Ralph Severini

Excused: Mayor Phil Rubin
Council Member Bob Nadelberg

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington
Financial Consultant Katie Shepley

Public Present: none.

Public Attending Remotely: Grace Doerfer, Ed O'Rourke, Patricia Bidwill, Deb Boyden, SJ DePrima, Umit Nasifoglu, Hilton Geartner, Leslie Lewandoski, Michael Sapers, Wally Dodds, Gregg Faulconer, Don Blumenthal, and others who may have logged in using a partial name or using only a phone number.

III. Agenda Items

1. **Public hearing to accept public comment regarding the proposed FY 2025 Budgets and proposed tax rate of .000612 and associated revenue estimated at $388,195**

DRAFT

Financial Consultant Katie Shepley provided an overview of the Fiscal Year (FY) 2025 budget, noting that there were no major changes from previous presentations, aside from updates reflecting final FY 2024 numbers and adjustments to ensure a balanced FY 2025 budget.

Ms. Shepley highlighted that the budget was projected to be $204,000 favorable compared to FY 2024. This was mainly due to anticipated increases in building permits, inspection fees, property taxes, and sales taxes. The transfer of Military Installation Development Authority (MIDA) municipal funds to the General Fund also contributed to the favorable outlook. However, some offsetting factors included lower Class C road funds—since FY 2024 saw significant road repairs—and a decrease in interest revenue due to expected lower interest rates and fewer excess funds.

On the expense side, higher legal costs, strategic development efforts, consultant fees, and additional staff were noted, but some of these costs were balanced by reduced street maintenance expenditures and a lower bad debt reserve. Ms. Shepley reiterated that the budget had been discussed in detail in previous meetings, and she invited any questions from Council Members regarding the General Fund.

Council Member Severini asked Ms. Shepley for clarification on two points: the MIDA fund transfer and the increase in building permits. Ms. Shepley responded that the Town anticipated $118,000 more in building permits for FY 2025 compared to FY 2024. Specifically, the Town expected to issue 79 building permits (43 from MIDA and 36 from non-MIDA areas), compared to 59 permits in FY 2024 (28 from MIDA and 31 from non-MIDA areas).

Ms. Shepley emphasized that while building permits brought in revenue, this was typically offset by related expenses such as inspection fees, engineering, and planning services, making it a net wash for the Town. However, the increase in permits would eventually contribute to additional tax revenue.

Regarding the MIDA fund transfer, Ms. Shepley clarified that $215,000 would be transferred to the General Fund. This amount included $175,000 from MIDA municipal funds and a reduction in the transfer from Class C road funds by approximately $40,000. She noted that this was the first time MIDA funds would be transferred to the General Fund, as previous transfers had only involved Class C road funds due to additional street repairs in FY 2024. Council Member Severini appreciated the updates, particularly the explanation of the previous year's fund movements.

Following the discussion on the General Fund, the Enterprise Fund was reviewed. Ms. Shepley explained that there had been little change since the last presentation, as FY 2024 had nearly concluded at that time. The Enterprise Fund was expected to close FY 2024 with a profit of $80,000, but a projected deterioration of $60,000 was anticipated for FY 2025.

Ms. Shepley noted that revenue favorability was primarily driven by additional water, sewer, and storm revenue linked to an increase in certificates of occupancy. The forecast also included an assumed 8% rate increase by Jordanelle Special Service District (JSSD), which had not raised rates the previous year. This increase was expected to account for inflationary pressure, estimated between 4-5%, with additional JSSD charges estimated at 3-4%. While the Town was optimistic about incoming certificates of occupancy, Ms. Shepley explained that there was typically a 15 to 18-month lag between building permit issuance and certificates of occupancy, meaning the favorable impacts could extend into FY 2026.

On the expense side, the Town faced unfavorable costs due to the addition of two employees, one of whom was hired at the end of FY 2024. These employees' time was split, with 75% allocated to the Water Fund and 25% to the General Fund. The Town also faced higher costs for sewer and storm drain repairs, amounting to $96,000, as well as smart meter replacements. While some of the costs for smart meters had been shifted from FY 2025 to FY 2024 to balance the budget, FY 2024 was left slightly less favorable, and FY 2025 slightly more favorable.

Despite these adjustments, the Town expected to lose some money for the first time in FY 2025. Ms. Shepley emphasized that the situation would be closely monitored, with efforts to return to a break-even point.

There being no questions from the Council Members, Mayor Pro Tempore Baier opened the floor for public comments at 7:16 pm.

Golden Eagle Lot Owner Patricia Bidwill raised concerns about discrepancies between the Town's FY 2024 budget and actuals, specifically in building permits and project engineering fees. She noted a 32% shortfall in building permit revenue compared to budget and an 81% differential in project engineering fees. Ms. Bidwill sought clarification on the reasons behind these significant variances.

Ms. Shepley responded by explaining that the shortfall in building permits was largely due to the economic slowdown and rising interest rates, which led to fewer permits being issued. Although the Town had anticipated 116 building permits in FY 2024, only 59 were issued, resulting in the revenue decline. Ms. Shepley also explained that the project engineering fees were linked to subdivision activity, and the lower-than-expected revenues were due to fewer subdivisions being developed than initially forecasted.

Ms. Bidwill expressed her surprise at the decline in building permits, given the high demand in the Golden Eagle Subdivision. Ms. Shepley clarified that she could only account for approved permits. Town Attorney Polly McLean added that there had been no backlog in issuing permits for Golden Eagle, but the Town had no control over when lot owners decided to apply for them. Mayor Pro Tempore Baier further noted economic factors had slowed growth across multiple subdivisions, not just Golden Eagle. Ms. Shepley mentioned that while estimates were based on conversations with developers, the reality was that some developers did not move forward due to various economic factors during FY 2024.

Property Owner Deb Boyden expressed concern over the significant increase in property taxes. She questioned whether other sources of revenue or potential budget cuts had been explored before resorting to a tax hike.

Ms. Shepley responded by explaining that the Town had taken steps to minimize the tax increase. She mentioned that funds from MIDA were used to offset some municipal costs, which helped keep the tax increase lower. About two-thirds of the required funds came from MIDA, while only one-third was covered by property tax increases. She also mentioned that the Town was working on strategies to generate more commercial and sales tax revenue to lessen the burden on property owners in the future.

Mayor Pro Tempore Baier further clarified that the increase Ms. Boyden likely noticed on her property tax notice was not so much due to the rate increase for Hideout, which amounted to a relatively small amount. She noted that Wasatch County received the largest portion of property taxes, and any increase in market or taxable property values also contributed to higher tax bills.

Council Member Severini added that while Hideout's tax rate increase might appear significant, it represents only about 1.5% of the overall tax bill, with larger contributions coming from other entities, such as the school district.

Ms. Boyden acknowledged the explanation and agreed that bringing in more commercial tax opportunities would benefit the area. Ms. Shepley affirmed that the Town would continue to manage costs while exploring growth opportunities to help mitigate the need for future tax increases.

Patricia Bidwill expressed appreciation for Ms. Boyden's comments, echoing concerns about budget management. She emphasized the importance of understanding the reasoning behind decisions, particularly regarding the Town's expenses and its annexation plans. Ms. Bidwill raised a specific concern about the 31% of the Town's revenues being spent on legal and consulting fees, questioning whether this was the best long-term strategy. She acknowledged the Council's expertise but emphasized the need for a more detailed and long-term strategic view.

In response, Ms. Shepley explained that the external consultants and legal expenses were necessary to help the Town grow and develop, including exploring annexation options. She reiterated that the Council shared the same goals as residents, particularly in bringing more commercial development to the Town, which could reduce reliance on property taxes. Ms. Shepley also mentioned that the Town was working on improving communication with residents and hiring a Communication Consultant to ensure that residents were better informed.

Council Member Severini added that if the Town had more commercial revenue sources, such as sales tax, transient room tax (TRT), or income from annexation, they might not have needed to increase taxes. He highlighted the lack of significant revenue from commercial or tourism-related taxes and expressed the need to develop these areas. Council Member Severini also echoed Ms. Bidwill's concerns about tracking and controlling the Town's major expenses, particularly in the long term.

Soaring Hawk Property Owner Ed O'Rourke began by thanking the Council for their transparency and expressed a request for earlier meeting invitations. He had two primary concerns. First, he inquired about legal fees, specifically how much of those fees are tied to defending the actions of the Council Members or the Town's administration. Ms. Shepley responded by outlining that while legal fees were budgeted at $300,000 for FY 2024, only $154,000 was spent. However, an 88% increase for FY 2025 due to expected litigation and annexation-related activities was anticipated. Ms. Shepley added that, to her knowledge, none of the legal fees were being used to defend Council Members personally, though she agreed to verify that statement.

Mr. O'Rourke's second question focused on the Town's relationship with the JSSD concerning water costs. He wanted to understand if the current arrangement was year-to-year and whether the Town had any control over price increases. Ms. Shepley explained that water and sewer costs had remained relatively stable, with any price increases being linked to the cost of living. Ms. McCosh added that the Town was currently working to determine the exact quantity of water it had contracted for with JSSD, as there were potential discrepancies. Additionally, efforts were being made to optimize water usage by collaborating with developers and the state to adjust the amount of water required per housing unit.

Mr. O'Rourke concluded by emphasizing the importance of taking a long-term view when negotiating water rights, recognizing the challenges of dealing with a single supplier and

suggesting that a multi-year agreement with JSSD might provide better stability for the Town's future. He expressed his empathy for the Council's position and thanked them before ending his comments.

There being no further public comments, Mayor Pro Tempore Baier closed the floor at 7:51 pm.

2. Consideration and possible approval of Resolution 2024-R-XX to adopt a Final Tax Rate of .000612 with Form PT-800

Mayor Pro Tempore Baier introduced Resolution 2024-R-09 to adopt a final tax rate of .000612, as presented, with a follow-up Resolution to address the budget. Council Member Severini remarked that moving forward with the Resolution seemed necessary, stating that there was no other viable option.

Mayor Pro Tempore Baier expressed appreciation for the extensive work done by Ms. Shepley, Ms. McLean, Ms. McCosh, and others in preparing the budget. She highlighted the strategy of implementing incremental tax increases to accommodate the Town's growth and future needs, rather than imposing a large increase all at once.

Council Member Gunn acknowledged efforts to raise commercial revenues but noted that this has proven to be difficult, given the Town's demographics, which included a significant number of part-time residents. He stated that increasing the tax rate appeared to be the only logical solution at this time.

Council Member Severini agreed, emphasizing that, when compared to other areas, Hideout's tax increase remained relatively modest. He also stressed the need for a long-term strategic plan, as the current focus was still primarily on short-term budgets. He pointed out that even if commercial revenues were realized, it could take 24 to 30 months before the Town begins to benefit from them, making the tax increase necessary to cover the interim period.

With no further comments from the Council, Mayor Pro Tempore Baier called for a motion to approve the resolution adopting the final tax rate.

Motion: Council Member Severini moved to approve Resolution 2024-R-09, adopting a final tax rate of .000612 with form PT-800. Council Member Gunn made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

3. Discussion and possible approval to adopt Resolution 2024-R-XX adopting the FY25 budgets

The Council discussed Resolution 2024-R-10, which focused on adopting the Fiscal Year 2025 (FY25) budgets. Mayor Pro Tempore Baier opened the discussion, noting that the key points had been reviewed previously. Ms. Shepley confirmed that all the budget details had been presented earlier leaving no additional information to cover.

Council Member Severini asked for clarification, confirming that this Resolution was effectively a formal approval based on previous discussions. Ms. McLean echoed this, stating that the Resolution was simply the legal implementation of the budget already discussed.

Council Member Haselton raised concerns about the low level of public engagement during the meeting. She noted that only a few non-Council Members had participated, and emphasized the importance of improving communication with residents, especially since the budget involved a

tax increase. She highlighted a possible error in a radio announcement about the meeting time and suggested improving outreach efforts, including exploring the need for a Town Hall or Community Center to facilitate such discussions.

Mayor Pro Tempore Baier and Ms. McLean acknowledged the concerns about communication. Ms. McLean noted that all legal requirements for public notice had been followed, including posting the meeting two weeks in advance. While recognizing the need for better engagement, Ms. McLean emphasized that the Council was legally required to adopt the budget this month. Council Member Gunn proposed increasing community engagement through homeowner association representatives as a potential low-cost solution.

After a brief technical issue with the Zoom platform, the discussion resumed. Council Member Gunn, moved to adopt the resolution as presented.

Motion: Council Member Gunn moved to approve Resolution 2024-R-10, adopting the budgets for the Fiscal Year 2025 (FY2025) and a certified tax rate of .000612. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Gunn, Council Member Haselton, and Council Member Severini. Absent from voting: Council Member Nadelberg. There were none opposed. The motion carried.

IV. Meeting Adjournment

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

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

The meeting adjourned at 8:08 pm.

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Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

3. September 11, 2024 Town Council Meeting Minutes DRAFT

Minutes
Town of Hideout
Town Council Regular Meeting
September 11, 2024

The Town Council of Hideout, Wasatch County, Utah met in Regular Meeting on September 11, 2024 at 6:00 pm electronically via Zoom and in the City Council Chambers located at 10860 N. Hideout Trail, Hideout, Utah.

Regular Meeting

I. Call to Order

Mayor Pro Tempore Baier called the meeting to order at 6:00 pm and explained the meeting was a hybrid meeting held both in person and electronically via Zoom.

II. Roll Call

Present: Mayor Pro Tempore Chris Baier

Attending Remotely: Council Member Carol Haselton *(joined at 6:05 pm)*
Council Member Bob Nadelberg
Council Member Ralph Severini

Excused: Mayor Phil Rubin
Council Member Jonathan Gunn

Staff Present: Recorder for Hideout Alicia Fairbourne

Staff Attending Remotely: Town Administrator Jan McCosh
Town Attorney Polly McLean
Town Planner Thomas Eddington
Town Engineer Gordon Miner

Public Present: Jay Springer.

Public Attending Remotely: Planning Commissioner Peter Ginsberg, Eric Davenport, Georgia Tarnesby, Nate Brockbank, Paul Watson, and others who may have logged in using a partial name or using only a phone number.

Mayor Pro Tempore Baier requested that the meeting begin with an update from the Planning Commission due to time constraints.

1. Planning Commission Update – *Planning Commissioner Peter Ginsberg*

Commissioner Peter Ginsberg provided an update from the Planning Commission. He highlighted three key topics:

1. **Shoreline Phase 4**: The Planning Commission had held a public hearing and planned to continue the discussion in another meeting scheduled for September 19, though it might be extended into October.

2. **Elkhorn Springs Development**: A meeting was held with Nate Brockbank on September 4 to review his plans for the Elkhorn Springs potential development. Mr. Brockbank was expected to present further details to the City Council in a working session later that evening.

3. **Wildhorse Development**: The Planning Commission would hold a public hearing on a rezone petition for the Wildhorse project. The request was to change the zoning from Mountain Zone to Neighborhood Mixed Use (NMU) for a brew pub/restaurant development located between the Woolf property and the Klaim subdivision, which would take place on September 19.

Commissioner Ginsberg concluded the update without any further questions from the Council.

III. Approval of Council Minutes

1. **June 13, 2024 Town Council Special Public Hearing Minutes DRAFT**
2. **June 13, 2024 Town Council Meeting Minutes DRAFT**
3. **June 28, 2024 Town Council Special Meeting Minutes DRAFT**
4. **July 11, 2024 Town Council Meeting Minutes DRAFT**

There were no corrections to the minutes.

Motion: Council Member Severini moved to approve the June 13, 2024 Special Public Hearing Draft Minutes, June 13, 2024 Draft Meeting Minutes, June 28, 2024 Special Meeting Draft Meeting Minutes, and July 11, 2024 Draft Meeting Minutes as presented. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.

IV. Follow up of Items from Approved Minutes

Council Member Severini raised several follow-up items from the previously approved minutes, noting that he had around five points to discuss. He began by addressing a comment on line 39 of the June 13 minutes, which involved concerns about the collection and monitoring methods for Transient Room Tax (TRT). In previous discussions, Council Member Severini and Financial Consultant Katie Shepley had previously noted that the current system might not be sufficient, particularly as more TRT-related developments emerged. He called for follow-up actions to ensure the Town's processes were on track.

Town Administrator Jan McCosh provided an update, stating that she had reached out to Park City and the Utah State Tax Commission to gather information on enforcement and best practices for short-term rentals. She mentioned that Park City had experimented with using an independent software company, but they found it ineffective. Currently, enforcement was limited to catching violations in real-time, as regulating advertisements was challenging due to free speech laws. Ms. McCosh also referenced a report from the Utah State Tax Commission that she still needed to review.

Council Member Severini expressed concern about the limitations of current methods and asked if the issues stemmed from state law restrictions. Ms. McCosh confirmed that enforcement challenges were tied to legal limitations, explaining that catching violations was primarily based

on reports from residents, which could then lead to further investigations, such as checking for business licenses.

Town Attorney Polly McLean joined the discussion, adding that some short-term rental platforms, like Airbnb and VRBO, automatically collect and remit taxes to the state. This meant that even illegal rentals might still contribute TRT revenue. Ms. McLean also mentioned knowledge of another town that was using a more affordable service with an algorithm to identify unlicensed properties advertising online, which could help enforce compliance indirectly.

Council Member Severini suggested that these points needed to be added as an agenda item for further discussion in a future meeting. He emphasized that, given the increasing relevance of TRT, the Town must develop more effective solutions. He also suggested looking into how Homeowners Associations (HOAs) were managing short-term rentals in areas where they were restricted, as this could be another avenue for enforcement.

The discussion concluded with an agreement to follow up on these items during the October meeting, highlighting the importance of ensuring proper tax collection to support the Town's financial sustainability.

Council Member Severini raised a follow-up regarding the Hideout Coalition, referencing page 10 of the June 13 minutes. He asked for updates from Ms. McCosh, noting its importance and ensuring the Town was still tracking its progress.

Ms. McCosh explained that the Coalition met monthly and recently took steps to send out a survey to residents. The Coalition focused on wellness and aimed to connect communities, with participation from Summit County, Wasatch County, and other entities beyond Hideout. Ms. McCosh also mentioned that the Coalition was working on translating informational materials in order to include the Town's affordable housing community. The Coalition was supported by federal funding and was still in its formative stages.

Council Member Severini asked whether it would be worthwhile to schedule a presentation about the Coalition in the future. Ms. McCosh agreed but suggested that it might not be ready for a couple of months, as the Coalition was still in the early stages of development. They were currently identifying additional stakeholders to include in the group.

Mayor Pro Tempore Baier then asked about a potential timeframe for a more formal update. Ms. McCosh indicated that after the Coalition's next meeting, she would have a clearer idea, but a presentation might not be ready until 2025. Mayor Pro Tempore Baier tentatively scheduled a follow-up for 2025, with the understanding that Ms. McCosh would provide updates when there was substantial progress to report. Council Member Severini agreed with this approach, ensuring that the Council would stay informed as the Coalition developed.

Council Member Severini inquired about a $50,000 donation from developer Nate Brockbank referenced in the July 11 meeting minutes, asking if the issue had been resolved and the funds collected. The matter involved the Deer Springs project, and Council Member Severini sought clarification on whether the necessary steps had been taken.

Ms. McLean provided an update, explaining that the delay was due to finalizing documents, particularly related to the assignment of water. There had been some complications, and progress had been slower than expected due to coordination between Mr. Brockbank's attorney, Jordanelle Special Service District (JSSD), and the Town's water attorney. Despite these delays, Ms.

McLean noted that the situation was nearing resolution, with the check reportedly sitting on the opposing attorney's desk, awaiting finalization of the paperwork.

Council Member Severini confirmed that the issue included the 20-acre-feet water assignment, and Ms. McLean assured that an update would be provided by the next council meeting once the final documents were in place. Council Member Severini expressed appreciation for the update and agreed to review progress at the next meeting.

Council Member Severini inquired about reviewing the nightly rental ordinances, noting that the discussion was related to the previous minutes but focused more on the overall approach to rental regulations rather than tax collection.

Recorder Alicia Fairbourne responded, explaining that the item had been intentionally left off the September agenda because Mayor Rubin was not present at this meeting. She indicated that the review of nightly rental ordinances would be postponed until the October meeting. Council Member Severini agreed with this approach, ensuring that the topic would not be overlooked, and Ms. Fairbourne confirmed that it was noted for follow-up.

Council Member Severini inquired about an item concerning testing new software aimed at improving code enforcement, particularly in construction areas. Since this matter was primarily handled by Mayor Rubin, Council Member Severini suggested a follow-up at the October meeting. Mayor Pro Tempore Baier agreed and noted that Mayor Rubin, who was not present, had been working on this issue with Public Works. The topic would be added to the October agenda for further discussion.

Council Member Severini then brought up another concern regarding a marmot problem, asking if any action had been taken or more information collected. Mayor Pro Tempore Baier recalled a previous explanation from Assistant Attorney Cameron Platt, noting that the Town's role in wildlife issues like deer is more defined, but smaller animals like marmots are generally the responsibility of property owners. Mayor Pro Tempore Baier recounted personal efforts to deal with the marmots but acknowledged the difficulty in coordinating with the property owner, Mustang Development and the golf course, both known for being hard to reach. The problem, which recurred yearly, was attributed to wildlife being part of the natural environment of the area. Mayor Pro Tempore Baier suggested that residents may need to continue managing the situation as part of living in such a wildlife-rich region.

Council Member Severini raised a final follow-up item regarding a previous discussion on the agreement between engineers concerning substantial completion in the Golden Eagle development. He sought clarity on whether the issue had been resolved.

Ms. McLean responded, confirming that the Town had issued its third building permit in Golden Eagle, with the process beginning in late August or early September. She explained that the permits were issued upon determining substantial completion, as per the terms defined in the Master Development Agreement (MDA). While substantial completion had been defined and water systems had been accepted, Ms. McLean clarified that this did not imply the full acceptance of infrastructure, such as roads, sewer, and storm drains, from the Town.

She further noted that Hideout Local District 1 had communicated their intention to accept certain portions of the infrastructure, including the storm drain and sewer, and that efforts were underway to formalize this arrangement. The interconnected nature of the storm drains and roads made it important for the District to take on road maintenance as well. A letter from the District's engineer

confirmed that the infrastructure in Phase 1 was substantially complete, allowing the Town to issue certificates of occupancy, though residents were advised to contact the District or developer for specific infrastructure-related concerns.

Ms. McCosh added that she had a meeting scheduled with Dave Merrill from Hideout Local District 1 to address financial questions and discuss related matters further. Council Member Severini thanked both Ms. McLean and Ms. McCosh for the updates.

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

Mayor Pro Tempore opened the floor for public input at 6:28 pm.

Georgia Tarnesby introduced herself as a resident who lived on Longview Drive. She raised concerns regarding inadequate street lighting in her area. She highlighted a specific stretch of Longview Drive, mentioning that while there were beautiful lanterns on lampposts in the neighborhood, the section between the traffic circle and the mailboxes lacked proper illumination. Ms. Tarnesby noted that although some lampposts were present, they were nonfunctional, and previous inquiries suggested there might be no electricity supplied to them. However, recent markings by utility workers indicated that there could be potential electricity available.

Ms. Tarnesby requested that the Council investigate whether electricity could be supplied to the existing lampposts and suggested that any upcoming roadwork would be an opportune time to address this issue. She also expressed a desire for any replacement lanterns to be in line with the existing aesthetic, even if they needed to differ slightly from the original design.

Mayor Pro Tempore Baier acknowledged Ms. Tarnesby's input and confirmed that the existence of nonfunctional lampposts was previously unknown. Mayor Pro Tempore Baier then invited Town Planner Thomas Eddington to address the Town's Dark Skies Ordinance, emphasizing that the current lampposts aligned with regulations aimed at minimizing light pollution. Mr. Eddington assured that there was no violation regarding the lighting and stated that the Town could work toward activating those lights.

Ms. Tarnesby also raised a secondary concern about decorative lights on trees in the traffic circle, which she suggested could be turned off at midnight to align better with the Dark Skies Ordinance and minimize disturbances to nearby residents. Gordon Miner, the Town Engineer, offered to coordinate the repair of the nonfunctional lights with the Public Works Director, and explore options for shielding any disruptive street lighting.

Ms. Tarnesby expressed gratitude for the engagement and offered to send further details about the lamppost locations to Mr. Miner via email, while the Council encouraged her to reach out for additional assistance.

There being no further comments, public input was closed at 6:41 pm.

VI. Agenda Items

1. Presentation by Jay Springer regarding SB 174 contract renewals and HB 476 Municipal land use regulation modifications

Jay Springer, an attorney from Smith Hartvigsen, presented on Senate Bill 174 and House Bill 476, which pertained to municipal land use regulation modifications. He explained that the funding for these legislative changes was provided by the Department of Workforce Services,

allowing for assistance to municipalities in compliance efforts. Mr. Springer clarified the deadlines associated with the bills: House Bill 476 will take effect on November 1, 2024, while the requirements of Senate Bill 174 must be met by December 31, 2024.

Mr. Springer outlined significant changes introduced by the bills, particularly the procedural updates affecting residential development approvals. Key points included the necessity for public hearings on administrative subdivisions, which were typically handled by the Planning Commission or staff. He emphasized the need for clear timelines in the review process and stressed that all application materials must be accessible online. Importantly, the Council's role would shift to high-level policy decisions, removing Council Member involvement in specific applications.

Mayor Pro Tempore Baier sought further clarification on the legislative changes, to which Ms. McLean responded by acknowledging the necessity of these updates and the positive working relationship with Mr. Springer and his firm. Ms. McLean highlighted the State Legislature's mandate for all municipalities to update their codes.

The Council discussed scheduling timelines, aiming for public hearings and subsequent adoption of revised codes by the November council meeting. Mr. Springer noted that feedback from the Council would be valuable, with a working draft expected to be shared with them in early October for review.

Mayor Pro Tempore Baier thanked Mr. Springer for the information and assistance in adopting the policy.

2. Discussion regarding an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8182 and 00-0020-8184 (the "Elk Horn Springs" Development) from Mountain (M) zone to Neighborhood Mixed Use (NMU), Residential 6 (R6), and Natural Preservation (NP)

Mayor Pro Tempore Baier introduced the agenda item, emphasizing this was only a discussion item to gather input and no vote would be taken.

Mr. Eddington provided an overview of the staff report, outlining the rezoning process and the current status of the development. He highlighted that the 70-acre parcel under discussion did not include the adjoining 40 acres, which may have future implications. The Planning Commission reviewed an updated concept plan on September 4, having previously considered a version in July that suggested a reduction in density and the removal of a 32-foot hilltop to enhance views. The Planning Commission ultimately recommended retaining the hilltop, and suggested that the applicant consider a hybrid of the initial and updated plans, which proposed 164 units including neighborhood commercial space, townhomes, and single-family lots.

Mr. Eddington indicated that the second proposal sought a denser configuration with 105 single-family lots and fewer townhomes. The discussion included considerations of the density of the proposed Residential 6 zoning, which would accommodate six units per acre, and the potential for preserving natural areas. Mayor Pro Tempore Baier noted the significance of maintaining some density while also preserving views, and Mr. Eddington clarified that removing the hilltop could potentially create an additional 16 to 17 lots with improved views.

Applicant Nate Brockbank expressed appreciation for the opportunity to present and shared plans for three covered pickleball courts intended for community use, open to all residents of Hideout,

not just those living in the new development. The pickleball courts were envisioned as a recreational facility for residents, particularly useful during windy conditions common in the area.

Mr. Brockbank then detailed the project layout, highlighting adjustments made to optimize the design. Originally proposing 165 homes, the plan was revised to feature 120 lots and 20 townhome units. The smallest lots were identified as Lakeview lots. He also discussed the potential to excavate part of a nearby hill to enhance views from the lots and to provide fill material for the development. This modification would also allow for the creation of parking areas and additional community amenities.

A conversation ensued regarding the construction of a clubhouse with a pool and jacuzzi, which Mr. Brockbank proposed to donate to the Town for community use. Concerns were raised about ensuring fair access and funding, leading to a suggestion that the development could contribute the land and building while the Town would operate the facility.

Mr. Brockbank outlined plans for parks near the commercial area and additional green spaces, seeking input from the Council on desired features. The Council Members discussed the importance of maintaining open views and expressed a desire to assess the hill area to determine its suitability for further development while being mindful of environmental considerations.

Additional topics included the potential for a dog park, and Mr. Brockbank emphasized his vision for a serene space within the development, conducive to activities like reading and meditation. The area's ecological sensitivity was highlighted, particularly regarding slopes and drainage corridors, suggesting that any development must respect wildlife habitats and natural features.

Council Member Severini sought clarification on the park areas and suggested enhancing the amenities around the pickleball courts. He discussed integrating park areas with existing commercial spaces and the importance of planning for future commercial development, which would likely take five years or more. Mr. Brockbank expressed his hope to collaborate with the Council on developing park areas and potentially expanding commercial spaces as the community grew.

The discussion also touched upon the possibility of establishing trails for cross-country skiing; however, it was noted that the terrain might be too steep for such use. Mr. Brockbank expressed willingness to collaborate with the Council to create a beneficial plan for the community.

Mr. Brockbank noted the project could potentially include a trail project that could connect Kamas to Richardson Flats. He mentioned that the Planning Commission highlighted the possibility of obtaining state funds for this trail but emphasized the need for a site plan and survey before moving forward. Mr. Brockbank committed to having his engineers estimate the costs involved in developing the necessary plans, with the expectation that the quote would be available soon.

Council Member Severini underscored the importance of coordinating efforts with other stakeholders to create a cohesive trail system. He also raised concerns regarding the environmental impact of cutting down a hill as part of the development, sharing a personal anecdote about a previous experience with hillside modifications that led to stability issues. Council Member Severini inquired about protective measures to ensure safety and stability if the hill were to be altered, as well as the potential need for blasting based on geotechnical reports.

Mr. Brockbank reassured the Council that he had conducted preliminary geotechnical studies, indicating that substantial bedrock was present, which would influence the excavation process.

He acknowledged the importance of ensuring the stability of the land and committed to acquiring updated geotechnical reports before any construction began.

Mayor Pro Tempore Baier encouraged further discussions, highlighting the importance of collaboration on the spine trail project. Council Member Nadelberg expressed interest in arranging a site visit to better understand the proposed development and address any concerns regarding the hillside. Mr. Brockbank welcomed this idea, suggesting it would provide a clearer perspective on the project and facilitate discussions about environmental considerations, such as vegetation restoration.

Council Member Haselton raised several questions regarding the concept plan, seeking clarification on the property's layout, particularly in relation to the existing house. Mr. Brockbank confirmed that the property had recently been placed under contract, and the Council emphasized the importance of a site visit to gain a better understanding of the area.

Council Member Severini brought attention to the potential for future residential developments and the necessity of considering the accompanying commercial needs. He suggested that a central park could serve as a shared amenity for new residents and inquired about the existing park facilities in the vicinity. Mr. Eddington clarified that there were no active parks planned in the Golden Eagle or surrounding area, only some open space.

Mr. Brockbank discussed the challenges of commercial viability on the property, suggesting that mixed-use developments with commercial spaces on the ground floor and residential units above could be a solution. The conversation included thoughts on the types of businesses that might succeed in that location, leaning toward smaller neighborhood-focused enterprises like cafes or fitness studios, rather than larger commercial establishments.

Mayor Pro Tempore Baier expressed skepticism about the feasibility of attracting commercial ventures in the area, while Mr. Eddington reiterated the importance of designing walkable spaces that could encourage patronage from local residents. Mr. Brockbank acknowledged the difficulty but maintained that there was a need for pocket commercial spaces to serve the community.

Council Member Severini proposed that the existing Salzman home could be repurposed as a bed-and-breakfast, serving as a central point for potential commercial development. Mr. Brockbank affirmed the home's value, stating that it would not be torn down, but expressed uncertainty about its future use, noting the challenges that previous development applicants faced in the area. He agreed to consider the idea of connecting commercial efforts with the potential bed-and-breakfast, looking at the broader vision for the property in the coming weeks.

Connectivity between the two parcels of land was also a topic of interest. Council Member Severini inquired about the possibility of creating an overpass or underpass to improve access for residents, noting the existing traffic issues on SR-248. Mr. Brockbank confirmed the importance of trail connections and suggested adding extra parking to facilitate access. Mayor Pro Tempore Baier noted that there would be further discussions with transportation officials regarding potential traffic solutions.

As the discussion concluded, it was agreed that a site visit would be scheduled, involving both the City Council and Planning Commission Members. Mr. Brockbank expressed gratitude for the Council's input. Mayor Pro Tempore Baier emphasized the positive aspects of the development while ensuring that safety and community needs would be prioritized in the planning process.

3. Rocky Mountain Power (PacifiCorp) Community Engagement Announcement

Mr. Eddington provided information regarding a community engagement session hosted by Rocky Mountain Power, scheduled for the following day. The first session would take place in person at Hideout Town Hall from 5:00 to 6:30 pm, where representatives from Rocky Mountain Power would explain their proposed project to replace existing wooden transmission poles with metal ones. This initiative aimed to enhance electrical service reliability in the Wasatch Back area and reduce wildfire risks associated with electrical lines. The second session would follow virtually via Zoom from 6:45 to 8:00 pm, mirroring the content of the first session.

Mr. Eddington elaborated that the project would not only involve replacing the transmission poles but would also include undergrounding the distribution lines, which were currently situated beneath the transmission lines on existing poles. This would require significant excavation throughout the community. Mayor Pro Tempore Baier expressed hope for a good turnout, noting that notifications had been disseminated through various channels, including the website, app, and email. Ms. Fairbourne mentioned that Rocky Mountain Power had also mailed notifications to residents, though some Council Members had not received them. Despite this, there was optimism that the community would engage in the sessions, recognizing the potential benefits of burying the distribution lines, which would enhance the aesthetic and safety of the area once the work was completed.

4. Discussion and possible approval of Ordinance 2024-O-XX amending Hideout Municipal Code 10.08.18 regarding retaining walls

The City Council discussed Ordinance 2024-O-11, which proposed amendments to the Hideout Municipal Code concerning retaining walls. Mr. Eddington explained that the Ordinance aimed to clarify the existing code regarding the review process for retaining walls. The current code incorrectly stated that all retaining walls were reviewed by the Town Engineer, which did not apply to private retaining walls. The proposed changes would allow the Town Planner to review private retaining walls located outside of the public right of way and that do not support public roads, focusing primarily on aesthetic considerations.

Mr. Eddington noted that the heights and setbacks for retaining walls would remain unchanged. The Ordinance also emphasized that retaining walls exceeding four feet in height would still require a building permit, adhering to geotechnical engineering standards outlined in the International Building Code. Additionally, Mr. Eddington highlighted that if two walls were adjacent and combined exceeded the four-foot requirement, a permit would also be necessary.

Council Member Severini raised concerns about an existing retaining wall issue within the Town, suggesting that proper code enforcement could prevent costly fixes in the future. Mayor Pro Tempore Baier acknowledged the necessity of updating the code, stating that these changes should have been implemented much earlier. After confirming there were no further questions from the Council, a motion was sought to approve the Ordinance.

Motion: Council Member Nadelberg moved to approve Ordinance 2024-O-11, amending Hideout Municipal Code Sections 10.08.18 regarding retaining walls. Council Member Severini made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.

5. Discussion and possible approval to adopt Ordinance 2024-O-XX regarding issuing temporary certificates of occupancy for landscaping requirements

The City Council discussed and considered adopting Ordinance 2024-O-12 regarding the issuance of temporary certificates of occupancy for landscaping requirements. Ms. McLean provided background on the Ordinance, explaining that previous requirements for landscaping bonds had not been enforced due to changes in state code. The proposed Ordinance aimed to align local regulations with state law by establishing a nine-month timeline for property owners to complete landscaping after receiving a certificate of occupancy (CO) or temporary certificate of occupancy (TCO). Non-compliance would lead to enforcement actions based on existing fee schedules.

Ms. McLean suggested that the nine-month timeframe was a compromise, intended to provide adequate time for landscaping while preventing prolonged periods where properties remained unlandscaped. Mayor Pro Tempore Baier questioned the choice of nine months over a full year, considering it could better accommodate delays in landscaping services. Ms. McLean explained that the nine-month period was designed to ensure compliance and aesthetic upkeep in a timely manner.

Council Member Nadelberg raised concerns about the balance between facilitating home building and preventing developers from neglecting their responsibilities. The conversation also addressed the relationship between the Town's requirements and those of HOAs, clarifying that the Town's landscaping requirements would take precedence during the CO process, but HOAs could impose additional requirements.

Mayor Pro Tempore Baier reiterated the importance of aligning landscaping plans with Wildland Urban Interface code requirements to enhance fire safety. Ms. McLean acknowledged the need for flexibility in the Ordinance to either issue TCOs or standard COs as circumstances dictated. After modifying the proposed amendment to include TCOs in Section A in the Ordinance, Mayor Pro Tempore Baier sought a motion to approve the Ordinance.

Motion: Council Member Nadelberg moved to approve Ordinance 2024-O-12, amending Hideout Municipal Code 10.08.36 Landscaping and Irrigation to extend the time to complete landscaping, remove the bond requirement for residential landscaping, and to include a temporary certificate of occupancy provision as amended. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.

VII. Committee Updates

1. Planning Commission – *Planning Commissioner Peter Ginsberg*

The Planning Commission update was discussed previously in the meeting.

2. Economic Development Committee - *Council Member Severini*

Council Member Severini reported on ongoing meetings and projects being discussed by the Committee. The Committee had been reviewing various development opportunities, such as a potential annexation across the Jordanelle and the Schoen project, known as the Wildhorse development.

Council Member Severini highlighted an interesting report from 2005, referencing a 1989 study on Ross Creek, coordinated between the Bureau of Reclamation and the state. The report included recommendations for the usage of Jordanelle Reservoir, particularly advocating for non-motorized activities and possibly some commercial opportunities.

Ms. McCosh added that discussions had been held with the Larry H. Miller Group, which expressed interest in a potential public-private partnership. Ms. McCosh also mentioned that the Wildhorse development was moving forward quickly, with the developer hoping to break ground by spring, pending Council approval. The project was seen as an upscale and promising economic development opportunity for the area. Council Member Severini echoed Ms. McCosh's sentiments, noting that the project could be both economically beneficial and a desirable amenity for the community. Further updates were expected as the project progresses through the standard approval process.

3. Design Review Committee - *Thomas Eddington*

Mr. Eddington stated all the projects were in the construction phase, and therefore, there were no designs to review at this time.

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

During the Parks, Open Space, and Trails (POST) Committee update, Mayor Pro Tempore Baier summarized key activities from the past month. The Committee held a meeting with Mr. Miner, to address drainage issues in the state park, which had led to some areas being swamped. Nancy O'Toole from the Mountainland Association of Governments (MAG), who had assisted in securing grants from Utah Outdoor Recreation, also participated in the discussions. Mayor Pro Tempore Baier noted that trail construction had already started in the State Park, with a new trail being developed to connect the first parking lot with the existing perimeter trail on the east side of the road. This trail was designed to keep pedestrians off the road, improving safety, particularly in winter.

Mayor Pro Tempore Baier also reported on a wildlife collision mitigation meeting held with UDOT and other agencies, with a site visit scheduled for October 2 to evaluate wildlife fencing along the SR-248 corridor, an area with high collision rates involving various wildlife species. This effort, although not strictly related to parks and open space, falls under POST's purview due to the connection with wildlife safety.

Additionally, Mayor Pro Tempore Baier and Mr. Eddington conducted a site visit with Daniel Mendoza from the University of Utah to review the Town's dark sky ordinances and assess current lighting conditions. Mr. Eddington shared that light readings had been taken, and further assessments were planned before winter to understand the impact of snow and reflection on lighting.

Council Member Haselton added that she attended a meeting with Shoreline Developer Glen Gabler regarding Shoreline Phase 4. Mr. Gabler was planning to build a small dog park in the area and was considering adding a post with a platform for Osprey and bald eagles to nest, an idea that was positively received. These plans were not finalized but were discussed as potential additions to the open space development.

5. Transportation Committee - *Council Member Haselton*

Council Member Haselton noted that bus service schedules had been adjusted over the summer, with a reduction in frequency. Richardson Flat, where many of the busses operated, had been notably empty. However, for holidays and peak times, such as during Miner's Day, the buses ran every 10 minutes to better serve the community's needs.

Mayor Pro Tempore Baier inquired if the buses would continue providing direct service to the resorts in the upcoming winter season, as they had done previously. Council Member Haselton confirmed that this was likely to continue, as the service had been very successful.

Unrelated to the Transportation Committee update, Ms. McLean wanted to mention that the Sheriff's Office would no longer provide animal control services to municipalities that did not sign the interlocal agreement. However, since the Council had signed the agreement, the municipality would continue to receive animal control services. Ms. McLean emphasized the importance of having entered into the agreement, ensuring that the Town remained covered under this service.

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

There being no further public business, Mayor Pro Tempore Baier asked for a motion to adjourn the Regular Meeting and reconvene in Closed Session.

Motion: Council Member Haselton moved to adjourn the Regular Meeting and reconvene in Closed Session. Council Member Nadelberg made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. Absent from voting: Council Member Gunn. There were none opposed. The motion carried.

The Regular Meeting adjourned at 8:34 pm and reconvened in Closed Session at 8:42 pm.

Present: Mayor Pro Tempore Chris Baier

Attending Remotely: Council Member Carol Haselton
Council Member Bob Nadelberg
Council Member Ralph Severini

Staff Attending Remotely: Town Attorney Polly McLean
Town Administrator Jan McCosh
Town Planner Thomas Eddington

Staff Present: Recorder for Hideout Alicia Fairbourne

IX. Meeting Adjournment

Upon conclusion of the Closed Session, Mayor Pro Tempore Baier asked for a motion to adjourn.

Motion: Council Member Nadelberg moved to adjourn the meeting. Council Member Haselton made the second. Voting Yes: Mayor Pro Tempore Baier, Council Member Haselton, Council Member Nadelberg, and Council Member Severini. There were none opposed. The motion carried.

The meeting adjourned at 9:32 pm.

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Alicia Fairbourne, Recorder for Hideout

DRAFT

File Attachments for Item:

1. Consideration and possible approval of Resolution 2024-R-XX appointing Jami Heiner as Hideout Town Treasurer

RESOLUTION #2024-R-XX

A RESOLUTION APPOINTING THE TREASURER FOR THE TOWN OF HIDEOUT, UTAH

WHEREAS, a Treasurer being required by State Statute and necessary to the effective functioning of the Town's affairs; and

WHEREAS, it has become necessary to appoint a new Treasurer for Hideout to perform such duties as required by the Town Council and State code; and

WHEREAS, after review and consideration, the Mayor desires, upon advice and consent of the Council, to appoint Jami Heiner as the Treasurer for the Town of Hideout, Utah, and it is the desire of the Council to consent to said appointment.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Hideout, Utah:

1. That the Mayor hereby appoints Jami Heiner as the Treasurer for the Town of Hideout.
2. That the Council hereby consents to said appointment.

WHEREFORE, this Resolution shall take effect and be in force beginning _____, 2024.

ADOPTED and PASSED by the Hideout Town Council and approved by the Mayor of Hideout, Utah, this _____ day of _____, 2024.

TOWN OF HIDEOUT

_____
Philip Rubin, Mayor

Attest:

_____
Alicia Fairbourne, Recorder for Hideout

File Attachments for Item:

4. Consideration of approving Resolution 2024-R-XX regarding repealing and replacing the Hideout Fee and Rate Schedule to amend fines for sewer connection fees, excavation permit fees, and remove weed fees for excavation permits

TOWN OF HIDEOUT FEE & RATE RESOLUTION #2024-R-XX

(Repealing and Replacing Resolution #2024-R-01 dated January 15, 2024)

A RESOLUTION REPEALING AND REPLACING THE FEE SCHEDULE TO AMEND FINES FOR SEWER CONNECTION FEES, EXCAVATION PERMIT FEES, AND REMOVE WEED FEES FOR EXCAVATION PERMITS.

WHEREAS, the Hideout Town Council ("Council") has the authority to set fees and fines for activities and operations within the Town; and

WHEREAS, the Council finds it necessary to amend the Fee and Rate Schedule to make technical changes consistent with other fines; and

WHEREAS, the Council wishes to amend the fees for consistency in charges for sewer and excavation fees and to remove weed fees for excavation permits.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of Hideout Town, State of Utah, as follows:

The Fee Schedule(s) as adopted by any previous Resolutions or Ordinances and that are updated or contained in this Resolution are hereby repealed and in its place this Resolution is adopted establishing the fees for various Town services, permits and processes as attached in Exhibit A. All other parts, sections, regulations or fees of any Resolutions or Ordinances other than those modified or included in this Resolution shall remain in full force and effect.

Effective Date: Effective upon passage.

Passed and adopted by the Town Council of Hideout, Utah this ____ day of October, 2024.

HIDEOUT

_____
Philip Rubin, Mayor

ATTEST:_____
Alicia Fairbourne, Recorder for Hideout

Section 1.1
Building Permit Application Fees

Residential

Building Permit Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	$407.00
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Residential units in Golden Eagle Subdivision for costs for the impacts to the town system	$440.00
Grubbing and Grading Fee	$275.00
Excavation Fee	$550.00 - $1 for each additional square foot of excavation - $~~500~~550.00 minimum fee per excavation w/asphalt cut (up to 25 square feet) - $3.50 for each additional square foot of asphalt cut ~~Noxious Weeds on Active Construction Site~~ - ~~$137.50 minimum fee up to ½ acre plus $137.50 for each additional ½ acre~~
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	$550
Town Impact Fee (by subdivision)	See Section 10
Water Connection Fee	See Section 6.2

Commercial

Building Permit Fees	.83 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Fire Sprinkler Review/Inspection Fee (where applicable)	$407.00
Reinspection Fee	$407.00
Construction Sign Fee	$220.00
Sewer Connection Fee	$440.00
Grubbing and Grading Fee	$275.00
Excavation	$~~440.00~~550.00
Water Re-Connection Fee (plus cost of meter)	$165.00
Utility Property Owner Change Fee (plus cost of meter)	$22.00
JSSD Sewer Impact Fee: Parcel 1 (West side of SR 248)	See JSSD
Parcel 2 (East side of SR 248)	See JSSD
JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD
State Surcharge	1% of Building Fee
Roadway Construction Fee	$500
Water Connection Fee	See Section 6.2

Remodel Building Permit Fees

Application Fee	$220.00
Building Fees (Based on Total Construction Value using 150% of IBC table 1) *The values per square foot are reflective of the current Building Valuation Data.*	.75 of 1% of Total Construction Value
Plan Review Fee	65% of Building Permit Fee
Reinspection Fee	$407.00
State Surcharge	1% of Town Engineer estimated fees for plan review and Inspections

Electrical and Mechanical Permit Fees

Application Fee	$50.00
See Fee Table below	
Reinspection Fee	$407.00
State Surcharge	1% of Valuation Fee

Total Valuation Fee

$1.00 to $1,300.00 $50.00
$1,301.00 to $2000.00 $50.00 for the first $1,300.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00 $69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00 $391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.0 to $100,000.00 $643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00 $993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to$1,000,000.00 $3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00 $1,000,001.00 and up $5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00,

Section 1.2
Planning Fees

1.2.1 Development Fees

Concept Review	Application Fee: $1,100 Escrow Fee: $5,000 (with a minimum required balance of $2,500Meetings: One (1) Planning Commission Meeting
Preliminary Subdivision (Residential) - Minor (5 Lots or Fewer)	Application Fee: $4125 + $110/acre **Preliminary Review not required if Applicant wishes to proceed directly to Final Review* Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Preliminary Subdivision (Residential) - Major (6 Lots or More)	Application Fee: $6,050 + $110/acre Escrow Fee: $17,500 (with a minimum required balance of $7,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings

Preliminary Subdivision (Commercial/Other)	Application Fee: $3,025 + $825/acre Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Minor (5 Lots or Fewer)	$2,200 + $110/acre if Preliminary Subdivision review complete; OR $5,500 + $110/acre if Preliminary Review not completed Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Residential) - Major (6 Lots or More)	Application Fee: $5,500 + $110/acre Escrow Fee: $17,500 (with a minimum required balance of $7,500) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Final Subdivision (Commercial/Other)	Application Fee: $3,300 + $825/acre Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Plat Amendment and Lot Combination	Application Fee: $1,375 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting
Revised Development Plans	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting
Subdivision Construction Fee	5.5% of construction costs (must be paid prior to commencement of any construction activity)

1.2.2 Conditional Use Permit

Conditional Use Permit	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meeting and One (1) Town Council Meeting

1.2.3 Temporary Use Permit

Temporary Use Permit	Application Fee: $825

1.2.4 General Plan Amendment

Per Application	Application Fee: $2,750 Escrow Fee: $7,500 (with a minimum required balance of $2,500) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting

1.2.5 Zone Change Application

Zone Change	Application Fee: $3,300 + $55/acre Escrow Fee: $7,500 (with a minimum required balance of $2,500) Meetings: Two (2) Planning Commission Meetings and One (1) Town Council Meeting

1.2.6 Annexations

Pre-Application	Application Fee: $3,300 Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Exceeding 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: $8,250 Escrow Fee: $20,000 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Areas Less Than 40 Acres (deposit submitted upon certification of completeness of pre-application and prior to filing annexation petition. When the deposit is depleted, the applicant shall submit another equivalent deposit for the continued review. All unused deposited funds will be reimbursed to the applicant upon completion of the annexation and agreements)	Application Fee: $5,500 Escrow Fee: $12,500 (with a minimum required balance of $5,000) Meetings: Two (2) Planning Commission Meetings and Two (2) Town Council Meetings
Annexation Fiscal Impact Analysis plus actual cost of Town-approved consultant fee if greater than initial fee	Fee: $3,850
Modification to Annexation Agreement	Application Fee: $2,200 Escrow Fee: $10,000 (with a minimum required balance of $2,500) Meetings: One (1) Planning Commission Meetings and Two (2) Town Council Meetings

1.2.7 Sign Review Fees

Master Sign Plan Review	Application Fee: $550
Individual Signs or Sign Plans or Minor Amendment to Existing	Application Fee: $385
Individual Signs when a Master Sign Plan has been Approved	Application Fee: $275
Temporary Signs	Application Fee: $165

1.2.8 Special Meetings

Special Meeting Fee	Fee: $1,100 (in addition to all other applicable fees)

1.2.9 General Land Use, Variance and Appeal Fees

Variance	Application Fee: $1,650 Escrow Fee: $5,000 (with a minimum required balance of $2,500) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ)
Appeal of Final Action	Application Fee: $1,100 Escrow Fee: $2,500 (with a minimum required balance of $1,000) Meetings: One (1) Meeting with the Administrative Law Judge (ALJ), Town Council or Planning Commission
General Land Use Application	Application Fee: $1,100 Escrow Fee: $2,500 (with a minimum required balance of $1,000) Meetings: One (1) Meeting with Town Council or Planning Commission

* Fees and Rates Schedule: Fees applied to the escrow amount shall be the cost of professional consultants to the Town for the project (including but not limited to Engineer, Planning and Legal services) . All review work by the Town's consultants will be halted when an escrow account falls below the minimum balance as defined for each specific review process until the escrow

** Each additional meeting (either Planning Commission or Town Council) will require an additional fee of $1,250 and must be paid at least two weeks prior to the scheduled meeting.

*** These fees are in addition to any requested Special Meetings (which have a fee of $1,250/meeting).

1.3 Subdivision Construction Review and Inspection Fees

Subdivision construction permit	$5,500.00
Cash (or equal) Bond requirement	100% of approved engineers estimate plus 10% Contingency
Inspection and quality assurance reviews	5.5% of approved engineers estimate
Reinspection fee	$407
Cash bonds can be reduced for work completed when requested by the developer with a maximum frequency of 1 reduction per quarter. 10% of the construction bond will be retained for 12 months AFTER FINAL ACCEPTANCE of the project as a warranty bond.	

1.4 Public Infrastructure District

PID Application Fee	$550.00

Section 2
Business License, Beer and Liquor License

License Application Fee	$83.00
Home Occupation Business Administrative Fee	$83.00
Annual License Administration Fee	$83.00
On Premises Beer Retail License Application/Annual Fee	$83.00
Restaurant Liquor License Application/Annual Fee	$330.00
Limited Restaurant Liquor License Application/Annual Fee	$330.00
On Premises Banquet License Application/Annual Fee	$385.00
Private Club Liquor License Application/Annual Fee	$385.00
Application and Annual Regulatory Business License Fee (Restaurants, Food Service, Taverns, Nightly Rental)	$193.00
Sexually Oriented business License Application/Annual Fee	$330.00

Section 3
Rental of Town Facilities

3.1 Town Hall Building

Hideout resident usage per day or any fractional part thereof	$110.00
Non-resident usage	$550.00
Note: renter will be charged actual cost for cleaning after usage.	

3.2 Fee Reduction or Waiver

Use of facilities for non-profit, public service clubs or organizations may have all or part of their associated rental fees waived by the Town.

Section 4
GRAMA Fees (Government Records Access and Management Act)

4.1 Copies Made at Town Facility

8-1/2 x 11 copies	$.33 per page (double-sided charged as two pages)
8-1/2 x 14 copies	$.50 per page (double-sided charged as two pages)
Other media duplication	At cost
Professional time	At cost in accordance with Utah State Code

4.2 Copies in Excess of 50 Pages

The Town reserves the right to send the documents out to be copied and the requester shall pay the actual cost to copy the documents, including any fee charged for pickup and delivery of the documents.

4.3 Compiling Documents

Records Request	(Utah Code §63-2-203) An hourly charge may not exceed the salary of the lowest paid employee who, in the discretion of the custodian of records, has the necessary skill and training to perform the request. No charge may be made for the first quarter hour of staff time.
In a form other than that maintained by the Town	$55.00 per request or $23.00 per employee hour required to compile the record, whichever is greater.

Section 5
Penalties and Fees for Non-Compliance with Town Ordinances and Code including Building Code and Water System and Sewer System Violations

5.1 Penalty Fees: Code Violations

Daily Fee for Each Cited Violation (Catch all)	$500.00
Non-Moving Vehicle Violations	$110.00
Parking Violations	$500.00
Unauthorized Dumping or Littering	$550.00
Building/Construction Without a Permit	$550.00
Occupancy without a Certificate of Occupancy	$550.00
Non-Conforming Landscaping	$110.00
Unauthorized Connection to Town Water System	$1,100.00
Fees will continue to accrue after a Notice of Violation is issued as a separate and distinct violation for every twenty-four (24) hours until the referenced violation is corrected. If fines remain unpaid, the Town may assess late fees, issue a stop work order, or revoke any applicable permit.	

Section 6
Water Fees

6.1 Developer Reservations

Stand-by Fee	$262.00 per lot annually

6.2 Water Connection Fees

*1" Water Meter, Installation, and Inspection Fee	$1,021.00
1 ½ Water Meter, Installation, and Inspection Fee	$1,521.00
2" Water Meter, Installation, and Inspection Fee	$1,746.00
Water Re-Connection Fee (plus cost of meter)	$165.00
Utility Property Owner Transfer Fee	$22.00
*If a larger meter is needed due to change in plans after permitting, an up-charge to the appropriate size will be required	

a. Monthly Water Metered Service

i. Residential

Base Rate	$94.90 for the first 10,000 gallons
Next 10,000	$11.44 per 1,000
Next 10,000	$13.78 per 1,000
Next 20,000	$15.22 per 1,000
Next 20,000	$16.78 per 1,000
Next 20,000	$18.46 per 1,000
Next 20,000	$20.42 per 1,000
Over 110,000	$22.50 per 1,000

ii. Multifamily

Base rate	$182.00 for the first 10,000 gallons
Next 20,000	$20.02 per 1,000
Next 20,000	$22.10 per 1,000
Next 20,000	$24.32 per 1,000
Next 20,000	$26.78 per 1,000
Next 20,000	$29.52 per 1,000
Next 30,000	$32.50 per 1,000
Over 140,000	$35.76 per 1,000

iii. Parks/Irrigation

First 10,000	$94.90 for the first 10,000 gallons
Next 20,000	$10.54 per 1,000
Next 20,000	$11.70 per 1,000
Next 20,000	$12.88 per 1,000
Next 20,000	$14.18 per 1,000
Next 20,000	$15.60 per 1,000
Next 30,000	$17.16 per 1,000
Over 140,000	$18.98 per 1,000

b. Hideout Irrigation

Outlaw Golf Course	JSSD annual bill plus 10% for administration and maintenance for the infrastructure

c. Water Reconnection Fee

Due to non-payment or failure to maintain backflow, etc.	$150.00

d. Extension of Water Services Policy

Any project or applicant or developer, whether an individual unit or multiple unit or subdivision, that requires connection to the Town water system, shell be required to pay all the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital cost of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to operate as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

e. Construction use of Water Before Meter Installation

Deposit for 1 - 1½" Meter	$1,850.00 ($350.00 is non-refundable)
Usage Fee/1000 gallons	$7.30

f. JSSD Water Impact Fee

JSSD Water Impact Fee (Parcel 1 - West side of SR 248)	See JSSD

Section 7
Sewer Fees

7.1 JSSD Sewer Impact Fees

Bonded (Parcel 2 - East side of SR 248)	See JSSD
Unbonded (Parcel 1 - West side of SR 248)	See JSSD

7.2 Sewer Connection Fees

Connection and Inspection Fee	Included in Application Fee
Administrative Connection Fee	$44.00

7.3 Monthly Sewer Fees

Per residential or commercial unit	$31.46
Residential units in Golden Eagle Subdivision for costs for the impacts to the town system	$31.46

7.4 Extension of Sewer Services Policy

Any project or applicant or developer, whether an individual unit or a multiple unit or subdivision, that requires connection to the Town sewer system, shall be required to pay all of the costs of any extensions or facilities necessary to achieve a connection that meets the Town Council's standards or specifications in force at the time. This may include not only the capital costs of the project, but any Town costs associated with plan approval, engineering and inspection work, exclusive to the extension.

After final inspection of the improvements or extension(s), the applicant or developer must provide title and easements to the systems, free and clear of any encumbrances to the Town, to be operated as a public system by the Town. A one-year warranty will be required on the system from the date of acceptance.

Section 8
Account Late Fees

Overdue Accounts	1.5% monthly interest charge

Section 9
Storm Drain Fee

9.1 Monthly Storm Drain Fee

Per Billable Meter	$6.60
Per Billable Meter in Golden Eagle Subdivision for costs for the impacts to the town system	$ 6.60

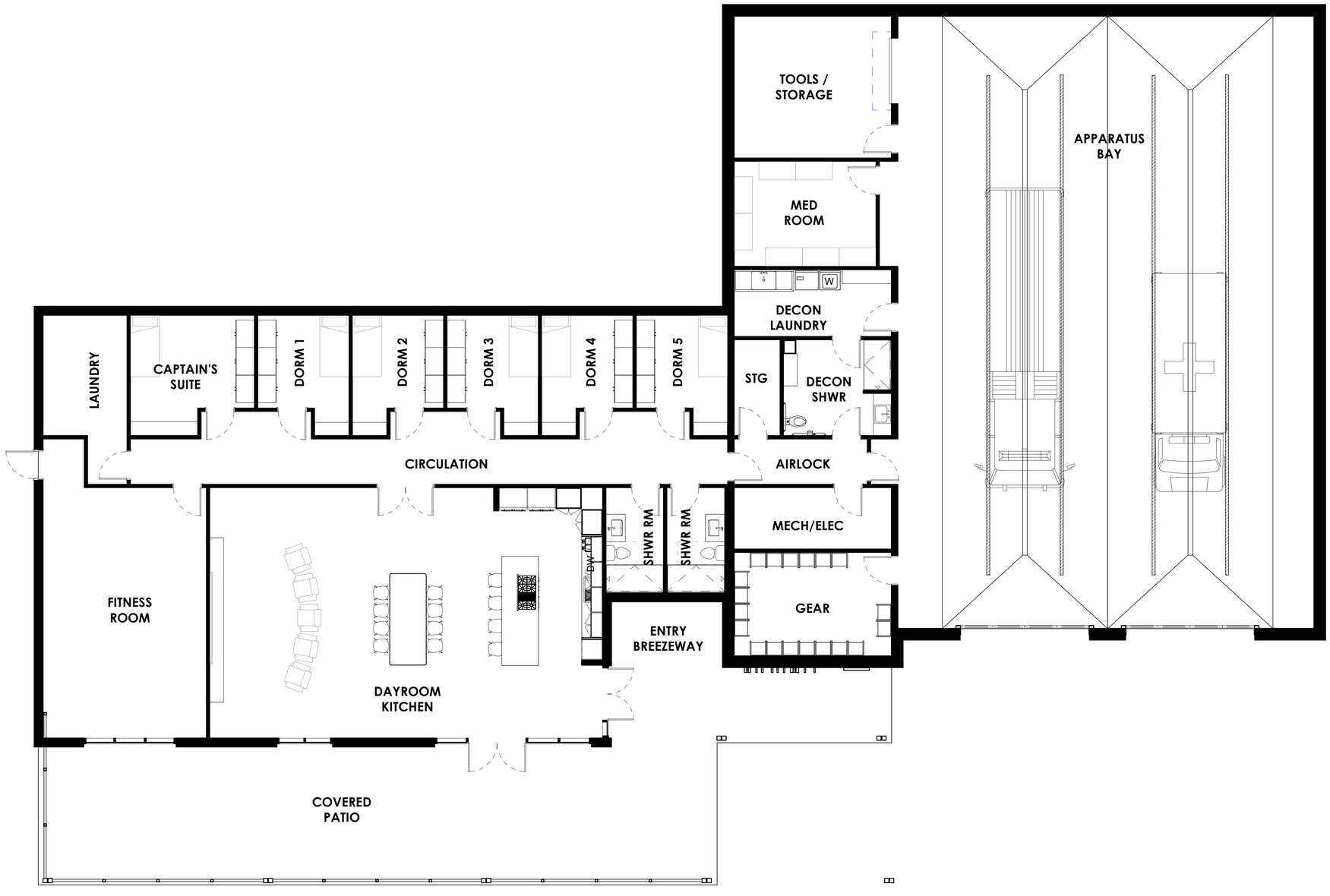
Section 10
Town Impact Fees

Subdivision	Water	Roads	Storm Drain	Sewer	Total Impact Fee
ADA LLC	$1,445	$5,215	$0	$1,330	$7,990
Apartments at Deer Mountain	$0	$5,215	$0	$0	$5,215
Deer Springs	$0	$5,215	$0	$0	$5,215
Deer Waters	$0	$5,215	$0	$0	$5,215
Forevermore	$1,445	$5,215	$6,665	$1,330	$14,655
Glistening Ridge	$1,445	$5,215	$6,665	$1,330	$14,655
Golden Eagle	$0	$5,215	$0	$1,330	$6,545
KLAIM	$0	$5,215	$0	$0	$5,215
Lakeview (aka Van Den Akker)	$0	$5,215	$0	$0	$5215
New Town Center	$1,445	$5,215	$4,315	$1,330	$12,305
Overlook Village	$1,445	$5,215	$4,315	$1,330	$12,305
Perch (The Settlement)	$1,445	$5,215	$4,315	$1,330	$12,305
Plumb/Sundown Ridge	$1,445	$5,215	$4,315	$1,330	$12,305
Reflection Lane	$0	$5,215	$4,315	$1,330	$10,860
Reflection Ridge	$0	$5,215	$4,315	$1,330	$10,860
Ross Creek Entrance	$0	$5,215	$0	$0	$5,215
Rustler	$1,445	$5,215	$6,665	$1,330	$14,655
Salzman	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase I	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Phase II	$1,445	$5,215	$0	$1,330	$7,990
Shoreline Remaining (tentative)	$1,445	$5,215	$0	$1,330	$7,990
Silver Sky	$1,445	$5,215	$4,315	$1,355	$12,330
[illegible]ing Hawk	$0	$5,215	$0	$1,355	$6,570
[illegible]ise	$1,445	$5,215	$0	$1,330	$7,990

Venturi	$1,445	$5,215	$4,315	$1,330	$12,305
Woolf	$0	$5,215	$0	$1,355	$6,570

File Attachments for Item:

8. Update regarding the permanent Fire Station located within the Town of Hideout



WASATCH FIRE - HIDEOUT

FLOOR PLAN

0' 4' 8' 16' 24'

ajc architects



WASATCH FIRE - HIDEOUT

RENDERING

ajc architects

File Attachments for Item:

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

From: Mark Rubin
To: Alicia Fairbourne
Cc: [redacted]
Subject: Caution: ExternalPermanent Fire Station
Date: Thursday, October 10, 2024 11:10:29 AM

You don't often get email from [redacted] Learn why this is important

My wife and I understand that the Town Council will be discussing to possibility of using town owned property as the location for a permanent fire station. Unfortunately, we will not be able to attend the meeting so we would like to express our support for this via email.

We believe it is important to find a permanent location in Hideout for a fire station. We understand that there are multiple priorities for the town, including the encouragement of retail business development, but we believe that building a permanent fire station is a higher priority. Having a quick response to a fire or emergency medical situation is extremely important.

Regards,
Mark & Linda Rubin
10750 N. Hideout Trail
Hideout

From: David Sherwood
To: Alicia Fairbourne; jgunn1
Subject: Caution: ExternalPermanent fire station
Date: Thursday, October 10, 2024 8:43:54 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Alicia: please forward on my comment to the council for tonight's meeting.

I am incredibly disappointed that the council is even considering not providing land to Wasatch for a permanent fire station. This feels like a deceptive bait and switch after raising money for a temporary station.

Whatever potential commercial property and/or sales taxes this property could raise pale in comparison to several factors:
- What is the value of a life? If your loved one was having a medical emergency would your first thought be: "Wow. I'm sure glad we have some commercial property revenue." Doubt it. I am betting it would be - "where is the ambulance? I can't believe they are not here yet. "
- The recent murder in Hideout where a body sat at a car with an open door for 12 hours shows how much attention we will get from Wasatch unless we actively engage with them. - I would be willing to bet that the savings of HOA and individual property insurance will exponentially out-weigh any potential commercial property revenue.

Why is this even a subject of discussion? I will be paying very close attention to any council member who votes against the fire station and will be actively campaigning against them. Please also consider that my household represents 2% of the voters that cast ballots in 2023.

Dave

Dave Sherwood
351 E Overlook Loop
[redacted]

From: Erik Croyle
To: Alicia Fairbourne
Subject: Caution: Externalfire station
Date: Wednesday, October 9, 2024 11:00:31 AM

You don't often get email from [redacted] Learn why this is important

Greetings Alicia Fairbourne and Hideout Town Council:

Since my wife and I are unable to attend the meeting on Oct. 10th regarding the Hideout Fire Station permanent location, this letter is to serve as our thoughts on the matter. Simply put, we value a permanent fire station on the east side of 248 over the potential use of this 1 acre of land for commercial use. We believe the benefits a close range fire station has for the community outweigh the potential tax revenue from a commercial use space in this area. There will be other opportunities for commercial use land and this is our one chance to get it right before it's too late. The response time in our area from 15 to 5 minutes could mean the difference between life and death or complete building destruction from fire threats. Thank you for your time.

Kindly,

Erik and Michelle Croyle

11715 North Shoreline Drive
Hideout, UT 84036

From: dennis gonzales
To: Alicia Fairbourne
Subject: Caution: ExternalHideout Fire Station
Date: Wednesday, October 9, 2024 11:41:46 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Alice,

Please add our names to the Hideout families that want to have a permanent fire station in our community. As we grow into a larger community we will definitely need the many services provided by the fire station. This will enhance the community by making it a more desirable and safer place to live.

Sincerely,

Dennis and Joanne Gonzales

From: Kelly Mathews
To: Alicia Fairbourne
Subject: Caution: ExternalPermanent Fire Station in Hideout
Date: Tuesday, October 8, 2024 7:51:53 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Alicia

In anticipation of the Hideout Town Council meeting on Oct 10th, I want to send my support for a permanent fire station in Hideout.

Fifteen years ago, my home in Houston was struck by lightning. The bolt pierced the roof of my home 20 feet from where my 4 year old daughter was sleeping. The lightning ignited the room it struck and ultimately burned the inside of the upstairs AC ducts for four hours before being fully extinguished by the two fire stations that arrived within minutes. It took 11 months to rebuild our home due to the smoke and water damage sustained.

Due to my personal experience, I feel very strongly about fire prevention/detection and sufficient fire aid when preventative/detective measures are not enough.

Please note my support of a permanent fire station in Hideout and feel free to share my story in support of my position.

Please feel free to reach out if I can provide any additional information.

Kelly Mathews
11877 N Shoreline Dr

Kelly Mathews

From: chuck tack
To: Alicia Fairbourne
Subject: Caution: ExternalFire Station
Date: Tuesday, October 8, 2024 9:40:58 PM

Hi Alicia - I live in Soaring Hawk at 1164 Black Hawk Way.

I can't make the meeting but support the fire station getting land on this side of the reservoir.

Chuck Tack

From: Jaimes Sher
To: Alicia Fairbourne
Subject: Caution: ExternalFire station
Date: Tuesday, October 8, 2024 8:33:17 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Alicia,

Anyone that lives on our side of the Jordanelle voting against this who is on the counsel should resign their position and it must be known who they are regardless.

With the fires that just happened and continuing now even though they were not that close insurance companies will make it even more difficult for residents to get insurance. Just ask the residents. I have 2 fire hydrants within 25 feet of my house and cannot even get a discount because of the location of our closet fire station.

Also there are many older residents around and response time is critical. Why would anyone not want a station much closer than 20 min away for this reason alone

Reserving this property for commercial is irresponsible and corrupt. Why would you even approve it for commercial anyway? It is almost impossible these days to cross 248 with all the traffic. Turning in and out into a commercial area from 248 will be very dangerous given the high speeds on 248. It is the perfect spot for a fire station for this reason alone who hopefully will not need to cross over as often.

I thought this was a done deal.

Sent from my iPhone

From: Anne Gruber
To: Alicia Fairbourne
Cc: A Jim Gruber
Subject: Caution: Externalfire stion
Date: Tuesday, October 8, 2024 12:56:34 PM

You don't often get email from [redacted] Learn why this is important

Alicia

I will be on the call on Thursday; however, I did want it noted in writing that my husband, Jim and I would be very much in support of the Town allowing the 1 acre tract east of 248 to be used for a permanent fire station. This is not an ornamental amenity for the Town of Hideout, this represents an element of critical infrastructure that is a baseline need for any growing community. I find it inconceivable that Hideout would be able to gain traction as a vibrant, growing community without the assurance of reliable and quick medical care on our side of the Jordanelle. EMS and fire services not accessible in Hideout would severely impede our ability to attract both residential owners and commercial investment. We cannot fall short in this essential element of infrastructure for the Town's growth. I hope that the Town will be mindful of importance of this investment and allow for the permanent construction of a fire/EMS station at the noted 1 acre site

Thank you for your attention to this matter

Anne and Jim Gruber
452 E Overlook Loop
Hideout, UT

Best regards,

Anne Gruber
President/CEO

[redacted] **x101**
[redacted]
2510 N Ashland Ave
Chicago, IL 60614

MBA, CFDI, CRL
[redacted]
185 Martin Lane
Elk Grove Village, IL 60007

From: Kathleen E Shepley
To: Alicia Fairbourne
Subject: Caution: ExternalFirestation
Date: Tuesday, October 8, 2024 1:29:57 PM

I am aware that the permanent location for the fire station is being addressed at the town council meeting on October 10th. As a resident of the town of Hideout, I fully support the town providing land (1-2 acres) to the Wasatch County Fire Department instead of setting the land aside for future "potential" commercial use. I would gladly pay additional taxes associated with loss commercial revenue. In addition, the town owns many additional acres of land that can be used for commercial use when the time is right.

Safety is of utmost importance to the residents of the town of Hideout. There are many people in the town who are over 60 and having the fire department and paramedic close provides a great sense of peace.

Thank you.
Katie Shepley
[redacted]

From: JD Cronin
To: Alicia Fairbourne
Subject: Caution: ExternalFwd: Perminant Fire Station location comes before the town Thursday October 10th
Date: Tuesday, October 8, 2024 12:57:05 PM

Hello Alicia: I wanted to voice my support for the effort to secure a permanent space for the fire/EMS station and the intention behind Jonathan Gunn's message.

Outside of the temporary station I feel that the Town would be bereft if the permanent station were to be moved too far from its intended site. I know of one incident maybe 2-3 years ago that required EMS attention and was a cardiac case. The person who suffered this was lucky to be alive after the 15 minutes it took get an ambulance to their house from across the Jordanelle. I could not imagine the conversation one might have to have if the Town were not to step up and secure a permanent Fire/EMS station to serve this growing part of the community.

Let's get done what needs to get done now so that our risk of something unnecessarily happening to one our residents is reduced by doing the right thing here.

Best regards,

J.D. Cronin



From: John Gray
To: Alicia Fairbourne
Subject: Caution: ExternalPermanent Fire Station
Date: Tuesday, October 8, 2024 1:23:40 PM

Dear Members of the Town Council,

I am writing to express my strong support for the establishment of a new permanent fire station in our community. As you are well aware, the only existing fire station that serves our area is located approximately 15 minutes away, a significant distance that can have serious consequences in emergency situations.

The addition of a permanent fire station within our town would bring numerous benefits, the most critical of which is improved public safety. In emergencies, particularly fires, medical incidents, and accidents, every second counts. A delay of even a few minutes can make a life-or-death difference. Having a fire station located closer to our homes and businesses would drastically reduce response times, enhancing the protection of both property and lives. It will also allow faster response times to potential wildfires and stop them before they can spread.

A nearby fire station would also improve the efficiency of first responders. Currently, the distance between the existing station and our community limits their ability to address incidents quickly and may reduce the resources available for simultaneous emergencies in different parts of the broader service area. A new station would alleviate this strain, enabling better coverage and resource distribution.

Additionally, a local fire station could bring positive economic benefits to our town. Insurance companies often consider proximity to emergency services when calculating premiums. By building a closer fire station, residents and business owners could see a reduction in insurance costs. Furthermore, the station could provide a focal point for community engagement, allowing for educational programs on fire safety, first aid, and disaster preparedness.

Finally, the presence of a permanent fire station would contribute to the overall sense of security and wellbeing in our town. Knowing that help is just minutes away would provide peace of mind to all residents and could even attract new families and businesses looking for a safe place to call home.

In light of these benefits, I respectfully urge the town council to prioritize the release of the land parcel and construction of a new fire station to better serve the community and safeguard our future. Thank you for your attention to this matter, and I am happy to provide any further information or support as needed.

Sincerely,
Kelly and John Gray
11879 N Star Gazer Circle

From: Larry Eisenfeld
To: Alicia Fairbourne
Cc: Larry Eisenfeld
Subject: Caution: ExternalPermanent Firehouse
Date: Tuesday, October 8, 2024 12:45:06 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Hideout, We want to express our support for the establishment of a permanent Fire Station to be established on the previously proposed/discussed area on town owned land off of Route 248! If this necessitates a tax assessment, We would support that issue as well, as long as specified for the Fire Station! (Even if it started now)!
We will try to Zoom the meeting, but don't know what it will be like in Florida! Hurricane Milton will be here by then!
Respectfully,
Terri & Larry EIsenfeld,MD
11853 Star Gazer Circle

Sent from my iPhone

From: Carol Tomas
To: Alicia Fairbourne
Subject: Caution: ExternalSupport for permanent Fire Station
Date: Tuesday, October 8, 2024 2:11:16 PM

Hi Alicia,

I am sending this email to show my support of a permanent fire station to possibly be built on land that is already owned by the Town of Hideout. I understand that this land was originally going to be used for commercial use. Town Council meetings in the past have not demonstrated a need for commercial space that will be in addition to what is proposed in future residential and mixed use projects.

With the growing population in Hideout and the increased recreation facilities in the area, it seems necessary that the Town has a permanent facility for medical and fire emergencies.

Thank you.

Carol Tomas
11831 N Star Gazer Cir
Hideout

From: Tim Sherman
To: Alicia Fairbourne
Cc: Helen Sherman
Subject: Caution: ExternalTown Council - Ambulance and Fire Station
Date: Tuesday, October 8, 2024 12:19:53 PM

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Council,
We regret that we cannot attend the town hall meeting on the 10th but wanted to make our wishes known regarding the town appropriating land for the fire station. We feel that it is prudent that the town donate the acre of land needed to the Wasatch County Fire Department to build a new fire station in Hideout. With the population growing we need to have the protection and response time that a local fire station would provide and encourage the council to approve such a deal.

Sincerely,
Tim & Helen Sherman

Shoreline Owners

From: Shelley Baumgardner
To: Alicia Fairbourne
Subject: Caution: ExternalTown of hideout
Date: Tuesday, October 8, 2024 2:56:53 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Hello I am writing to express my interest in having a full time fire department in the town of Hideout. I think it is extremely important
to have shorter emergency response times for medical and fire emergencies and I support giving WCFD space within Hideout.

Sent from my iPhone please excuse typos
Shelley Baumgardner
Cell [redacted]

From: glen gabler
To: Alicia Fairbourne
Cc: Jonathan Gunn
Subject: Caution: ExternalWCFD station
Date: Tuesday, October 8, 2024 1:47:33 PM

Hideout:

This is Glen Gabler with GCD. In regards to the WCFD permanent station, GCD is in full support to having Hideout sell the current land (or portion of that land) on the East side of Hwy 248, parcel 21-2486 to WCFD for a new permanent fire station.

GCD believes it's very important to have a new WCFD station in Hideout, and that land is an ideal location. GCD is glad to have the temporary WCFD station on Shoreline land, however a new final location needs to be decided soon.

Thanks
Glen Gabler
GCD

From: Family Piekarski
To: Alicia Fairbourne
Subject: Caution: ExternalSupport of permanent fire station of the Wasach Fire Department.
Date: Tuesday, October 8, 2024 2:58:37 PM

You don't often get email from [redacted] Learn why this is important

Dear Ms. Fairbourne

As new residents in Hideout (11667 N Shoreline Drive), we are writing to you in support of a permanent fire station to be housed between Deer Waters and Deer Springs, on site reserved for commercial property development.
There seems to be lack of interest in developing the reserved commercial space as it will compete with Park City (which pretty much has everything) and with planned Richardson Flats development (minutes away if it materializes). **Even if developed, the commercial space will only serve selected residents while the Wasatch Fire Department will benefit the whole community as it will shorten the response time to fire and medical emergencies. This is especially important in our area as response can be hindered by weather (i.e. snowstorm) and with proximity to Ross Creek Park which is used for recreational activities (people tend to be more careless when they are having fun). Perhaps we can even connect the development of the fire station with some recreational facility or meeting room to be used by all residents.**

Please consider the well-being of the whole community this when planning for services in Hideout.

We will not be able to attend the Oct 10th meeting but consider this email as evidence of our standing on this issue.

Thank you for looking into this matter which is so important to our community – 2 ½ year will pass in a blink of an eye so we need to act now.

Aleksandra and Marek Piekarski
11667 N Shoreline Drive

From: Carolyn Langevin
To: Alicia Fairbourne
Cc: Len Langevin
Subject: Caution: ExternalFire station in Hideout
Date: Monday, October 7, 2024 10:36:57 AM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Dear Alicia,
We are writing to urge the Town of Hideout to donate the acre of land needed in order to keep emergency services a reasonable distance to our homes. Our understanding is that if we have to rely on the next nearest fire station (we hear, across the Jordanelle near Mayflower) that response time would be longer than 15 minutes, which is frankly scary.

Because we have a different meeting to attend Thursday night, we will be unable to attend the Hideout town meeting, but please accept this email as a "vote" for the town to keep the fire station in Hideout however possible.

Many thanks!

Homeowners—
Carolyn Langevin
Leonard Langevin
11339 N. Shoreline Court
Hideout, UT 84036

Sent from my iPad

From: Judi Fey
To: Alicia Fairbourne
Subject: Caution: ExternalFire Station
Date: Monday, October 7, 2024 2:34:17 PM

You don't often get email from [redacted] Learn why this is important

Alicia -
#1 priority for us. Commercial in the area is not successful, and home owner insurance is being cancelled (or the rates go up exorbantly) in our area because of the distance from a fire/emergency site that is close.

Judi Fey
Dance Consultant
Mary Kay Consultant
[redacted]

From: Tarnesby, Georgia
To: Alicia Fairbourne
Cc: [redacted]
Subject: Caution: ExternalFirehouse plan: supported
Date: Monday, October 7, 2024 1:06:32 PM

Hi Alicia

I may not be able to join the Oct 10th council meeting but wanted to voice my support for the proposed new firehouse on Route 248 and donation of 1 acre of land for this

Thank you
Georgia Tarnesby

From: [redacted]
To: Alicia Fairbourne
Cc: [redacted]
Subject: Caution: ExternalFW: Permanent fire station on hideout
Date: Monday, October 7, 2024 11:20:04 AM

You don't often get email from [redacted] Learn why this is important

Alicia,

I live in Shoreline and agree with Jonathan below that we should strongly consider a permanent fire station near Shoreline to keep response times down! The primary focus of our government should be to ensure/enhance its residents' safety!
Unfortunately, I will not be able to attend the meeting this week as I am out of town.

Please let me know if you have any questions.

Thanks,

Gregg Straus
Mobile: [redacted]

From: [redacted] <[redacted]
Sent: Monday, October 7, 2024 12:30 PM
To: [redacted]

Fellow Hideout residents:

After a huge effort that overcame many difficult obstacles, we now have a temporary fire station located at 11545 Recreation Dr. here in Hideout. This results in an average response time of about 4 minutes. However, the space for the temporary fire station was only temporary loaned. In about 2.5 years, the temporary space will revert back to the developer. Without a permanent location, it is likely that the Wasatch Fire Department will have to respond from the other side of the Jordanelle, returning response times to 15 minutes - plus. This is terrible if you care about good medical and fire outcomes.

On October 10th at 6 PM the Town Council will meet. During the meeting, I expect that the Hideout Town Council will discuss whether to provide the Wasatch Fire Department with approximately 1 acre of Town owned land upon which to build the permanent station. The location for the permanent station is on the East side of RT-248 across from Deer Waters and Shoreline. There are some that want the Town to reserve this 1 acre of land for commercial purposes. (Note that the commercial condos across from Blackrock have been vacant for nearly a year). Others want to ensure that Ambulance and Fire response times remain in the 4-5 minute range.

If we do not provide permanent space within Hideout, the Wasatch Fire Department will be forced to look elsewhere. This likely means that response times will go up, and medical and fire outcomes will go down.

So, if you feel strongly that public safety is important (Ambulance and Fire response times) please make your voice heard. Attend the October 10th meeting of the Town council either in person at Town hall or remotely via Zoom. If you are unable to attend, feel free to e mail Alicia Fairborne, the Hideout Town Clerk at: afairbourne@hideoututah.gov with your opinions.

My personal view is that of all the things government can do, quickly responding to medical and fire emergencies is top of the list. If you agree, please make your voice heard on October 10th at 6 PM or by e mail. As I see it, this 1 acre of property is a very small price to pay for quick ambulance and fire response times.

Make your voice heard.

Jonathan S. Gunn
11885 Star Gazer,
Hideout

From: Brian Hunt
To: Alicia Fairbourne
Subject: Caution: ExternalOpinion on Land For Fire House
Date: Monday, October 7, 2024 11:14:39 AM

You don't often get email from [redacted] Learn why this is important

I will be unable to attend the Oct. 10th meeting about providing the Wasatch Fire Department land in which to put a permanent fire house.

I would like to have my opinion considered.

We strongly encourage the Hideout Town Council to permanently give the Wasatch Fire Department land to build a Fire House. As we all know when a wildfire happens even a minute or two can matter. Wildfires are increasing not to mention many of these homes have wood siding. Response times are critical to ensuring a quick containment. Having a permanent fire house would ensure that our residents and their homes are protected by ensuring more reasonable response times.

I thank the town Council for considering such an important issue.

Brian and Rachel Hunt
11195 Shoreline Drive
Hideout, UT 84036

From: GMD
To: Alicia Fairbourne
Subject: Caution: ExternalPermanent Fire Station
Date: Monday, October 7, 2024 10:48:30 AM

I strongly support Hideout providing 1 acre of land to build a permanent fire station. Thanks.

Gary Dixon
11201 N Shoreline Dr
Hideout

[redacted]

From: marnie mika
To: Alicia Fairbourne
Cc: bob.nadelberg
Subject: Caution: ExternalPermanent fire station location
Date: Monday, October 7, 2024 10:45:35 AM

Hi Alicia,

I support putting the permanent fire station on the land on 248 east of deer waters area as Jonathan mentioned in his email to the town. thanks !
Marnie Mika

Sent from my iPhone

From: Louise K
To: [redacted] Alicia Fairbourne
Subject: Caution: ExternalRe: Perminant fire station on hideout
Date: Monday, October 7, 2024 5:32:39 PM

You don't often get email from [redacted] Learn why this is important

Hi I am [redacted] writing this email to agree with the PERMANENT fire station. I can't be on the HOA fire station zoom.
Louise Kingston
11103 N Shoreline Dr
Hideout

On Mon, Oct 7, 2024 at 10:29 AM [redacted] < [redacted] wrote:

> Fellow Hideout residents:
>
> After a huge effort that overcame many difficult obstacles, we now have a temporary fire station located at 11545 Recreation Dr. here in Hideout. This results in an average response time of about 4 minutes. However, the space for the temporary fire station was only temporary loaned. In about 2.5 years, the temporary space will revert back to the developer. Without a permanent location, it is likely that the Wasatch Fire Department will have to respond from the other side of the Jordanelle, returning response times to 15 minutes - plus. This is terrible if you care about good medical and fire outcomes.
>
> On October 10th at 6 PM the Town Council will meet. During the meeting, I expect that the Hideout Town Council will discuss whether to provide the Wasatch Fire Department with approximately 1 acre of Town owned land upon which to build the permanent station. The location for the permanent station is on the East side of RT-248 across from Deer Waters and Shoreline. There are some that want the Town to reserve this 1 acre of land for commercial purposes. (Note that the commercial condos across from Blackrock have been vacant for nearly a year). Others want to ensure that Ambulance and Fire response times remain in the 4-5 minute range.
>
> If we do not provide permanent space within Hideout, the Wasatch Fire Department will be forced to look elsewhere. This likely means that response times will go up, and medical and fire outcomes will go down.
>
> So, if you feel strongly that public safety is important (Ambulance and Fire response times) please make your voice heard. Attend the October 10th meeting of the Town council either in person at Town hall or remotely via Zoom. If you are unable to attend, feel free to e mail Alicia Fairborne, the Hideout Town Clerk at: afairbourne@hideoututah.gov with your opinions.
>
> My personal view is that of all the things government can do, quickly responding to medical and fire emergencies is top of the list. If you agree, please make your voice heard on October 10th at 6 PM or by e mail. As I see it, this 1 acre of property is a very small price to pay for quick ambulance and fire response times.

Make your voice heard.

Jonathan S. Gunn
11885 Star Gazer,
Hideout

From: L K
To: Alicia Fairbourne
Subject: Caution: ExternalWasatch Fire Department
Date: Monday, October 7, 2024 1:48:07 PM

You don't often get email from [redacted] Learn why this is important

Hi Alicia,

My name is Lyndsey Kindorf and I own a home in the Shoreline neighborhood in Hideout. I am emailing you to express my concern over the fire station on Recreation Drive. Per neighbors, that is only temporary and, once removed, our closest fire station will be on the other side of the Jordanelle making emergency response times 15 mins or longer. This is unacceptable! I am in my mid 40s but have a heart condition (that I pray does not require emergency response)...however, should that need arise, I would like to know that help is near (under 5 mins). Also, there are limited access roads to our neighborhood. Should a structure fire or wildfire affect our community, quick response times are essential. I do not see the need for commercial space in this area. This small piece of land can assist in saving lives. Please make the personal safety of our community a priority by making this fire station a permanent fixture. I will do my best to dial in to the Town Council meeting on Thursday but wanted to officially voice my concern (via email). Thank you for your time and I hope that we can agree on the importance of this issue.

Sincerely,

Lyndsey Kindorf
11493 North Groves Edge Dr
Hideout

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Lyndsey Kindorf