

TOWN OF HIDEOUT
TOWN COUNCIL MEETING MINUTES
February 12, 2026 – 5:00 P.M.
10860 N. Hideout Trail, Hideout, Utah

I. CALL TO ORDER

Mayor Ralph Severini called the meeting to order at 5:00 p.m.

II. ROLL CALL

Present:

Council Member Jonathan Gunn
Council Member Tanya Brady
Council Member Carol Haselton
Council Member Bob Nadelberg
Mayor Ralph Severini

Staff:

Town Manager Jan McCosh
Town Attorney Polly McLean
Town Recorder, Maria Devereux
A quorum was present.

III. CLOSED EXECUTIVE SESSION

The Council entered Closed Executive Session pursuant to Utah Code §52-4-205 to discuss litigation, personnel, real property, and security matters.

PUBLIC MEETING – 6:00 P.M.

IV. CALL TO ORDER

Mayor Severini reconvened the public meeting at 6:00 p.m.

V. PLEDGE OF ALLEGIANCE (0:14 - 0:58)

VI. PUBLIC INPUT (0:58 - 17:46)

Residents raised concerns regarding unlicensed short-term rentals, lost business license and TRT revenue, and STRs operating in non-permitted zones. Council discussed enforcement options including third-party monitoring and internal staffing.

A resident noted late delivery of meeting materials; Council reaffirmed that late submissions will be moved to the next month's agenda.

Council discussed the need for a document-management system. Town Attorney clarified that drafts are not GRAMA-retained records.

Mayor Severini closed Public input closed.

VII. AGENDA ITEMS

1. Appointment of Planning Commissioners – JD Cronin & Dr. Steve Powell (37:50 - 41:07)

Both candidates presented their qualifications.

Motion: Council Member Haselton moved to appoint JD Cronin and Dr. Steve Powell as Planning Commissioners. Seconded by Council Member Brady.

The vote on the motion was as follows:

Council Member Haselton, Yes

Council Member Brady, Yes

Council Member Gunn, Yes

Council Member Nadelberg, Yes

The motion passed unanimously.

Both appointees were sworn in by Maria Devereux, Town Recorder.

2. Appointment of Mayor Pro Tempore (41:09 - 42:58)

Motion: Council Member Nadelberg moved to appoint Council Member Jonathan Gunn as Mayor Pro Tempore. Seconded by Council Member Haselton.

The vote on the motion was as follows:

Council Member Haselton, Yes

Council Member Brady, Yes

Council Member Gunn, Yes

Council Member Nadelberg, Yes

The motion passed unanimously.

3. Land Use Training – Jordan Cullimore, Office of the Property Rights Ombudsman
(43:02 - 1:26:55)

Training covered LUDMA, legislative vs. administrative decisions, the General Plan, and roles of the Council, Planning Commission, and Land Use Authority.

4. Utility Rates Study – LRB (Lewis, Robertson, Burningham) (1:26:57 - 2:09:44)

LRB (Lewis, Robertson, Burningham) presented findings on water, sewer, and stormwater rates, including JSSD pass-through increases, the need for tiered water rates, multifamily underbilling, and the need for impervious-area-based stormwater fees.

Council directed staff and LRB to prepare revised rate models for March.

No motion taken.

5. Resolution 2026-R-XX – Fee & Rate Schedule

Postponed to March pending completion of rate modeling.

6. OPMA Training – Town Attorney Polly McLean (2:09:45 - 2:28:40)

Annual training was provided on public notice, closed meetings, recordings, public comment, and penalties for violations.

7. Appointment of New City Attorney – Corbin Gordon (2:33:49 - 2:45:39)

A selection committee recommended Corbin Gordon.

Motion: Council Member Gunn moved to appoint Corbin Gordon as City Attorney.

Seconded by Council Member Brady.

The vote on the motion was as follows:

Council Member Haselton, Yes

Council Member Brady, Yes

Council Member Gunn, Yes

Council Member Nadelberg, Yes

The motion passed unanimously.

Council thanked outgoing Town Attorney Polly McLean for her service.

8. Ordinance 2025-O-05 – Construction Hours Alignment (2:45:40 - 2:52:56)

Updates included weekday hours 7 a.m.–7 p.m., weekend/holiday hours 10 a.m.–6 p.m., removal of the 60 dB limit, contractor notification requirements, and limited exceptions for special operations.

Motion: Council Member Haselton moved to adopt Ordinance 2025-O-XX.
Seconded by Council Member Nadelberg.

The vote on the motion was as follows:

Council Member Haselton, Yes
Council Member Brady, Yes
Council Member Gunn, Yes
Council Member Nadelberg, Yes

The motion passed unanimously.

9. Committee Appointments (2:53:01 - 3:06:46)

Council discussed committee assignments.
No action taken.

10. Town Council Retreat Overview – February 10, 2025 (3:06:54 - 3:13:57)

Mayor Severini reported that the retreat included strong presentations and was well executed.

11. UTOPIA Franchise Agreement

Postponed to March due to late materials. Polly Mclean, updated document that will be sent a week or more before the next council meeting.

VIII. CONSENT AGENDA

1. Approval of 01/29/2026 Special Meeting Minutes (Draft)

Approval of minutes postponed to next meeting.

IX. FOLLOW-UP ITEMS

Staff will continue work on STR enforcement, document management, utility rate modeling, stormwater analysis, and capital improvement planning.

X. ADJOURNMENT

Motion: Council Member Brian Cooper moved to adjourn.

Seconded by Council Member Carol Haselton.

The vote on the motion was as follows:

Council Member Haselton, Yes

Council Member Brady, Yes

Council Member Gunn, Yes

Council Member Nadelberg, Yes

The motion passed unanimously.

Meeting adjourned at 9:18 p.m.

Maria Devereux

Hideout Town Recorder
