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Congratulations Winning Candidates!

Congratulations to the following Hideout residents that took the Oath of Office at the Swearing-in Ceremony on January 8th, 2026:

Ralph Severini—Mayor

Tanya Brady—Town Council Member

Brian Cooper—Town Council Member

We appreciate these residents' willingness to serve our community during these critical four-year terms!

Tanya Brady—New Council Member

Familiar with the ins and outs of Hideout, Tanya Brady wants to bring a fresh perspective to the town council. As a real estate lawyer of nearly 30 years, Tanya said she has gotten to intimately know the processes of development, and buying and selling in Hideout.

With litigation being one of Hideout's main issues today, Tanya said "I think I can bring a fresh perspective, not only a business acumen, but a legal acumen, to some of the Town Council's discussions as they're navigating that litigation."

She is also concerned about wildfire risk and sees opportunities for creating defensible spaces, emergency planning and certain infrastructure work that needs to be done.

Bringing new amenities or commercial development to town is another priority. The kind of strategic thinking needed to grow and change is something Tanya said she is adept at. "So having that business acumen and that strategic thinking is going to be critical to how we navigate this growth," she said.

Brian Cooper—New Council Member

Brian has degrees in physics and electronics engineering with over 50 years experience in designing and fielding expert autonomous systems, advanced avionics, and automated IT systems. He is an expert in product line strategic planning and marketing and has successfully managed several multi-billion dollar development programs. In his spare time, Brian designed and built a custom contemporary home in Maryland featuring super insulation and a geothermal heating and cooling system. He performed all of the wiring, plumbing, ventilation, drywall, cabinetry, and finishing work by himself. As a result, he is quite familiar with the national building codes.

In 2019 Brian moved to Shoreline Phase 1 in Hideout to retire and enjoy many of its outdoor activities. While living in his new home Brian uncovered several systemic electrical and plumbing code violations and worked with the builder to get them resolved for all of Shoreline Phase 1.

As the chair of the Shoreline Phase 1 HOA Architecture Review Committee, Brian ensures proposed architectural modifications meet neighborhood standards. In addition, Brian serves the Town as a part time snow plow driver to relieve the full time crews when needed. Brian would like to see a building resilient infrastructure for the future and improved public safety. "The community is quite unified in its direction, right, which is really satisfying to see," he said.

Coming Up—

January 27th, 6:00 PM

Planning Commission
Regular meeting

January 19th, Martin Luther King Jr. Day

Town Hall Closed

February 10th

Annual Retreat—
more information coming

Kathleen Hopkins Retires as Building Department Head and Deputy Clerk of Hideout

Hideout resident Kathleen Hopkins has announced her retirement as a town staff member. Since 2021 Kathleen has watched over the proceedings of the Planning Commission, created problem-solving solutions and spreadsheets (her forte) for almost every department of Hideout, and more recently headed the Building Department and permitting process in Hideout. Kathleen's attention to detail, follow-through and willingness to help will be missed!

A Message For Residents With Smart Water Meters



We received an email recently from a Hideout resident who had taken advantage of the Smart

Meter water meter monitoring system at his home and experienced a leak in his outdoor underground irrigation system. Over the course of weeks, tens of thousands of gallons of water leaked that were undetected. This resulted in massive water bills, which could have been avoided if he had taken advantage of the Smart Meter system.

Had the leak been indoors, it would have resulted in extensive property damage, an insurance claim, out-of-pocket losses and a loss of use of a portion of the house during clean-up and repairs.

If you have a Smart Meter, this resident strongly urges you to take advantage of the free Smart Meter water monitoring service. "You will be glad you did," he said.

Houses that received certificates of occupancy during or after 2022 are likely to have Smart Meters. Go to eyeonwater.com, create an account, and set up a leak alert. One gallon per hour for 24 hours is the alert many people set. Please contact Lu-Ann Peterson at 435-776-60680 or lpeterson@hideoututah.gov with any questions.

Mayor's Message

Hi Hideout'ers,

I hope all of you had a wonderful holiday season! Suzanne and I were fortunate to have our son come in from Washington, DC to spend the holidays with us, and with our daughter and her family living close by, we were able to have everyone together. So much of our joy in this area is wrapped up in the promise of snow. While we haven't quite yet experienced our typical snowfall totals, I'm certainly hopeful that the remainder of January will bring our fair share.

I'd also like to welcome our two new town councilors, Tanya Brady and Brian Cooper. Both bring extensive experience in their respective fields—legal and engineering. You can read their brief bios in this newsletter, but suffice it to say their backgrounds bode well as we take on some interesting proposals that the council will likely be discussing. Probably the most important is the Silver Meadows (aka Richardson Flat) project, under the direction of The Larry H. Miller Real Estate organization. To that end, we distributed a Special Newsletter on this subject in December, where Brad Holmes, LHM president, indicated his continued desire to move this project forward in 2026.

We are also scheduling a follow-up to our General Plan on February 10, where all residents will again have the opportunity to engage on this crucial aspect of our overall town planning. I also expect to deliver my first "State of the Town" message at the same time, which will highlight some of my priorities and plans for the coming year. If you'd like a sneak preview of these goals, you can learn more by reading my [recent conversation with the Park Record](#).

I am so honored to begin my full-time 4-year term as mayor and look forward to meeting as many of you as possible in the coming months.

Thank you,

Ralph Severini

Mayor Ralph Severini

JORDANELLE AND HIDEOUT COMMUNITIES



TAKE THE SURVEY

WE WANT YOUR FEEDBACK!



ENGLISH

Share Your Ideas About Wellness Services in Hideout

The Jordanelle Communities Coalition (JCC) is conducting a survey to understand what wellness services would best serve the Town of Hideout. As mentioned in a previous newsletter, JCC is a coalition supported by Wasatch Behavioral Health. The purpose of the coalition is to move the community in a positive direction for optimal health and wellness. JCC provides mental wellness services to individuals and the community at large through counseling, groups, community events and programs.

Where is the Wildhorse Development located in Hideout?

Several Hideout residents have asked about the location of the Wildhorse Development.

As presented to the Planning Commission and Town Council, the Development is proposed within Wasatch County Parcel 00-0020-8164 on the east side of SR-248 across the highway from the Deer Waters Subdivision and just northwest of the Klaim Subdivision.

See the Hideout December Newsletter for more information about the development at https://hideoututah.gov/wp-content/uploads/2025/12/December_Newsletter_2025.pdf



The Wildhorse development in Hideout will feature a two-story building with a restaurant, grocer and coffee shop.
Credit: Rendering courtesy of Tim Schoen

Hideout 2025 Construction News

2025 saw another vigorous year in residential construction in all Hideout subdivisions. New subdivisions such as Golden Eagle, Reflection Ridge, Reflection Lane and Lakeview Estates are starting to take shape!

In 2025 approximately 74 Hideout Building Permits were issued for single and multi-family homes, and another 31 Hideout Permits were issued for remodel, mechanical, electrical, and solar construction.

Along with previously issued permits, this brought the total active permits of all types on December 31, 2025 to 112. Not included in these numbers are the 106 Certificates of Occupancy that were issued throughout 2025.

We look forward to another busy construction year in 2026!

Mother Nature in a Hideout Winter

Here are wildlife animals to look for in the winter as you hike the Jordanelle basin trails or ski the Wasatch Back this winter.

BIRDS

Raptors: Bald Eagles (especially near the water), Red-tailed Hawks, Kestrels, Great Horned Owls.

Waterfowl: Canada Geese, Mallards, Common Mergansers.

Other: Great Blue Herons (near water), Mountain Bluebirds (eating berries), Various songbirds.



MAMMALS

Deer & Elk: Mule Deer are common; Elk might be spotted in quieter areas.

Predators: Coyotes, Bobcats, Foxes (their red fur stands out in snow).

Small Mammals: Snowshoe Hares (white in winter), Chipmunks

Rare/Shy: Mountain Lions



TIPS FOR WINTER VIEWING

Focus on Water: Look for birds and mammals near the open water of the reservoir.

Dawn/Dusk: Prime time for predators like bobcats, coyotes, and mountain lions.

Snow Trails: Look for tracks of hares, deer, and coyotes on snowy trails.

Berry Bushes: Watch for bluebirds and other birds eating cedar berries and grapes.



Resident Lauren Major Recognized in Mountain Magazine

Hideout resident Lauren Major was one of two Park City area photographers featured in the Mountain Magazine that is widely distributed in Utah. Lauren grew up with a photographer father and after 20 years in the financial industry she began a photography and filmmaking company. She moved to Hideout in 2019 and discovered a love of nature and wildlife photography. She has traveled extensively with her work from the Arctic Circle to the jungles of the Amazon. Lauren specializes in equine photography—especially horses in the West Desert of Toole County and seasonal northern Utah landscapes. Learn more from the article in [Mountain Magazine](#). Thank you Lauren for sharing your marvelous photography!

