



HIDEOUT, UTAH PLANNING COMMISSION PUBLIC HEARING AND REGULAR MEETING

March 18, 2021

Revised Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its Public hearing and regularly scheduled meeting electronically for the purposes and at the times as described below on Thursday, March 18, 2021

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk March 7, 2021 determination letter (attached)

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

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 and Reading of Chair Matyszczyk's No Anchor Site Determination Letter
 1. [March 7, 2021 No Anchor Site Determination Letter](#)
 - II. Roll Call
 - III. Approval of Meeting Minutes
 1. [February 18, 2021 Planning Commission Minutes DRAFT](#)
 - IV. Agenda Items
 1. [KLAIM: Update regarding retaining walls \(proposed changes from original approval\)](#)
 - V. Public Hearings
 1. [Public Hearing for Deer Waters Phases 3 and 4 Final Subdivision](#) – Discussion and possible recommendation
 2. [Public Hearing for Shoreline Phase 2 \(amended\) and Phase 3 of the Shoreline Subdivision \(continued from February 18, 2021 meeting\)](#) – Discussion and possible continuation
 - VI. Meeting Adjournment
-

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

File Attachments for Item:

1. March 7, 2021 No Anchor Site Determination Letter



March 7, 2021

DETERMINATION REGARDING CONDUCTING TOWN OF HIDEOUT PUBLIC MEETINGS
WITHOUT AN ANCHOR LOCATION

The Planning Commission Chair of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been over 9.06% of those tested since March 2, 2021. The seven-day average of positive cases has been over 517 since March 7, 2021.

This meeting will not have a physical anchor location. All participants will connect remotely. All public meetings are available via YouTube Live Stream on the Hideout, Utah YouTube channel at: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Interested parties may join by dialing in as follows:

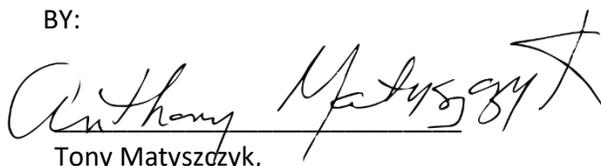
Meeting URL: <https://zoom.us/j/4356594739>

To join by telephone dial: US: +1 408-638-0986

Meeting ID: 435 659 4739

This determination will expire in 30 days on April 5, 2021.

BY:


Tony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. February 18, 2021 Planning Commission Minutes DRAFT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43

Minutes
Town of Hideout
Planning Commission Public Hearing and Regular Meeting
February 18, 2021

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on February 18, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Public Hearing and Regular Meeting

I. Call to Order and Reading of Chair Matyszczyk's No Anchor Site Determination Letter

Chair Matyszczyk called the meeting to order at 6:04 PM and read the no anchor site determination letter in its entirety. All attendees were present electronically.

II. Roll Call

PRESENT: Chair Tony Matyszczyk
Commissioner Ryan Sapp
Commissioner Glynnis Tihansky
Commissioner Donna Turner
Commissioner Bruce Woelfle
Commissioner Rachel Cooper (alternate)

STAFF PRESENT: Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Ryan Taylor, Town Engineer
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Mary Freeman, Robert Green, Jeffrey Skovronsky, Grant Petersen, Sheri Jacobs, Kathy McGlaughlin, Keith Marmer, Kurt Shadle, Frank Pizz, Tom Sly, Dale Aychman, Larry Goldkind, Amy Cribbs, Brett Rutter, Greg Faulconer, Glen Gabler, Carol Haselton, Brian Cooper, John Leone and others who may not have signed in using proper names via Zoom.

III. Public Hearings

1. Public Hearing for Shoreline Phase 3 Subdivision (continued to March 18, 2021 Planning Commission Meeting)

Chair Matyszczyk stated the public hearing would be continued to the March 18, 2021 Planning Commission meeting when the developer would make its presentation, but he invited any members of the public in attendance to either comment at this time or attend the March meeting which would also be open for public comment.

1 Mr. Kurt Shadle stated the approval of Shoreline Phase III was the first chance an impartial
2 town leadership would be asked to approve any part of this development. Prior approvals of
3 Phases I and II of the development had been made by the previous conflicted town
4 administration which led to the approval of a very dense and poorly planned project. He
5 noted while the interiors of the homes were nice, the exteriors and unit layout violated good
6 planning concepts.

7 Mr. Shadle detailed his concerns with density and crowding and a lack of open space in the
8 proposed Phase III development. He requested the Planning Commission carefully evaluate
9 how the developer arrived at the proposed density calculations and request a complete
10 redesign of the dwelling units to address these issues. He noted maximizing the developer's
11 profits was not in the best interest of the town or its residents. He further noted the
12 extensive unresolved complaints of homeowners in Shoreline Phases I and II and requested
13 the Planning Commission consider tabling any approvals of Phase III until it was satisfied
14 that these construction deficiencies were resolved and would not be replicated in the new
15 phase.

16 Mr. Shadle read a statement from Town Council Member Bob Nadelberg who was unable to
17 attend the hearing. Council Member Nadelberg's statement reflected his concerns as both a
18 Hideout resident and Town Council member regarding the proposed plans for Shoreline
19 future development. He stated the housing density would adversely impact the community
20 in terms of the area's natural beauty, infrastructure, property values and safety. Had he been
21 on the Town Council or Planning Commission at the time the Shoreline project was in the
22 approval stages he would have voted against it. He stated when he bought property in
23 Hideout five years ago, the community was represented to him by the developer as having
24 open spaces with gorgeous views and a good mix of housing options. After he moved in, the
25 developer and Town Council conducted a meeting which could effectively be described as
26 clandestine and changed the zoning to allow more high-density multi-family housing thus
27 altering forever the original design of Hideout. He added this approval occurred at a holiday
28 time and with short notice provided so that it was not made known to residents until it was
29 too late. He felt this was unethical and was part of his motivation to volunteer to join the
30 Town Council. He stated he would like to see a better mix of housing options to include
31 more single-family homes of which he believed there was a shortage. Furthermore, and on a
32 related note, he would like to see Shoreline developer GCD do a better job of honoring the
33 warranty work on existing homes before embarking on any new endeavors.

34 Mr. Brian Cooper (Shoreline homeowner and member of the town's Infrastructure
35 Committee) read a letter from Shoreline homeowner Mr. Kip Freeman to the Town Council
36 and Planning Commission (which was subsequently entered into the record). Mr. Freeman's
37 letter requested a 30-day moratorium be placed on approval of any new developments or
38 construction in the town to provide time for the town engineer and committees to review the
39 current processes for approval of construction, performing intermediary inspections and
40 issuing occupancy permits. He shared a list of deficiencies within his neighborhood
41 (Shoreline Phase I) which suggest a widespread problem in the town's processes that
42 warranted a standdown to review the process and institute corrective actions and
43 mitigations. The letter went on to detail at least four homes with sewer backups, flooding
44 basements or filling bathtubs on the lower levels. Some findings had suggested material
45 failure of the pipes or valves, and others were still under investigation. He suggested the

1 town should investigate whether it approved original plans that were deficient in design or
2 material requirements, if items were missed during inspections or if there was some other
3 cause that appeared to be non-random but a systematic issue.

4 Mr. Freeman's letter also noted certain utilities were not installed per the plans approved by
5 the town. There were manholes and distribution boxes installed in areas originally
6 designated as parking pads in the neighborhood, and irrigation lines were not installed
7 consistent with the approved plans. He suggested the town should review its approval
8 processes to ensure developers follow plans as approved or properly updated prior to
9 making any deviations from the plans. He also noted concerns regarding low water pressure
10 in certain areas around town and the convoluted sewer line system currently in place. He
11 stated his home was issued a certificate of occupancy (CO) with an inappropriately mounted
12 electrical power box and with wires behind a vanity left hanging behind the wall rather than
13 being properly installed in an electrical box. These issues remained unresolved after two
14 years. He suggested that either a CO should not have been issued, or a temporary CO should
15 have been issued with a sufficient bond posted to cover the costs if the issues were not
16 remedied prior to the expiration of the temporary CO. He suggested the town should review
17 and enhance its approval processes prior to moving forward with any annexation. He added
18 if during this review, the town identified any specific developers who were the cause of such
19 problems, the town should consider placing a 30-day moratorium on any further project
20 approvals for these individual developers to provide time for these developers to provide
21 corrective action plans to address their deficiencies.

22 Mr. Cooper shared feedback on the Infrastructure Committee's work with the town engineer
23 to provide independent inspections of certain Shoreline homes, and noted all homes
24 (including his own) had similar problems with the wiring behind vanities which did not
25 meet the electrical code. He added the town engineer would write up the findings of the
26 independent inspections. He stated GCD had reported it performed video inspections of all
27 the lateral and main sewer lines of the Shoreline Phase I units, but to date had not shared the
28 results or copies of the actual videos. Mr. Cooper suggested the town request copies of these
29 videos and have an independent assessment of the results as he did not trust GCD to
30 evaluate them properly.

31 Mr. Cooper added he agreed with Mr. Freeman's suggestions for the need to improve the
32 approval process and added he would like to have the builder required to remedy the
33 outstanding homeowner issues. He noted it was within the town's rights to require
34 additional inspections and noted the need for electrical and sewer work to be inspected more
35 thoroughly and frequently.

36 Commissioner Cooper noted a house with a complete basement flood in the last week which
37 damaged most of the lower level. Mr. Cooper suggested the problems stemmed from either
38 a poor design, improper installations or possibly both, and noted the importance in
39 understanding existing problems to avoid similar problems occurring in future
40 developments.

41 Commissioner Tihansky noted she was not aware of similar issues with her neighbors in
42 Shoreline Phase II. She shared her concerns regarding the lack of off-street parking in the
43 proposed Phase III plan as well as the narrow streets and asked if Phase III would fall under

1 current or old town code. Town Planner, Thomas Eddington responded Phase III would fall
2 under old code for zoning district and setbacks; Town Attorney Polly McLean concurred.

3 Commission Tihansky agreed the town should hold GCD's feet to the fire to the extent
4 possible regarding these fixes before approving any additional development.

5 Ms. McLean stated she understood these frustrations but noted from a legal perspective,
6 once certain legal entitlements were granted or vested, they were very difficult to rescind.
7 She noted the current town administration was working to ensure the developer would
8 comply with current code to the extent possible but noted certain aspects of the plan were
9 vested with the original approvals. Mr. Eddington added he was reviewing the overall
10 Master Homeowners Association (HOA) agreement regarding density counts.

11 Mr. Shadle asked if, given the structural problems in Shoreline Phases I and II, could
12 consideration of Phase III be stopped given health and safety issues associated with the
13 developer's existing work. Ms. McLean noted these issues were somewhat independent of
14 each other. The new development would be required to meet current health and safety
15 standards and town code, but unfortunately the builder was still entitled to move forward
16 based on the original approvals granted regardless of the issues noted regarding the existing
17 development. She noted the town could set bonding requirements based on prior experience.

18 Mr. Cooper asked if rules for completion bonds could be changed based on prior experience
19 and cited evidence of the sewer problems discussed. Ms. McLean responded everyone must
20 be treated the same, and the town cannot single out this developer. She stressed the current
21 town administration would be seeking to ensure adherence to the building code to a higher
22 degree than it appeared was done previously.

23 Town Engineer, Mr. Ryan Taylor added while it would not be possible to arbitrarily treat
24 this subdivision differently than others, the current inspection and bonding program was
25 more robust than under the previous town administration. He expected to see larger and
26 more bonding requirements moving forward.

27 Mr. Cooper noted the Infrastructure Committee and town engineer were working with an
28 independent geo-tech engineer to review the issues with slope erosion and raveling issues
29 along Shoreline Drive and Shoreline Court and would provide options and cost estimates for
30 remediation to be presented to GCD. Mr. Taylor noted Phase III did not have the same slope
31 issues as Phases I and II.

32 Mr. Dale Aychman, (Shoreline Phase I homeowner) shared his experiences with sewer
33 backups, roof leaks with resulting mold remediation and water infiltration from his garage to
34 the bonus room, all of which he attributed to a combination of poor design and
35 workmanship. He stated his concerns with the plan for Phase III to be built on fill dirt and
36 asked whether it would be stable, as well as how the stability of the fill would be evaluated.
37 He noted a neighbor had experienced problems with sinking. Mr. Aychman also shared his
38 concerns regarding density, open space and parking within the proposed plan. He added the
39 developer GCD had not been responsive in addressing a host of issues including ongoing
40 sewage odor in his home and suggested the town would not want new residents of Phase III
41 to have similar problems in the future. He stated it seemed that GCD was more interested
42 selling additional units than in addressing problems of existing customers.

1 Ms. Mary Freeman reiterated the comments shared in Mr. Kip Freeman's letter and
2 suggested the town look inward at its policies and procedures to learn from past mistakes.
3 Mr. Taylor responded his firm assumed responsibility for engineering review between
4 construction of Phases I and II and noted significant improvements and more involvement in
5 conducting inspections than was done previously. He noted the Phase III plans were the first
6 his team was involved in reviewing and noted the report prepared for the Planning
7 Commission which included their comments and concerns. He stated in the past it seemed
8 that changes were made in the field and accepted after the fact, but this was no longer the
9 process. He added his team would be on-site throughout the construction process and would
10 monitor any changes to the approved plans and escalate them to the Planning Commission
11 for approval as necessary. Mr. Eddington added since Phase I was approved, the town had
12 re-written the entire zoning code and building standards which would be in effect for Phase
13 III construction. He noted the zoning and setbacks were grandfathered in base on prior
14 approvals, but the new building and development standards would be applied to this phase.

15 Ms. Freeman asked for assurances that proper staffing would be in place to monitor all
16 aspects of the new development to insure adherence to the approved plans. Mr. Taylor stated
17 there was regular on-site monitoring and inspection for all construction.

18 Mr. Shadle asked if the builder had the right to build on the soil currently moved onsite for
19 Phase III. Mr. Taylor responded a permit was granted for mass excavation and he was
20 involved in reviewing the reports on the status of the work. He added the issuance of
21 excavation permits was an administrative matter that did not require Planning Commission
22 review. Mr. Shadle suggested the Planning Commission take a role in approval of such
23 permits.

24 Mr. Cooper asked if two years was sufficient time for proper settlement of fill. Mr. Taylor
25 responded it depended on various factors including soil type, moisture content and
26 compaction and added this would be evaluated by the firm's geo-tech engineer as part of the
27 approval process.

28 Mr. Bret Rutter stated he understood the issues with grandfathered approvals and suggested
29 future buyers should be warned regarding potential deficiencies such as narrow streets,
30 parking, compacted soils and other problems under discussion. He suggested the town
31 should be an advocate to future potential residents, and hopefully this would put pressure on
32 the builder to address existing issues and design a better development.

33 Town Council Member Carol Haselton noted the town was working to improve its
34 reputation and hoped GCD would take the appropriate steps to address these issues to
35 improve its reputation as well. In addition to all the items already discussed, she added there
36 were ongoing health and safety issues associated with water heater and furnace installations
37 resulting in gas and odor problems within some homes. She stressed GCD's reputation was
38 at stake as well as the town's.

39 Mr. Tom Sly noted his familiarity with the GCD issues discussed and shared his frustrations
40 with the design review approval process which could also negatively impact the town's
41 reputation. He shared his experience building in Hideout and noted design approval took
42 five months in Hideout versus 4-6 weeks in other towns. He noted this had resulted in
43 falling lot prices and could cause potential residents to question whether it was worth
44 building in Hideout. He suggested the community should address this problem. Mr.

1 Eddington noted the design review committee (DRC) fell under the town's Master HOA and
2 Chair Matyszczyk added unfortunately there was no representation of the town council,
3 planning commission or homeowners on DRC. Commissioner Woelfle added future
4 developments would be created with DRC's with representatives of the town, and input
5 from the town planner.

6 Mr. Sly also shared his experience building in Longview and the incorrect water/sewer plans
7 the town provided which resulted in extensive additional excavation costs. He asked the
8 Planning Commission to consider obtaining all such plans so future homeowners did not
9 experience the problems he did. Mr. Taylor noted the town was working to locate all "as-
10 built" plans for existing properties, and currently required them for new development.

11 Mr. Larry Goldkind stated he was a five-year resident of Hideout and was happy in town
12 even with the frustrations discussed. He asked what potential legal options the town had
13 regarding Phase III, given the constraints discussed that might form a legal basis to prohibit
14 it's moving forward. He noted this discussion was futile if in fact the town had no recourse
15 to stop the project as proposed. Ms. McLean responded most of the issues discussed
16 regarding problems with Phase I and II were between the homeowners and the developer;
17 the town had taken steps to ensure that prior inspections were done properly. However, the
18 town did issue CO's to these homes and at this point she did not see evidence that would
19 give the town any cause of action against the developer, although homeowners and the HOA
20 possibly did and should consult their attorneys. Chair Matyszczyk added the HOA was still
21 controlled by the developer and would not be transferred until all problems were fixed.

22 Commissioner Cooper asked if Phase II homeowners had been surveyed to determine
23 whether they had experienced similar issues. Mr. Taylor responded his firm was not
24 involved in any 90-day inspections but was involved in building code inspections where
25 they were catching problems and issuing fails where problems were found. He noted they
26 could not catch everything but felt the current inspection program was as good as that of any
27 municipality. He also stated inspections were made to the international building code
28 standard, not necessarily to the highest "well built" standards.

29 In response to a question from Commissioner Turner, Mr. Taylor responded his firm did not
30 conduct the inspections on most of Phase I. His firm assumed responsibility midway
31 through construction but did have copies of the previous inspections.

32 Commissioner Tihansky noted her experience with the developer where she had an
33 approximately ten item punch list from the 90-day inspection. She stated all but two items
34 were minor and properly fixed, and the remaining items outstanding could not be addressed
35 until the spring.

36 Commissioner Turner asked about a legal process for having warranties addressed and noted
37 her personal experience with multiple leaks and outstanding cosmetic issues. She asked if
38 there was basis for a class action lawsuit. Mr. Shadle commented these issues were related
39 to inspections more so than for the Planning Commission's consideration. He urged the
40 Planning Commission, when GCD appeared next month, to use all the issues discussed here
41 to come up with a solution to force GCD to re-design Phase III to be less dense, provide
42 more open space and to improve the quality of the town and neighborhood. He suggested if
43 the development of Phase III was significantly slowed down with potential legal action, bad
44 publicity, and loss of new construction, perhaps the developer would take these comments

1 on the proposed development into consideration and fix the historical problems in order to
2 move forward.

3 Commissioner Woelfle thanked the commenters for their input and agreed to take their
4 comments into consideration.

5 There being no further comments, the public hearing was closed at 7:09 PM.
6

7 **IV. Approval of Meeting Minutes**

8 January 21, 2021 Planning Commission Minutes

9 There were no comments on the minutes.

10 *Motion: Commissioner Tihansky made the motion to approve the January 21, 2021 Planning*
11 *Commission Minutes. Commissioner Turner made the second. Voting Aye: Commissioners*
12 *Matyszczyk, Sapp, Tihansky, Turner and Woelfle. Voting Nay: None. The motion carried.*
13

14 **V. Agenda Items**

15 **1. Recommendation of Dark Skies Ordinance for Town Council**

16 Commissioner Woelfle led the review of the updated draft of the Dark Skies ordinance. He
17 discussed the process for potential Dark Skies certification including on-going education
18 requirements. Commissioner Sapp stated it would be worthwhile to attempt meeting the
19 certification standards

20 Commissioner Tihansky asked who owned and operated the golf course. Commissioner Woelfle
21 responded it was the Master Developer, not the town. Commissioner Woelfle noted the
22 certification process was 1-3 years and would start with adoption of the ordinance. Other steps
23 would be completed over time. He added if the annexation was completed, perhaps the town
24 could partner with a future school on the ongoing education component. Mr. Eddington
25 suggested the University of Utah might also be a good potential partner for this.

26 The commissioners discussed various items within the draft ordinance. Ms. McLean noted town
27 ordinances were meant to be living documents and could be amended in the future to
28 accommodate changing needs of the town.

29 The Planning Commission accepted questions and comments from members of the public:

30 Ms. Kathy McGlaughlin noted the HOA's controlled the outside lights in certain communities
31 and shared her thoughts on the proposed enforcement terms.

32 Mr. John Leone asked if the existing lights in Shoreline Phases I and II would be in violation if
33 continued to be on all night.

34 Mr. Rutter agreed with the desire to promote dark skies but asked how to practically balance the
35 proposed penalties and enforcements for inadvertent, one-time violations versus for repeat
36 offenses. He noted with proper community education, any issuance of fines should be a last
37 resort. Ms. McLean noted the enforcement procedures could be revised in the future if necessary.
38

1 Mr. Sly noted he had lived in communities with Dark Skies ordinances and stated good
2 communication was a key to success. He agreed some level of friendly neighbor support would
3 be beneficial in getting the program established. He volunteered to help with the community
4 education program when the time comes. Ms. McGlaughlin also volunteered to help with this
5 initiative.

6 Mr. Leone suggested the consideration of dimmers to lower the HOA controlled lighting after a
7 certain hour. He asked about any potential safety tradeoffs if minimizing certain security lighting
8 and whether potential liability risk was being considered. Commissioner Woelfle noted the
9 suggestions for dimmers, timers and motion sensors would provide sufficient security lighting
10 while adhering to the dark skies objectives. Ms. McLean stated she did not have liability
11 concerns regarding the proposed ordinance. Mr. Cooper volunteered to identify the existing
12 Shoreline light sensor locations and research potential dimmer and motion sensor options.

13 Commissioner Tihansky left the meeting at approximately 8:30 PM and Commissioner Cooper
14 assumed a voting role.

15 ***Motion: Commissioner Turner made the motion to forward a positive recommendation to the***
16 ***Town Council of the proposed Dark Skies ordinance to include the amendments as discussed.***
17 ***Commissioner Woelfle made the second. Voting Aye: Commissioners Cooper, Matyszczyk,***
18 ***Sapp, Turner and Woelfle. Voting Nay: None. The motion carried.***

19

20 **2. General Planning Updates**

21 There was no discussion on this topic
22

23 **VI. Meeting Adjournment**

24 There being no further business, Chair Matyszczyk asked for the meeting to be adjourned.

25 ***Motion: Commissioner Woelfle made the motion to adjourn the meeting. Commissioner***
26 ***Turner made the second. Voting Aye: Commissioners Cooper, Matyszczyk, Turner, Sapp, and***
27 ***Woelfle. Voting Nay: None. The motion carried.***

28 The meeting adjourned at 8:39 PM.
29
30
31
32

33 Kathleen Hopkins, Deputy Town Clerk
34

File Attachments for Item:

1. KLAIM: Update regarding retaining walls (proposed changes from original approval)

Staff Review of Proposed Changes to Retaining Walls

To: Planning Commissioners
Town of Hideout

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: KLAIM

Date: March 16, 2021

Materials: The Applicant met with the Town Engineer and Planner on site to discuss the proposed changes to the retaining walls; photos included from that visit

The Applicant is requesting a change to the retaining walls for the KLAIM project – from stacked rock to gabions with rock. The Town Planner and Engineer agree that this proposal meets the intent of the original approval but determined the change warranted an update to the Planning Commission. The Town Planner and Engineer met with the Applicant and his team (including the structural engineer) on site in February to ensure the proposed wall meets all structural requirements of the Town Code as well as to ensure the aesthetic character of the Town is maintained.



File Attachments for Item:

1. Public Hearing for Deer Waters Phases 3 and 4 Final Subdivision



Staff Review of Subdivision Plans Submittal

To: Planning Commissioners
Town of Hideout

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Deer Waters – Phases 3 & 4 Plan Review

Date: March 15, 2021

Submittals: The Applicant submitted the following plans:

- Phase 3 - Construction Plans dated/stamped March 3, 2021
 - Phase 4 - Construction Plans dated/stamped March 3, 2021
-

I have completed an initial review of the Deer Waters Phases 3 & 4 Final Subdivision plans and offer the following Conditions of Approval:

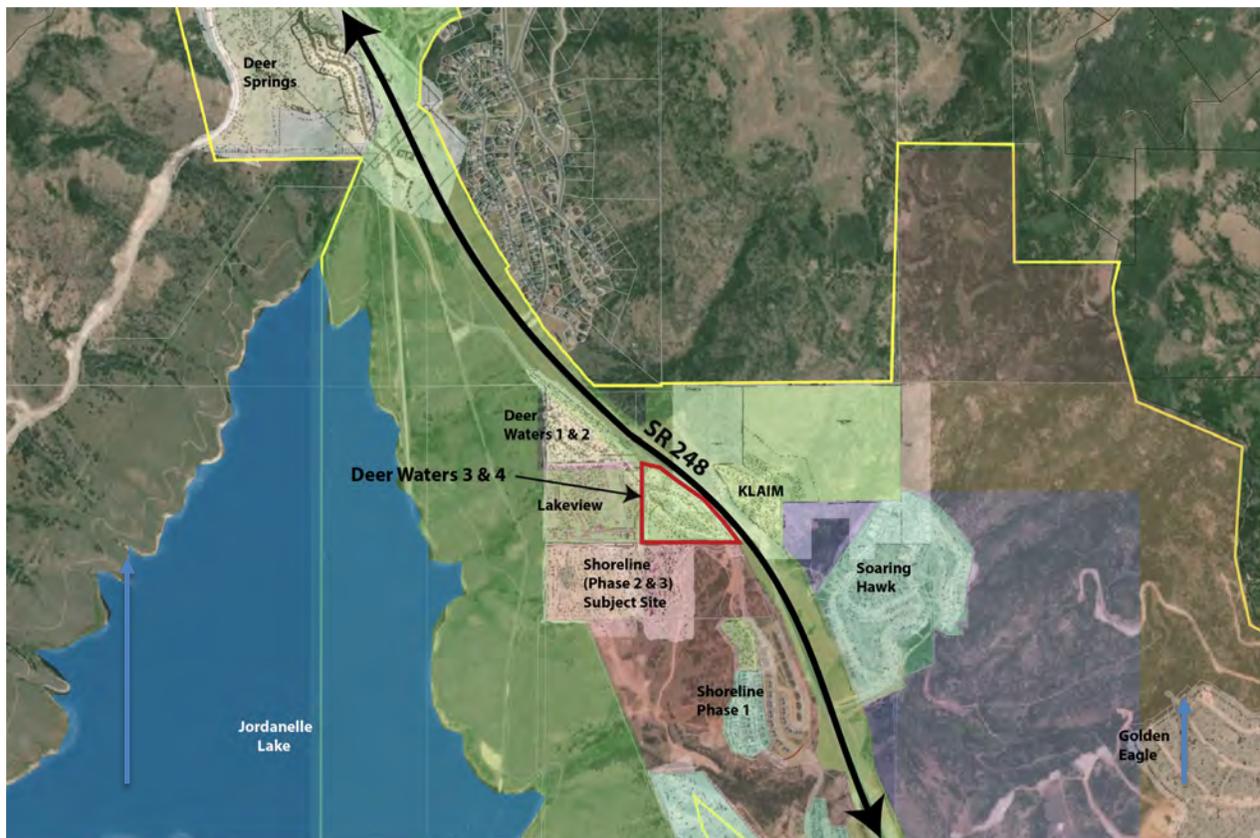
Phases 3 & 4

1. Sheet G1.3 of construction plan set should be corrected to indicate a Phase 3 that includes 22 units and a Phase 4 that includes 22 units. The current submittal does not include a Phase 4 count. The total/maximum number of units for all Deer Waters development (Phases 1 – 4) is 102 units.
2. All streets are indicated at 26'-0" wide; a paved bike lane shall be incorporated into all new streets per Town code.
3. Sheets G1.10 and G1.11 of the construction plan set should be updated to include retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
 - Per the Town's zoning ordinance:
 - *No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with this horizontal space planted with native vegetation (or other materials as*

approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view).

- The Applicant shall adhere to the Town's code and provide a detailed retaining that must be approved by the Town Planner.
- A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.
- A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.

Location of the Proposed Subdivision

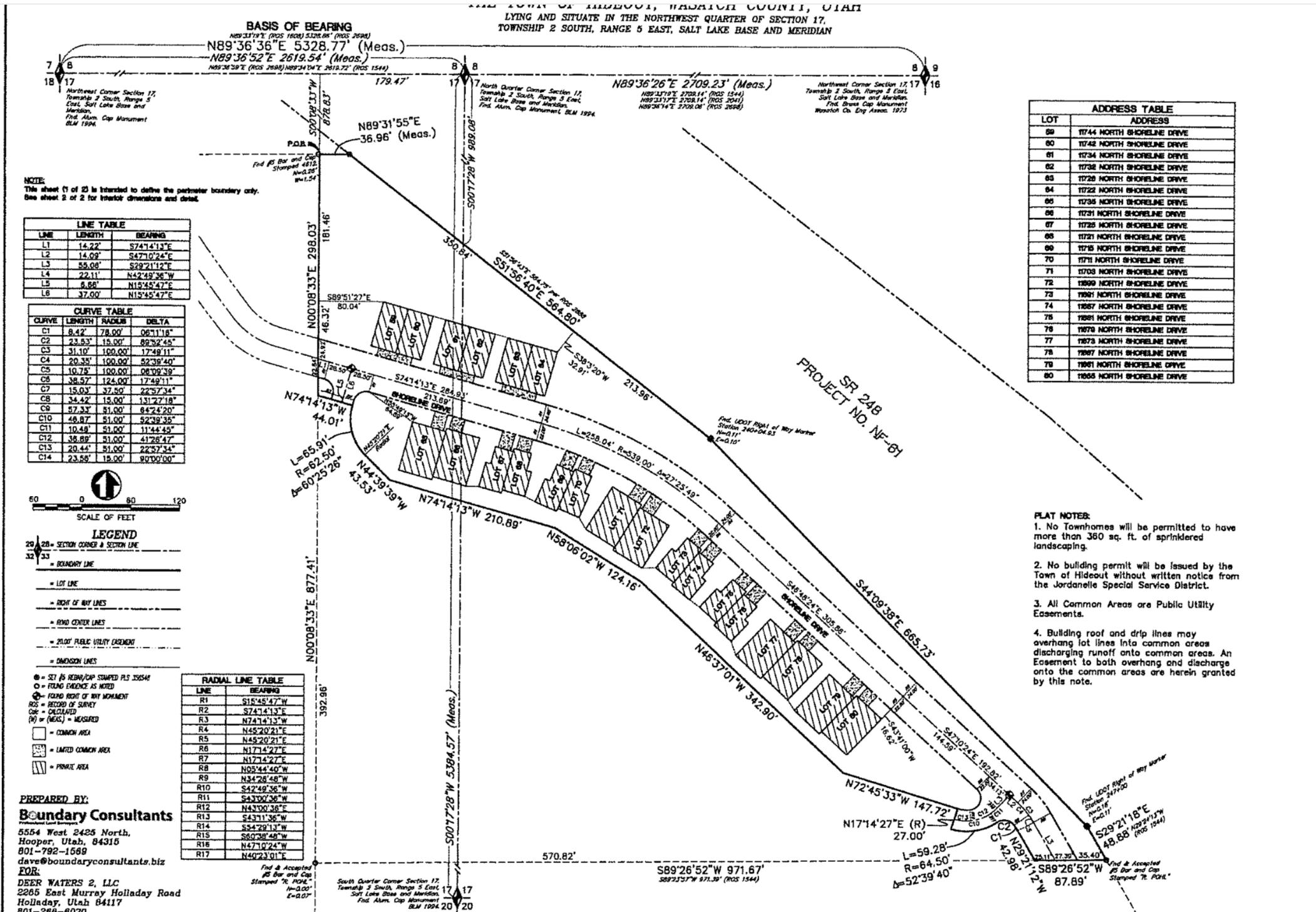


4. Park/Playground: The Applicant must define when the construction of the park will be completed. Staff recommends the park shall be completed prior to the Applicant obtaining the final twelve (12) building permits for Phase 4 construction.

- a. The proposed amenities and detailed site design for the park have not been provided and shall be included in the construction plan set. Final design must be approved by the Planning Commission. At minimum, this park shall include:
 - i. Two (2) sports courts
 - ii. A playground
 - iii. Covered seating and picnic areas
 - iv. Landscaping including shade trees
 - v. If fencing is required, this must be approved by the Town Planner. No chain link fencing is permitted.
5. Trails: Proposed trails (and surface type) to be completed as part of Phases 3 & 4 shall be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
6. Streetscape amenities; lighting, signage, etc. should be provided – construction details, sign type (if proposed), and materials/colors.
7. A Landscape Plan shall be provided for all of Phases 3 and 4 prior to commencement of any construction (and prior to issuance of any Building Permits) on Phase 4. This plan must include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Planner.

In addition to these Conditions of Approval, the Town Engineer recommends inclusion of the following:

1. All retaining walls shown on the proposed plans greater than 4 feet in height will need to be designed, submitted to the town, reviewed and approved prior to construction.
2. A subdivision construction permit, improvement agreement, and all fee's and bonds, will be required prior to any construction.
3. A final plat (mylar) is subject to review may require additional notes and corrections.
4. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.



BASIS OF BEARING
 N89°36'36"E 5328.77' (Meas.)
 N89°36'52"E 2619.54' (Meas.)
 N89°34'14"E 2709.06' (ROS 2668)

NOTE:
 This sheet (1 of 2) is intended to define the perimeter boundary only. See sheet 2 of 2 for interior dimensions and detail.

LINE TABLE

LINE	LENGTH	BEARING
L1	14.22'	S74°14'13"E
L2	14.02'	S47°10'24"E
L3	58.08'	S29°21'12"E
L4	22.11'	N42°49'36"W
L5	8.68'	N15°45'47"E
L6	37.00'	N15°45'47"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	8.42'	78.00'	06°11'18"
C2	23.83'	15.00'	89°32'45"
C3	31.10'	100.00'	17°49'11"
C4	20.35'	100.00'	52°39'40"
C5	10.75'	100.00'	08°09'39"
C6	38.57'	124.00'	17°49'11"
C7	15.03'	37.50'	22°57'34"
C8	34.42'	15.00'	131°27'18"
C9	57.33'	51.00'	64°24'20"
C10	48.87'	51.00'	52°39'35"
C11	10.48'	51.00'	11°44'45"
C12	38.89'	51.00'	41°26'47"
C13	20.44'	51.00'	22°57'34"
C14	23.58'	15.00'	90°00'00"

RADIAL LINE TABLE

LINE	BEARING
R1	S15°45'47"W
R2	S74°14'13"E
R3	N74°14'13"W
R4	N45°20'21"E
R5	N45°20'21"E
R6	N17°14'27"E
R7	N17°14'27"E
R8	N05°44'40"W
R9	N34°28'48"W
R10	S42°49'36"W
R11	S43°00'36"W
R12	N43°00'36"E
R13	S43°11'36"W
R14	S34°28'13"W
R15	S80°28'48"W
R16	N42°10'24"W
R17	N40°23'01"E

ADDRESS TABLE

LOT	ADDRESS
59	11744 NORTH SHORELINE DRIVE
60	11742 NORTH SHORELINE DRIVE
61	11734 NORTH SHORELINE DRIVE
62	11732 NORTH SHORELINE DRIVE
63	11728 NORTH SHORELINE DRIVE
64	11722 NORTH SHORELINE DRIVE
65	11738 NORTH SHORELINE DRIVE
66	11731 NORTH SHORELINE DRIVE
67	11729 NORTH SHORELINE DRIVE
68	11721 NORTH SHORELINE DRIVE
69	11715 NORTH SHORELINE DRIVE
70	11711 NORTH SHORELINE DRIVE
71	11703 NORTH SHORELINE DRIVE
72	11699 NORTH SHORELINE DRIVE
73	11691 NORTH SHORELINE DRIVE
74	11687 NORTH SHORELINE DRIVE
75	11681 NORTH SHORELINE DRIVE
76	11678 NORTH SHORELINE DRIVE
77	11673 NORTH SHORELINE DRIVE
78	11667 NORTH SHORELINE DRIVE
79	11661 NORTH SHORELINE DRIVE
80	11655 NORTH SHORELINE DRIVE



- LEGEND**
- 20' 20" = SECTION CORNER & SECTION LINE
 - 32' 33" = BOUNDARY LINE
 - = LOT LINE
 - - - = RIGHT OF WAY LINES
 - - - = ROAD CENTER LINES
 - - - = 20.00' PUBLIC UTILITY EASEMENT
 - - - = DIMENSION LINES
 - = SET BY REBAR/CAP STAMPED PLS 20654
 - = FOUND EVIDENCE AS NOTED
 - ⊙ = FOUND RIGHT OF WAY MONUMENT
 - RS = RECORD OF SURVEY
 - CLC = CALCULATED
 - (M) = MEASURED
 - = COMMON AREA
 - ▨ = LIMITED COMMON AREA
 - ▩ = PRIVATE AREA

PREPARED BY:
Boundary Consultants
 5554 West 2425 North,
 Hooper, Utah, 84315
 801-792-1589
 dave@boundaryconsultants.biz

FOR:
DEER WATERS 2, LLC
 2265 East Murray Holladay Road
 Holladay, Utah 84117
 801-286-8070

356548 In accordance with Title 56, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-22-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE
 See Record of Survey #2885 as filed with the Wasatch County Surveyor.

BOUNDARY DESCRIPTION
 A parcel of land lying and situate in the Northeast and Southeast Quarters of the Northwest Quarter and the Northwest and Southwest Quarters of the Northeast Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising a 5.18 acre portion of that particular parcel of land lying Southwesterly of State Road 248 (Project Number NF-81) being a part of that certain parcel of land described in that certain Warranty Deed recorded as Entry 441884, in Book 1189, at Page 0698 of the Wasatch County Records. Basis of bearing for subject parcel being South 89°36'59" West 2819.54 feet measured between the BLM and Wasatch County monuments monumentizing the north line of the Northwest Quarter of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 17, thence South 89°36'52" West 179.47 feet coincident with the north line of said Quarter Section; Thence South 07°08'33" West 878.83 feet to the True Point of Beginning; Thence North 89°31'55" East 36.96 feet to a point on the southerly right of way of said State Road 248; Thence the following three (3) courses coincident with said right of way 1) South 51°56'43" East 584.80 feet; 2) South 44°09'38" East 665.73 feet; 3) South 29°21'18" East 48.88 feet to a number five rebar and cap stamped "R POHL"; Thence South 89°26'52" West 87.89 feet; Thence North 28°21'12" West 42.98 feet to a point of curvature; Thence northerly 8.42 feet along the arc of a 78.00 foot radius curve to the left (center bears South 67°38'48" West) through a central angle of 06°41'16" to a point of compound curvature; Thence westerly 23.53 feet along the arc of a 15.00 foot radius curve to the left (center bears South 54°27'32" West) through a central angle of 89°52'45" to a point of reverse curvature; Thence continuing westerly 59.28 feet along the arc of a curve to the right (center bears North 35°25'13" West) through a central angle of 52°39'40"; Thence North 17°14'27" East 27.00 feet; Thence North 72°45'33" West 147.72 feet; Thence North 45°37'01" West 342.80 feet; Thence North 58°05'02" West 124.16 feet; Thence North 74°14'13" West 210.89 feet; Thence North 44°39'39" West 43.53 feet to a point of curvature; Thence 65.91 feet along the arc of a 62.50 foot radius curve to the right (center bears North 45°20'21" East) through a central angle of 80°25'28"; Thence North 74°14'13" West 44.01 feet; Thence North 07°08'33" East 298.03 feet to the point of beginning.

Contains 5.18 acres and 22 Lots

OWNERS DEDICATION
 Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets as shown on this plat and same said tract DEER WATERS RESORT, PHASE 3, and hereby dedicate, grant and convey to The Town of Hideout, Utah, all those parts or portions of said tract of land designated as streets, and easements for public utility and drainage purposes as shown hereon, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2021.

Deer Waters 2, LLC
 BY: Nathan A. Brockbank, its Manager

3. All Common Areas are Public Utility Easements.
 4. Building roof and drip lines may overhang lot lines into common areas discharging runoff onto common areas. An Easement to both overhang and discharge onto the common areas are herein granted by this note.

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF SALT LAKE }

On the _____ day of _____, 2021, personally appeared before me, the undersigned Notary, in and for said County of Salt Lake, in said State of Utah, Nathan A. Brockbank the signer of the above Owner's Dedication, one (1) in number, who duly acknowledged to me that he signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

WASATCH COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____ FILED FOR RECORD AND RECORDED THIS _____

DAY OF _____, 2021, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER _____

APPROVAL AS TO FORM

Approved this _____ day of _____, 2021
 by the Hideout Town Attorney

Attorney, The Town of Hideout

THE TOWN OF HIDEOUT ENGINEER

Approved this _____ day of _____, 2021,
 with the following conditions _____

Director, Engineering Department

THE TOWN OF HIDEOUT PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was duly approved by the Hideout Town Planning Commission on the _____ day of _____, 2021.

Chairman, Planning Commission

ADMINISTRATIVE APPROVAL

The Town of Hideout approves this subdivision and hereby accepts the dedication of all easements for public purposes for the perpetual use of the public,
 this _____ day of _____, 2021.
 Subject to the following conditions: _____

Attest: _____ Mayor

WASATCH COUNTY SURVEYOR

Approved this _____ day of _____, 2021
 by the Wasatch County Surveyor

Wasatch County Surveyor

Deer Waters Phase 3 Preliminary Plat ...

SHARED · Mar 8, 3:45 AM

Copy shared link

Save link

Report abuse

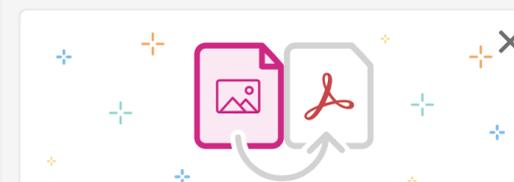
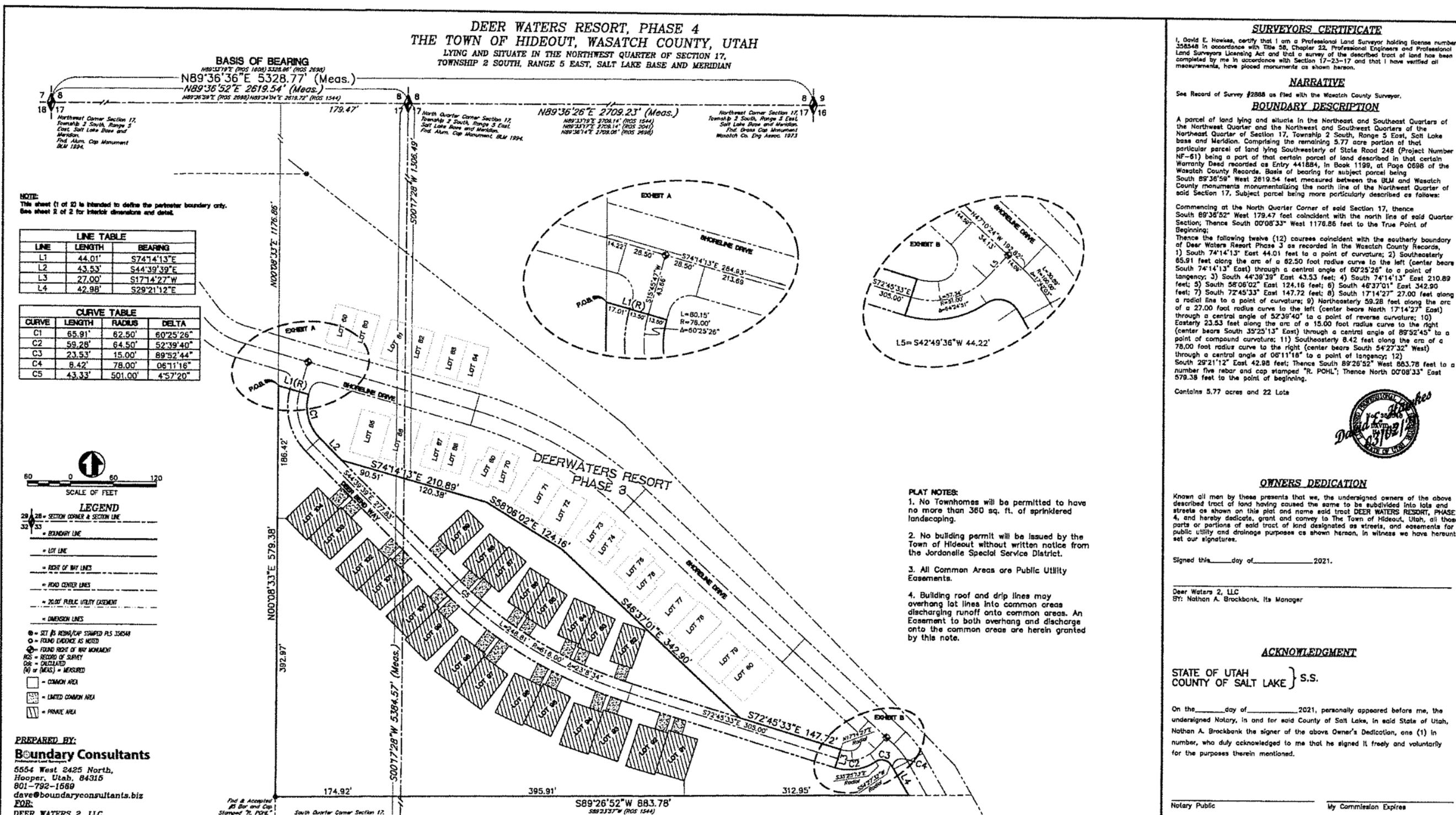


Convert images to PDF for free
 Turn JPG, PNG, TIFF, or other image files into PDFs for free. Try Now

Copy shared link

Save link

Report abuse



Convert images to PDF for free
 Turn JPG, PNG, TIFF, or other image files into PDFs for free. Try Now

File Attachments for Item:

2. Public Hearing for Shoreline Phase 2 (amended) and Phase 3 of the Shoreline Subdivision
(continued from February 18, 2021 meeting)



Staff Review for Planning Commission

To: Chairman Tony Matyszczyk
Hideout Planning Commission

From: Thomas Eddington Jr., AICP, ASLA
Town Planner

Re: Shoreline Phase 3 (and Amended Phase 2)

Date: March 15, 2021

Submittals: The Applicant uploaded the required submittal materials on January 4th, January 5th and January 15th for Town review.

A. Project Background

The Applicant has submitted the following plans:

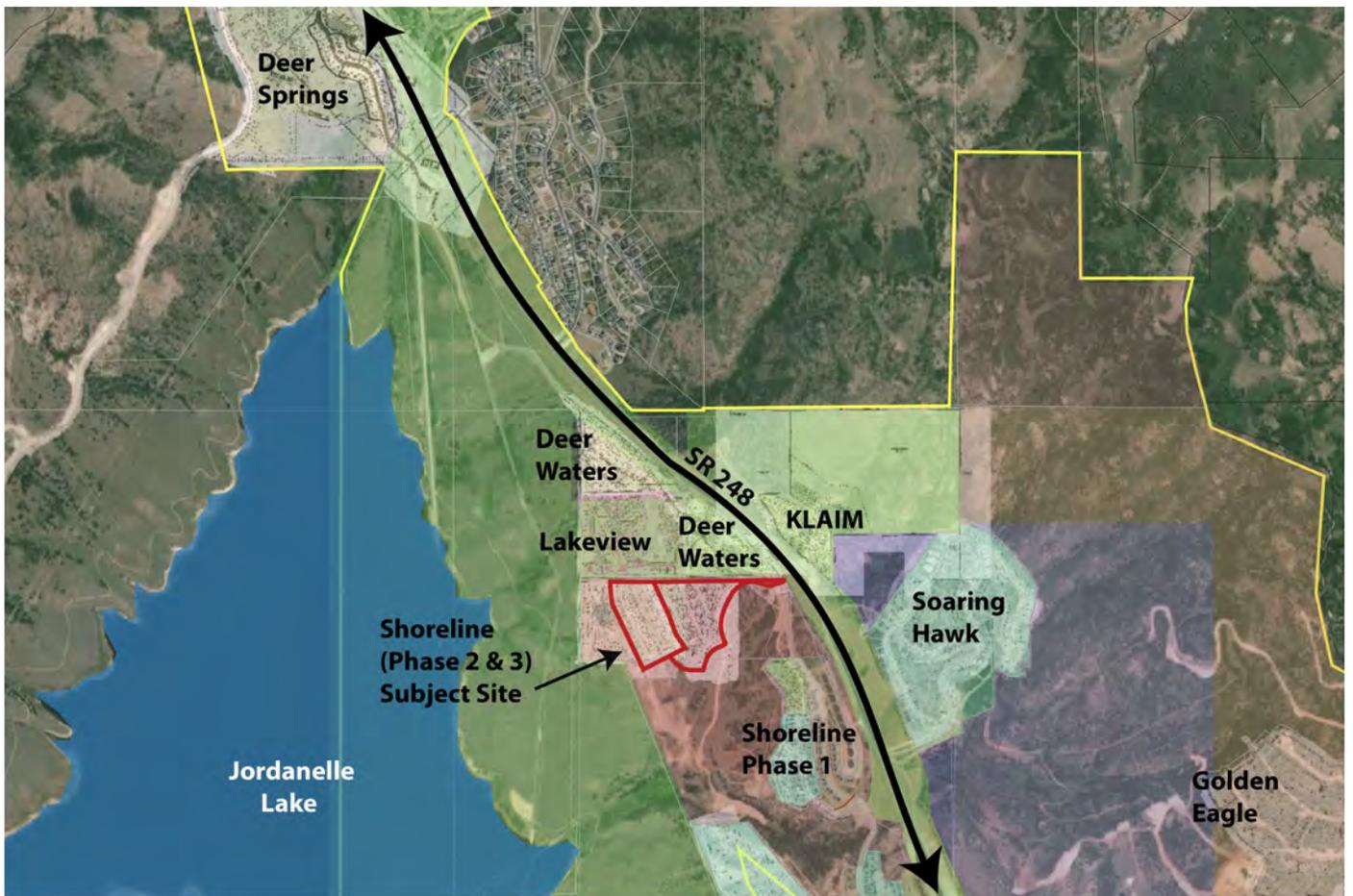
Phase 2 (Amended)

- Amend Phase 2 Subdivision and move lots 2 – 16 from Upside Drive (uphill lots) to Sailwater Lane (downhill lots) to accommodate increased desirability and increased sale prices associated with downhill lots.
- Phase 2 (Amended) has 46 lots dispersed on 9.5 acres.
- Phase 2 is located in the Resort Village Medium Density (RVMD) zoning district.
- There is a Master Development Agreement (MDA) for this project, dated March 11, 2010.

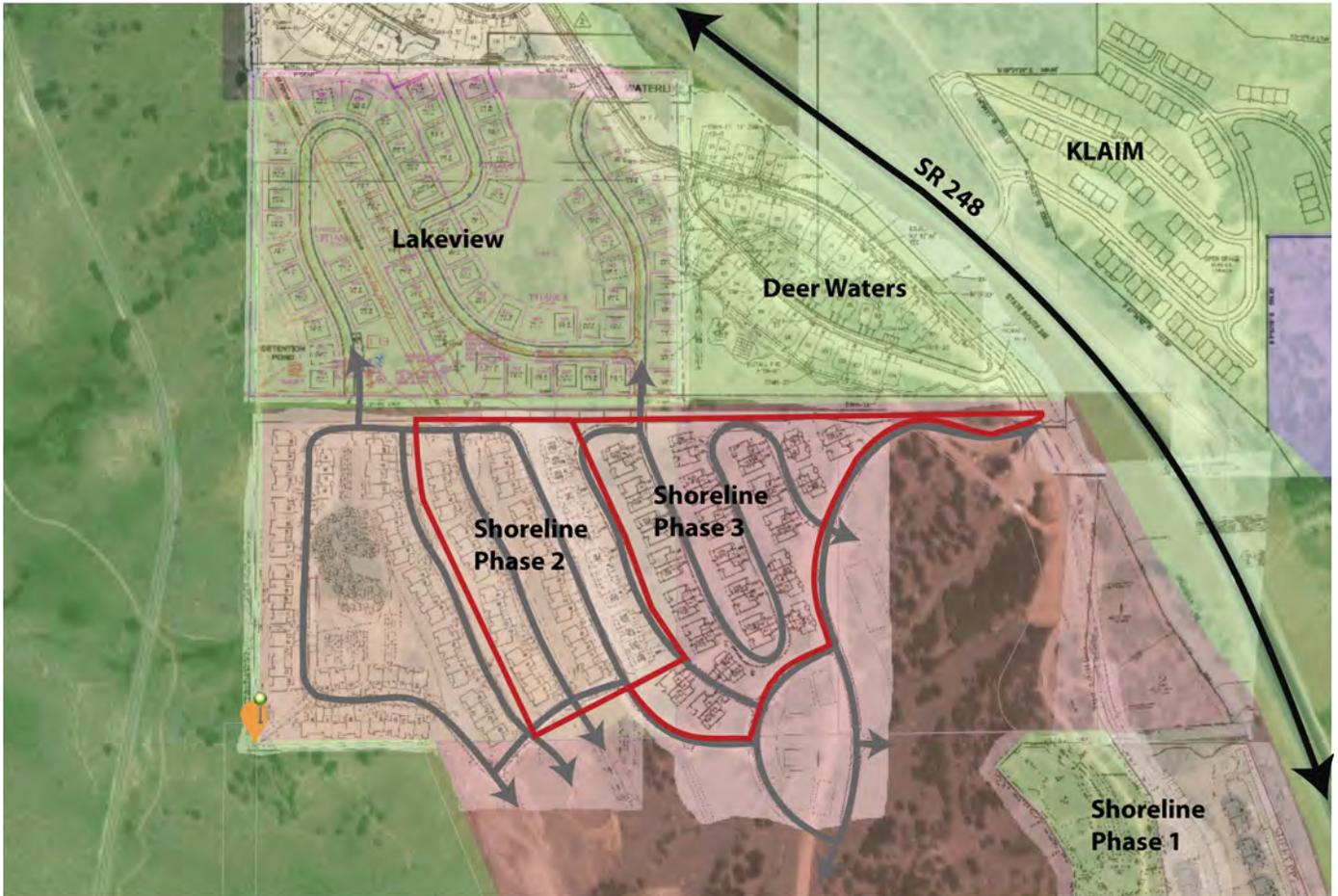
Phase 3

- Phase 3 is a new submittal for Shoreline; the Planning Commission has not previously reviewed this phase.
- Phase 3 has 46 lots dispersed on 9.7 acres.
- Phase 3 is also located in the Resort Village Medium Density (RVMD) zoning district.
- There is a Master Development Agreement (MDA) for this project, dated March 11, 2010.

Town Map - Location of Proposed Subdivision



Immediate Site Context Map



B. General Planning Notes

An initial review of the proposed Phase 2 (Amended) and Phase 3 Subdivision indicates the following issues must be addressed:

Phase 2 (Amended) and Phase 3

1. The Applicant previously submitted a subdivision application for Phase 2 and, with the changes proposed, is submitting an amended Final Subdivision Application for Phase 2 (Amended). The Applicant submitted a Preliminary Subdivision application for Phase 3 and received approval for that preliminary submission on December 8,



2016 from Town Council. This application/review is therefore for Final Subdivision review for both Phase 2 (Amended) and Phase 3.

2. The Open Space Tabulation Chart on the proposed Phase 3 Subdivision needs clarification. The calculations indicate:

Open Space Area:	234,246 SF	Some of this is Common Area, some is presumably Park/Open Space, etc. To be clarified.
------------------	------------	--

<u>Impervious Area:</u>	<u>189,684 SF</u>	Does this include both structures and roadways?
-------------------------	-------------------	---

Total Area:	423,970 SF	9.7 acres total
-------------	------------	-----------------

3. The width of the proposed roads (pavement/cart way) as well as right-of-way area should be clearly noted on the supporting plans.
 - a. For Phase 3, the roads appear to be 18'-0" of asphalt and 5'-0" of curb and gutter for a total of 23'-0" in width. The Applicant must confirm that is correct for all roadways proposed. The Applicant must further confirm that curbs and gutters be provided for all proposed roads.
 - b. No right-of-way width is illustrated.
 - c. Where is visitor parking proposed to be located? None is illustrated on the plans. Possible 'bump out' areas with signage? Additional visitor spaces such as those incorporated into Shoreline Phase 1? How many are proposed?
 - d. Pursuant to the Town's code, all roads shall have a 4'-0" wide painted bike/pedestrian lane incorporated to ensure safe accessibility for non-vehicular users.
 - e. The Phase 2 (Amended) Subdivision is missing *any* reference to road widths and rights-of-way widths. These must be provided.
4. Open space, parks, and trails must be clearly noted on the plan for the Parks, Open Space & Trails (POST) committee to review and provide input and, ultimately, sign-off.
 - a. Section 13.1.1 of the MDA requires 25% of the Project shall be Open Space.

- b. This dedicated Open Space shall be clearly and definitively illustrated on the plans and shall meet the Town’s Open Space requirements:
- *Code: Open Space. An area of open land, with little or no land disturbance, preserved, enhanced and/or restored in order to maintain the natural, scenic, ecological, cultural, hydrological, geological, or agricultural values of the land. Open Space may include trails and park bench style seating; interpretive signage and kiosks for educational purposes; and agricultural activities.*
- c. The preliminary plans submitted to the Planning Commission in 2016 included 6.7 miles of pedestrian-only trails and/or sidewalks along proposed roads. These must be clearly delineated on the subdivision plans.
- d. The total area of the MDA ‘density pods’ or project areas or subdivisions (nomenclature varies by document reference) is 1305 acres. 25% of this total equates to: 326 acres. A Town-wide review of the existing status of the following subdivisions that make up this 1305 acres is necessary to ensure the 326 acres are adequately dedicated and protected as Open Space:

<u>Name:</u>	<u>Acreage per MDA:</u>
• Shoreline (all phases; except phase 1?)	46.439 +11.585
• Plumb	---
• Silver Sky	12.824
• KLAIM	---
• Soaring Hawk	72.567
• Golden Eagle	123.224 + 106.738
• Hideout Canyon (all phases)	9.800 + 27.559
• Glistening Ridge	45.890
• Rustler	18.055
• North End of HOA Project (unnamed)	<u>106.803</u>
	581.484 Acres (Total)

- e. The total acreage of the MDA ‘density pods’/subdivisions is 581+ acres according to the above noted calculations taken from the MDA. The Applicant will need to explain how the total of 1305 acres was derived while the Town undertakes a review of the MDA to assess the accuracy of acreage calculations.

- f. The MDA, at signing, included 280 acres of area owned by the developer but out of the Town of Hideout limits. A review of whether this land was/is under the jurisdiction of the Town and/or MDA should be conducted.
- g. The issues noted in ‘d, e, and f’ will have an impact on the total acreage of Open Space required.
- h. The Applicant submitted the following chart indicating the open spaces requirements of the MDA. Staff will conduct a review of this submittal and compare to the other approved subdivisions included in the MDA/Master HOA to ensure overall compliance with the minimum open space requirements. The MDA appears to define ‘open space’ as any space not covered by a building, road or parking. While this does not meet the Town’s Zoning Ordinance definition, the Applicant may be vested pursuant to the MDA. Staff will research alternatives. See #9 below for a detailed review of the density tables submitted by the Applicant.

Opens Space % for GCD/Shoreline Sites				
	SF total	Impervious SF	Open SF	% open
Rustler	874,285	323,090	551,195	63%
Shoreline 1	792,129	248,716	543,413	69%
Shoreline 2	852,668	418,319	434,349	51%
Shoreline 3	423,930	189,684	243,246	55%

Open is defined as all common areas
outside any hardscape: Buildings, drives, roads, parking

- 5. The topography map illustrates existing conditions and proposed conditions but is not clear on areas of cut and fill. These should be shaded on the map and color coded. The contour lines on the northern property line do not appear to match those on the adjacent property. These connections must be revised significantly.
- 6. The plans illustrate only two (2) proposed retaining walls for Phase 3 and none for Phase 2 (Amended). The Applicant shall confirm whether this is accurate or if more are proposed:
 - a. One is located on the north side of the proposed Phase 3 (between Deepwater Drive and Recreation Drive.
 - The Applicant shall confirm the maximum height of this wall; it appears to be approximately 4’-0” high at its highest point.

- b. The other is along Deepwater Drive, along the southernmost area near the loop.
 - The Applicant shall confirm the maximum height of this wall; it appears to be between 6'-0" to 8'-9" high at its highest point.
 - c. The northern and southern loops of Deepwater Drive, Sailwater Lane, and Upside Drive appear to have very steep slopes and may require retaining walls. The Applicant shall provide the slope in these areas as well as the proposed slope stabilization mechanisms.
 - d. The following is the Town's new ordinance requirement for retaining walls:
 - A structural analysis of these walls must be provided.
 - A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc. The finish for all retaining walls shall be natural rockery (stacked boulders).
 - Code: *No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view).*
7. A final Landscape Plan must be provided for review and approval by the Planning Commission. This must include the location for all proposed trees, shrubs, and planting beds including the botanical names, quantities, and size at the time of planting:
- a. Code: *All required deciduous trees shall have a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallons in size.*
8. The Applicant has only three (3) distinct building elevations. No more than 20% of the units in the development can have the same elevation. With 46 units proposed, the Applicant will need a minimum of nine (9) distinct building elevations:



- a. Code: *Major Subdivisions (6 lots or more) shall not have greater than twenty (20%) of the structures with the same elevation and, in no case, shall any two (2) similar structures be located adjacent to each other or directly across the street. The differentiation of each structure shall be a combination of unique roof lines, garage step backs, entry/porch location and canopy, fenestration, building materials, and colors.*
 - b. A detailed set of building elevations must be submitted to ensure compliance with the Town’s Building Design Standards.
9. Density: Pursuant to the MDA, the overall allowed density within the Master HOA Association area is 1.5 ERU (Equivalent Residential Units). At 1305 total acres, the maximum ERUs is 1958 for the entire Master HOA Association area (AKA Community Preservation Association). This maximum density is derived from the total ERUs that make up the following subdivisions (or density pods in the MDA):

<u>Name:</u>	<u>Acreage per MDA:</u>
• Shoreline (all phases; except phase 1?)	46.439 +11.585
• Plumb	---
• Silver Sky	12.824
• KLAIM	---
• Soaring Hawk	72.567
• Golden Eagle	123.224 + 106.738
• Hideout Canyon (all phases)	9.800 + 27.559
• Glistening Ridge	45.890
• Rustler	18.055
• North End of HOA Project (unnamed)	<u>106.803</u>
	581.484 Acres (Total)

- b. The total acreage of the MDA ‘density pods’/subdivisions is 581+ acres according to the above noted calculations taken from the MDA. The Applicant will need to explain how the total of 1305 acres was derived while the Town undertakes a review of the MDA to assess the accuracy of acreage calculations.
- c. The MDA, at signing, included 280 acres of area owned by the developer but out of the Town of Hideout limits. A review of whether this land was/is under the jurisdiction of the Town and/or MDA should be conducted.
- d. The issues noted in ‘9. b and c’ will have an impact on the total density allowed within the Master HOA.



- e. The Applicant submitted the following tables outlining current density allocations for the MDA/Master HOA area:

Shorline Overall	
Approved	Units
PA 1	42
PA 2	12
PA 3	16
PA 4	124
PA 5	58
PA 6	111
PA 7	145
PA 8	192
PA 9	0
	700

Mustang Development - RSPA Utah Tabulation 01/17/19		
Subdivision	Final Approval Units	Recorded Plat Units
Rustler	88	88
Forevermore	13	13
Phase 2-4 Lots	48	48
Phase 2-4 Pod Lots	21	21
Phase 2a Lots	4	4
Plat A Lots 16 & 17	2	2
Phase 8 lots	9	9
Phase 8 pods	6	6
Reflection Lane	9	9
Phase 1	30	30
Phase 1 Twin homes	8	8
Phase 1 Pod 4	5	5
Phase 1 Pod 9	4	4
Silver Sky	26	26
Soaring Hawk (all phases)	154	152
Golden Eagle	316	315
Shoreline (700 units approved)	700	153
Settlement (150 units approved)	122	122
	1,565	1,015
Mustang Units Through Entitlements and MDA	Original	1,975

- f. Staff will review these numbers and compare to the Town’s records to ensure accuracy. The issues regarding acres included in the initial calculations for density determination in the MDA remain unanswered at the current time.



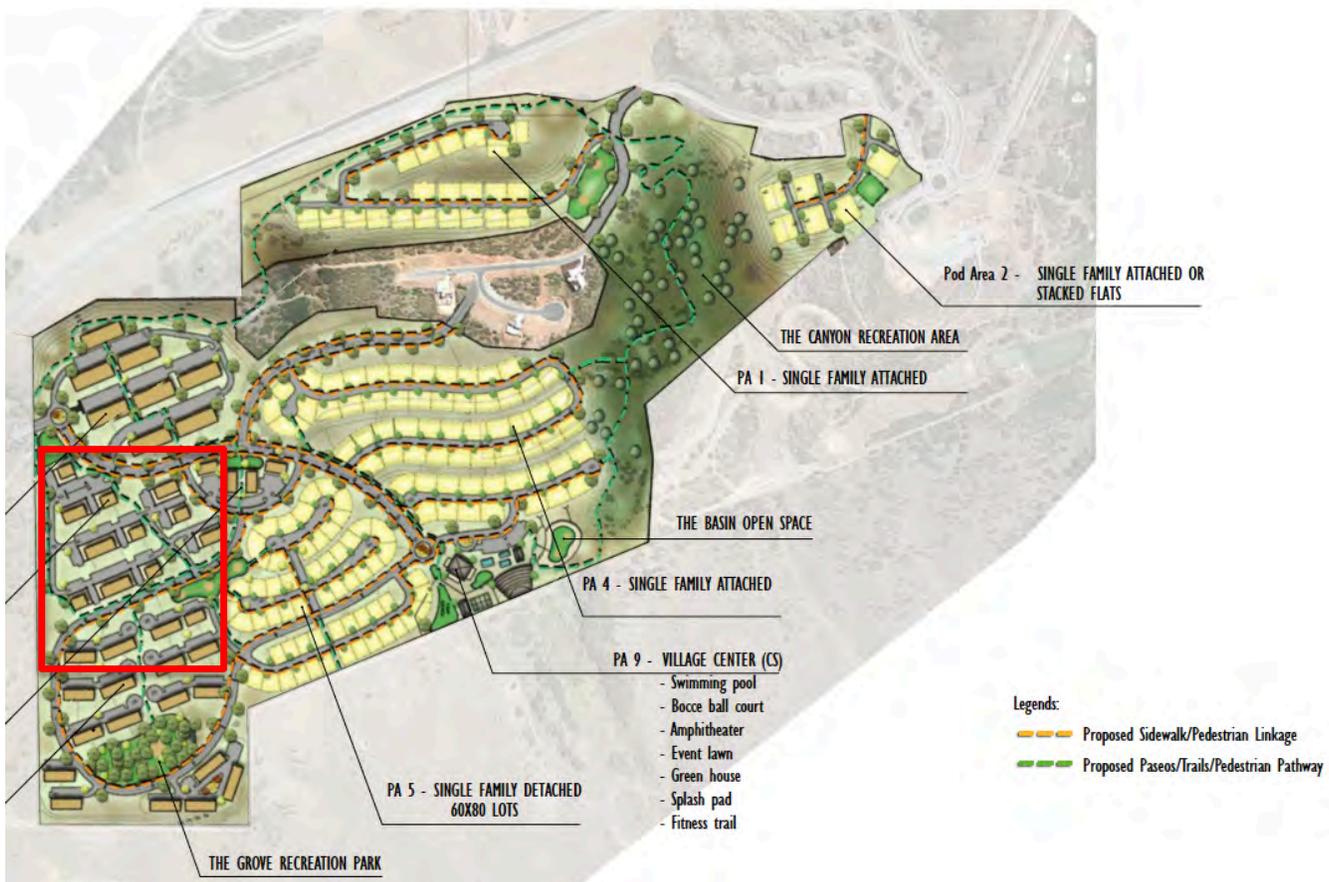
Phase 2 (Amended) – Specific Planning Issues

1. Note #1 in the 'Notes' on the Phase 2 Amended Subdivision states that '*all common area is to be considered a drainage and public utility easement.*'
 - a. The Applicant has not illustrated the existing Public Utility Easement(s) on the proposed subdivision plan. This should be shown on the proposed subdivision.
 - b. This note should be revised to identify the areas that are common areas for HOA use vs. those areas that will be designed for green drainage infrastructure and those that will be used as parks and open space.
2. The original submission for Phase 2 approval included a Landscape Plan with an Aspen Grove that was to be preserved and incorporated into a park and integrated trail system. Per a site visit in January, all of the trees included within this area to be preserved have been removed. The Applicant shall explain this deviation from the previously approved Phase 2 subdivision plans and how this oversight will be resolved.

C. Master Development Agreement for the Hideout Canyon Master Planned Community (dated March 11, 2010) – Additional Documentation Needed

1. The RSPA map is referenced several times relative to the overall MDA approvals but is not included in the MDA document. The Applicant should provide a copy of that map for the Planning Commission.
2. Pursuant to the MDA, the following plans were submitted for a public hearing to the Town Council for Preliminary Plat approval on December 8, 2016. The plan illustrates the following amenities that the Applicant should discuss the timeline to develop:
 - a. Community swimming pool, amphitheater, bocce ball courts, etc.
 - b. Splash pad, event lawn, etc.
 - c. Proposed park area, trails, open space, etc.
 - d. The Aspen Grove Recreation Park
 - e. The Canyon Recreation Area

General Location of Phases 2 & 3 per the Concept/Preliminary Submittal in 2016



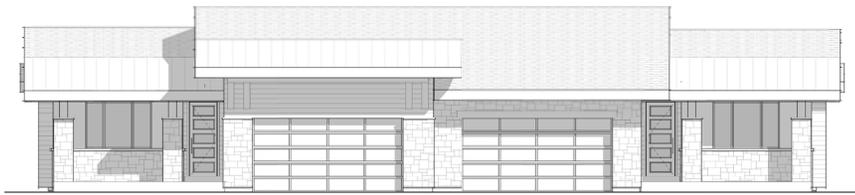
D. Code Requirements for Subdivision Review

The following submittals and/or revised documents are outstanding and required pursuant to Section 11.06.21.01 (Subdivision Application Submittals) of the Town Code:

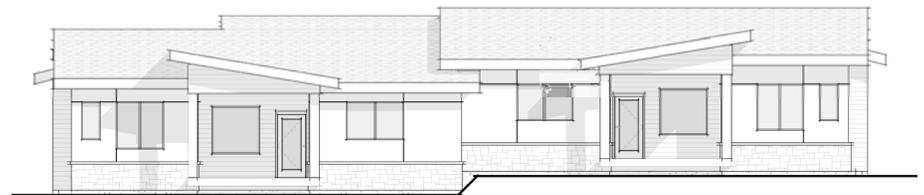
1. Trails, open space, and park area designated areas
2. Easements: public, private, access, etc.
3. Landscape Plan for Phase 2 (Amended) and Phase 3



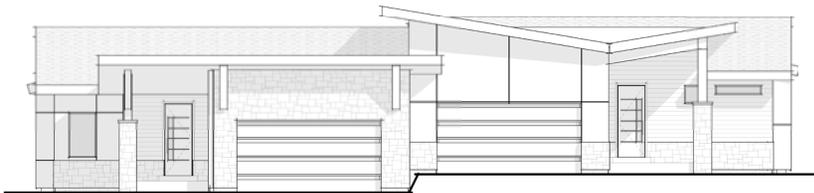
4. A Traffic Study
5. An Evacuation Study
6. Sensitive and steep slope (greater than 30%) analysis – color coded
7. Sections for proposed retaining walls
8. Visitor parking plan
9. Street lighting plan; fixtures, dark sky compliance (including color temperature)
10. Architectural plans and elevations (full suite)



OPTION A



OPTION B



OPTION C



WASATCH FIRE DISTRICT

10420 N. Jordanelle Blvd. Heber City, UT 84032
435-940-9636

Ryan,

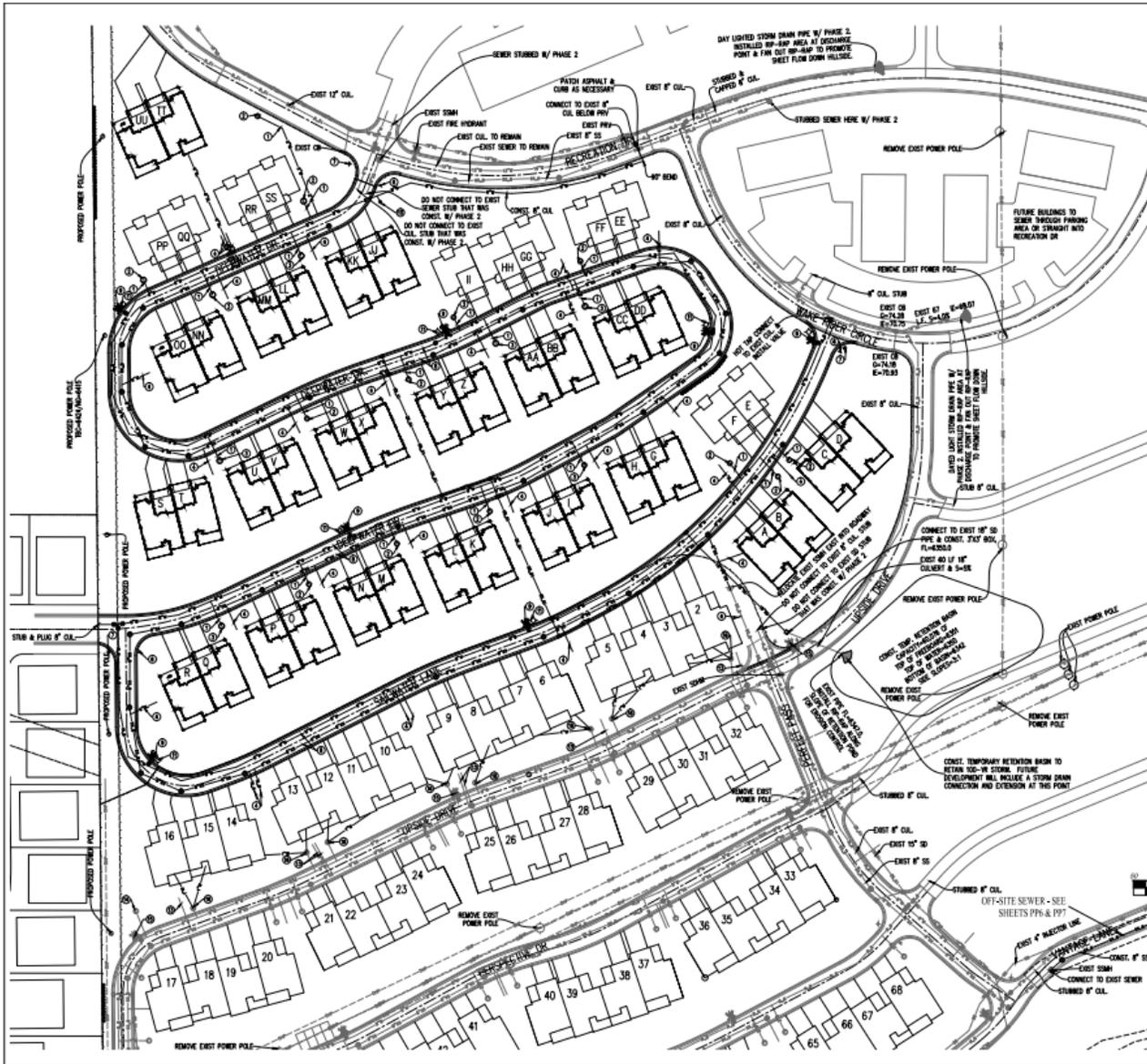
Wasatch Fire has completed the initial review of Shoreline Phase 3 with the following comments.

- Secondary access is still needed for Shoreline Phase 2A as a condition of the final approval granted on March 8, 2019. The provided access connection on Wake Rider Circle is still only a single point access. As per the approval letter for 2A, permanent secondary access is required prior to any further approvals.
- Roads must be a minimum of 26-foot unobstructed width for their entirety. Parking must be regulated to approved locations and not obstruct apparatus access roads.

Wasatch Fire cannot approve the plans as submitted due to the single point of access for Shoreline 2A and the proposed Phase 3 due to the single point of permanent access onto Recreation Drive. All roads (Deepwater Drive, Sailwater Drive and Upside Drive) have a single connection point on Recreation Drive. Any emergency at or near Recreation Drive would render it unusable and impede evacuations.

Also of concern is the winding road of Deepwater Drive, how are these homes to be addressed. It appears that the potential for a delayed response due to the closeness / similarity of addresses is problematic.

WASATCH FIRE DISTRICT



UTILITY KEYED NOTES:

1. CONST. 2" SERVICE TO MANHOLE AND 1" SERVICES FROM MANHOLE TO BUILDING (TYP.)
2. CONST. 4" DIA. MANHOLE W/ (2) 1" METERS & 1" SERVICE LINES (TYP.). CENTER OF MANHOLE TO BE 10' MIN TO TOP BACK OF CURB.
3. CONST. 12" DIA. MANHOLE W/ (3) 1" METERS & 1" SERVICE LINES (TYP.). CENTER OF MANHOLE TO BE 10' MIN TO TOP BACK OF CURB.
4. CONST. 4" PVC 100'-30' SEWER LATERAL AT 5/8" MIN. STAIN STEEL LATERAL 20' BEHIND TOP BACK OF CURB.
5. OMITTED.
6. INSTALL STOP SIGN.
7. INSTALL STREET SIGN.
8. 12" MIN SEPARATION BETWEEN SEWER & WATER (TYP. THROUGHOUT SITE).
9. CONST. FIRE HYDRANT.
10. CONST. 1" LANDSCAPE METER & SERVICE INSIDE A 24" ADS PIPE THAT IS 40" DEEP AND HAS A FROST FREE LG.
11. INSTALL STREET LIGHT PER HIDEOUT STANDARDS.
12. OMITTED.
13. ABANDON UNUSED SEWER SERVICES THAT WERE STUBBED W/ PHASE 2.
14. EXISTING 1" CUL. LANDSCAPE SERVICE.
15. EXISTING FIRE HYDRANT.
16. CONNECT TO EXIST. CUL. VAULT.
17. USE EXIST. CUL. VAULT FOR LANDSCAPE SERVICE.

UTILITY LEGEND

⊕	FIRE HYDRANT
⊙	CULINARY WATER VALVE
+	STREET SIGN
△	STOP
◇	STREET LIGHT
⊕	POWER POLE
⊞	POWER BOX
—	CULINARY WATER PIPE (DUCTILE IRON CLASS 50)
—	SEWER PIPE PVC 100'-30'
—	STORM DRAIN PIPE
—	EDGE OF ASPHALT
—	EDGE FENCE
—	OVERHEAD POWER LINE
—	BURIED POWER LINE
—	TELEPHONE LINE
—	CAS LINE

SEWER & STORM DRAIN DESIGN NOTE

SEE PROFILE SHEETS FOR SEWER & STORM DRAIN DESIGN.

HIDEOUT STANDARDS NOTE

WATER AND SEWER TO BE CONTRACTED ACCORDING TO THE DETAILS SHOWN ON SHEETS D1 AND D2.

UTILITY NOTES:

1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APMR STANDARDS AS MODIFIED BY THE TOWN OF HIDEOUT.
2. SEWER AND WATER SHALL BE INSTALLED IN ACCORDANCE WITH HIDEOUT STANDARDS.
3. WATER DISTRIBUTION DESIGN SHALL MEET THE MINIMUM REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER.
4. 8" & 12" CULINARY WATER LINES ARE TO BE C-900 PVC.
5. A WORK-IN-Road PERMIT MUST BE OBTAINED FROM THE TOWN PRIOR TO ROADWAY CUTS.

SEWER REPORT CALCULATIONS

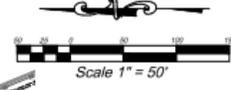
NO SHORELINE PHASE 1 UNITS CONTRIBUTE TO SEWER MAN IN PERFECT PASS OR WASTAGE LINE.
 NO SHORELINE PHASE 2 UNITS CONTRIBUTE TO SEWER MAN IN PERFECT PASS OR WASTAGE LINE.
 SEWER IN PERFECT PASS WILL BE CONVEYED WEST TO THE SEWER MAN IN WASTAGE LINE WHERE IT WILL FLOW SOUTH TO THE EXISTING SEWER LIFT STATION.
 CAPACITY OF SEWER MAN IN WASTAGE LINE AT A SLOPE OF 0.4% (FLOWING 47% HEIGHT FULL) = 579 CFS
 PHASE 3 UNITS CONTRIBUTING TO SEWER MAN PIPE IN PERFECT PASS = 42 UNITS
 MAX AMOUNT OF ADDITIONAL UNITS FROM FUTURE PHASES CONTRIBUTING TO SEWER MAN IN WASTAGE LINE = 208 UNITS

Sewer Capacity Calculator Spreadsheet

400 gpd/lot/day/house
 Peaking factor = 4
 Conversion factors
 1440 days to minutes
 448.83 gpm to cfs
 67% max depth in sewer pipe

Flow (GPM)	Flow (CFS)	Pipe Diameter	Pipe Depth Full*	% depth full
62	400	4	0.67	0.18
330	400	4	0.76	0.29
			0.67	0.45
			0.67	0.45

8" SEWER PIPE AT 0.4% CAPACITY = 0.99 CFS
 n=0.014=0.012
 *check flow depth with hydraulic express



REVISIONS

Rev.	Date	Description
1	08/06/20	REVISED FOR CITY COMMENTS

GENERAL CONSTRUCTION & DEVELOPMENT
 3214 NORTHERN DR., AVE. #400
 PROVO, UT 84606
 (801) 774-9300

David W. Williams, P.E., License #279883
 12 West 100 North, Suite 201, American Fork, UT 84003
 P: (801) 774-9300, dx: (801) 774-9300

SHORELINE PHASE 3

OVERALL UTILITY & LIGHTING & SIGNAGE PLAN

UTAH
 Scale: 1"=50'
 Date: 08/06/20
 U1

January 16, 2020

Mayor Phil Rubin
Town of Hideout
10860 No. Hideout Trail
Hideout, UT 84036

RE: Shoreline Phase 3 Final Review

Dear Mayor Rubin,

We have concluded a review of the plan set for Shoreline Phase III and have the following comments:

1. AGEC's review of IGES's geotechnical report is attached at the end of this letter. IGES should resolve the comments in that letter. Specifically,
 - a. IGES should review the latest grading plans to determine if the proposed grading is suitable.
 - b. IGES should observe conditions at the time of construction.
 - c. Review of the design of proposed retaining systems is required.
2. On the grading/drainage plan, please add or modify the following:
 - a. There are fill limits extending over the property line. Please address.
 - b. Cut/fill limits are not clearly shown, please show limits of disturbance (LOD) on the grading and SWPPP plans.
 - c. On fill slopes 2H:1V and steeper, please provide stabilization details.
 - d. Show, at a minimum, 5-ft major contour labels for the existing surface.
 - e. Please show slope labels on your areas of mass cut/fill.
 - f. The surface flow distance along Upper Lakeview Drive appears to exceed gutter capacity an additional a storm drain catch basin (SDCB) on both sides of the street at the grade break in between Units KK and LL would reduce the flow length.
 - g. Is there any bypass of the existing SDCB that flows around the curb onto Lakeview Drive from Recreation Drive? Ensure that this is accounted for if there is.
 - h. Ensure that proposed contour lines meet daylight at existing contour lines. Ensure that both the existing and proposed contours are at the same intervals per foot (i.e. 1 contour every 2 feet or 1 contour every 1 foot).
3. Regarding the Street Plans, please add or modify the following:
 - a. As a health and safety requirement, the roadways must meet current Town roadway cross section requirements. This includes a minimum of 26 feet of asphalt. Please reference the Wasatch County Fire Chief's letter.
 - b. Please identify the roads as public or private.
 - c. Please show slope labels on all profiles as several are missing centerline grade labels. E.g., PP4 and PP8.

- d. Please provide guardrails on slopes steeper than 3H:1V where the drop is greater than 8 ft (E.g. Lakeview Drive).
 - e. The intersection of Lakeview Drive and Perfect Pass Lane should be shown as a 3-way stop
 - f. Place a key map on the plan and profile sheets.
 - g. Driveway slopes should be limited as much as possible, but 14% is the standard accepted max grade for a driveway in the area.
4. Regarding the Utility Plans, please add or modify the following:
- a. Show where gas and electrical conduit trench will run or reference the roadway cross section detail showing location on the gas and power sheet. Please ensure adequate separation between electric and gas lines.
 - b. Show water lines on the profiles as well. Including valve and tee locations on the profiles
 - c. Ensure 10' separation between water and sewer main lines. Please also include a detail identifying the proper vertical separation and protection of the culinary water lines in the location of water and sewer main crossings.
 - d. A PRV would be required along Deepwater Drive to avoid short-circuiting the existing PRV along Recreation Drive (shown in the red circle below). In lieu of constructing one along Deepwater Drive, we recommend that a PRV be installed along Shoreline Drive in the area of the blue-green circle identified below to create a regional pressure zone.



5. On the SWPPP plan, please add or modify the following:
- a. There are downhill slopes without perimeter controls (silt fence, waddle, berm, etc.)

- b. Please show a dumpster location. If a location can be found for the dumpsters off-road, this could ease the congestion on the roadways.
6. Submit a draft plat and record of survey. It appears that phase 3 will conflict with phase 2A. An amendment to 2A will need to be submitted concurrently with the phase 3 plat approval. Our recommendation is add Units 2 through 16 to phase 3. The phase 2 plat would therefore solely include the residences fronting on Upside drive.
7. Submit a lighting and signage plan including details.
8. Submit a parking plan.
9. Present a design report for the proposed retaining walls.
10. Stamp and sign the plans as this is final.

Please let us know if you have any questions or if you would like to meet to discuss these comments.

Sincerely,
T-O Engineers



Ryan Taylor, P.E.
Project Manager



November 24, 2020

T-O Engineers
2175 West 3000 South, Suite 200
Heber City, Utah 84032

Attention: Dillon Bliler
EMAIL: dbliler@to-engineers.com

Subject: Geotechnical and Geologic Review
Proposed Shoreline Phase 3 Development
Perfect Pass Lane
Hideout, Utah
Project No. 1200937

Mr. Bliler:

Applied Geotechnical Engineering Consultants, Inc. is pleased to provide a geotechnical and geologic review of the report prepared by IGES for Phase 3 of the Shoreline development located at Perfect Pass Lane in Hideout, Utah. The report is dated July 7, 2020 and has IGES Project No. 00733-022. We were also provided with plans dated August 6, 2020 prepared by Excel Engineering.

PROPOSED CONSTRUCTION

We understand that the site is planned to be developed for townhouses.

REVIEW COMMENTS

Based on a review of the information, the geotechnical and geologic report is generally suitable for the proposed construction. IGES does not provide recommended permanent unretained slopes for the project, but indicate "The proposed grading shows that, at its steepest point, the slope will be 3H:1V". The grading plans provided for our review show proposed slopes as steep as 2 horizontal to 1 vertical. IGES should review the latest grading plans to determine if the proposed grading is suitable. They should observe conditions at the time of construction, particularly with the significant grading planned for the site.

Note that the grading plan does not appear to be complete since proposed contours do not tie in with existing or other proposed contours in many areas. This likely indicates that some retaining walls will be constructed for the project. Review of the design for proposed retaining systems is recommended.

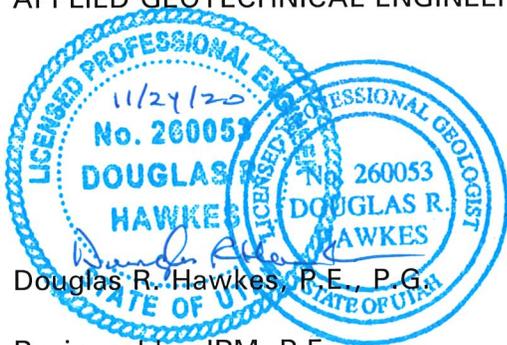
LIMITATIONS

This letter has been prepared in accordance with generally accepted geotechnical engineering practices in the area for the use of the client. The review is based on the information provided. We have not been to the site or had experience with soil conditions at the site.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.



Douglas R. Hawkes, P.E., P.G.

Reviewed by JRM, P.E.
DRH/rs