



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING

November 18, 2021

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting and public hearing electronically for the purposes and at the times as described below on Thursday, October 21, 2021

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's November 7, 2021 No Anchor Site determination letter.

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

1. [November 7, 2021 No Anchor Site Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [October 21, 2021 Planning Commission Meeting Minutes DRAFT](#)

IV. Public Hearings

1. [Review and possible recommendation to Town Council regarding the final Lakeview Estates Subdivision](#)
2. [Review and possible recommendation to Town Council regarding the final Deer Waters Phase 4 Subdivision](#)
3. [Review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot 37](#)
4. [Review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot R-3](#)
5. [Review and possible recommendation to Town Council regarding the Parks, Open Space and Trails plan](#)

V. 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. November 7, 2021 No Anchor Site Letter



November 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(5) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The seven-day rolling percent and number of positive COVID-19 cases in Utah has been over 17.75% of those tested since November 2, 2021. The seven-day average number of positive cases has been, on average, 1649 per day since November 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

Additionally, comments may be emailed to hideoututah@hideoututah.gov. Emailed comments received prior to the scheduled meeting will be entered into public record.

This determination will expire in 30 days on December 7, 2021.

BY:

Tony Matyszczyk,
Planning Commission Chair

ATTEST:

Kathleen Hopkins, Deputy Town Clerk

File Attachments for Item:

1. October 21, 2021 Planning Commission Meeting Minutes DRAFT

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Minutes
Town of Hideout
Planning Commission Regular Meeting
October 21, 2021
6:00 PM

The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting on October 21, 2021 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19 pandemic.

Regular Meeting

I. Call to Order

Acting Chair Glynnis Tihansky called the meeting to order at 6:09 PM and referenced the current No Anchor Site letter which was included in the meeting materials. All attendees were present electronically.

II. Roll Call

PRESENT: Acting Chair Glynnis Tihansky
Commissioner Ryan Sapp
Commissioner Bruce Woelfle

EXCUSED: Chair Tony Matyszczyk
Commissioner Donna Turner
Commissioner Rachel Cooper (alternate)

STAFF PRESENT: Thomas Eddington, Town Planner
Polly McLean, Town Attorney
Jan McCosh, Town Administrator
Timm Dixon, Head of Public Works and Engineering
Alicia Fairbourne, Town Clerk
Kathleen Hopkins, Deputy Town Clerk

OTHERS IN ATTENDANCE: Chris Baier, Jared Fields, Carol Tomas, Mike Rost, Dennis Gonzalez and others who may not have signed in using proper names in Zoom.

III. Approval of Meeting Minutes

There were no comments on the draft minutes of the September 16, 2021 Planning Commission meeting.

Motion: Commissioner Woelfle made the motion to approve the September 16, 2021 Planning Commission Minutes. Commissioner Sapp made the second. Voting Aye: Commissioners Tihansky, Sapp and Woelfle. Voting Nay: None. The motion carried.

1 **IV. Agenda Items**

2 **1. Continue discussion of the Official Zoning Map of the Town of Hideout and potential**
3 **recommendation to Town Council**

4 Mr. Thomas Eddington, Town Planner provided an overview of the updated proposed Zoning Map
5 included in the meeting materials. Town Attorney Polly McLean noted the density map included in
6 the materials was an exhibit only and was not part of the proposed official zoning map under
7 consideration. She also noted the issues previously raised by Mustang Development with regard to
8 the zoning map had, for the most part, been addressed however she and town staff would continue to
9 work with this developer on issues related to the density map.

10 Commissioner Bruce Woelfle asked if the questions and comments previously received from the
11 public had been addressed in the current version of the zoning map. Mr. Eddington replied they had
12 and highlighted several areas of the map which were updated. He also explained the process which
13 would be required to change any zoning and would include the Planning Commission making a
14 recommendation to the Town Council. Commissioner Woelfle requested changing the colors on the
15 map to differentiate roads and lot lines more clearly. Mr. Eddington agreed to make these changes.

16 Acting Chair Tihansky opened the floor for public comments. Mr. Jared Fields, attorney for Mustang
17 Development, requested confirmation that the draft density map would not be approved as part of the
18 official town zoning map.

19 Mr. Mike Rost, Hideout town resident, asked if the Town had the authority to re-zone the state park
20 land which was currently shown as open space on the zoning map. Ms. McLean responded the state
21 park was not owned by the town, but as it was within the town boundary, it should be zoned as
22 something, and the open space designation was the most appropriate. Mr. Rost expressed his concern
23 that this land should not be developed.

24 There being no further public comment, Acting Chair Tihansky asked for a motion to recommend to
25 the Town Council the proposed zoning map with the minor changes as discussed.

26 ***Motion: Commissioner Woelfle moved to recommend to the Town Council the proposed zoning***
27 ***map with the minor changes as discussed and noted the density map was not part of the zoning***
28 ***map. Commissioner Sapp made the second. Voting Aye: Commissioners Sapp, Tihansky and***
29 ***Woelfle. Voting Nay: None. The motion carried.***

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32 **2. Discussion of proposed Parks, Open Space and Trail Plan and potential recommendation**
33 **to Town Council**

34 Mr. Eddington provided background on the Parks, Open Space and Trails (POST) Steering
35 Committee which was originally launched in 2019 to identify existing parks, open spaces and trails
36 within the town, identify priorities and create a plan for execution of these priorities and obtain project
37 funding. Mr. Eddington created a Parks, Open Space and Trails plan that included recommendations
38 regarding phasing, locations and funding opportunities for these amenities. The POST reviewed the
39 Planning document which Mr. Eddington created in detail. He noted the POST Committee was open
40 to additional town resident volunteers and would meet every six to eight weeks. The Committee
41 currently included residents Mary Freeman and John Hopkins, Town Council Member Chris Baier
42 and Planning Commissioner Rachel Cooper in addition to town staff.

43 Mr. Eddington noted the POST Committee would work with various regional organizations,
44 foundations, state park and developer partners to improve the trail system connectivity and expand
45 town open space amenities. Mr. Eddington noted the existence of this POST plan would help in any

1 future grant applications. Town Council Member Chris Baier added any potential grant funding
2 would be for a specific project and the existence of this POST plan document was an important
3 starting point to identify specific projects and grant opportunities.

4 Mr. Eddington reviewed the seven priorities identified in the POST plan and answered several
5 questions. Regarding one of the recommendations - to connect the town trail system to Jordanelle
6 State Park - he noted any trail connecting to the park must be from state/federal public land to town
7 public land, not state/federal public land to private land, and discussion was underway to create town
8 owned parcels within future subdivisions to connect the town trails into the federally owned and state
9 maintained park. In fact, this dedication of private land to the Town for this purpose has recently been
10 successfully incorporated into the Lakeview and Shoreline subdivision plats. Council Member Baier
11 added there was also a financial component to be resolved as the state park was a fee area and some
12 sort of payment mechanism, maybe Town-wide, would need to be negotiated with the park.

13 Hideout resident Dennis Gonzalez asked for clarification of whether the park was owned by the town.
14 Council Member Baier responded although it was included within the town boundaries, the park land
15 was federally owned, and its usage was controlled by the state.

16 Mr. Eddington stated the intent was for the town to coordinate trail connectivity with the park's
17 management and he would research how other towns which abut state parks manage these matters.

18 Mr. Eddington and Council Member Baier discussed the priority concept to create a dedicated
19 pedestrian/bike lane along SR 248 as well as to build either a tunnel or overpass on SR 248 to connect
20 Todd Hollow, KLAIM, Soaring Hawk and Golden Eagle developments with the rest of town. This
21 project to safely connect the two sides of town and build the pedestrian/bike lane would be
22 coordinated with Utah Department of Transportation as well as with Summit and Wasatch
23 counties. Town Administrator Jan McCosh stated she was in several discussions regarding a
24 potential tunnel and grant project.

25 Mr. Eddington also reviewed the priorities to connect the trail systems of all the subdivisions and
26 explore the use of conservation easements along utility right of ways to create additional trails,

27 Ms. McLean noted a public hearing would also be part of the Town Council approval and adoption
28 of the POST Plan. After further discussion of the draft POST Plan, Acting Chair Tihansky suggested
29 the item be continued to the next meeting which would also include a public hearing to solicit
30 feedback from residents.

31 32 33 **V. Other Business**

34 Acting Chair Tihansky asked about the road in the Silver Sky/Plumb development and whether
35 secondary access was needed. Mr. Eddington noted this development had been approved more than
36 one year ago with a cul-de-sac and single-entry road. He noted initial discussions were underway with
37 the developer who was interested in adding lots to the development and would need to present a plan
38 to both expand the road connections for EMS purposes while addressing a relatively steep grade to
39 connect Shoreline Court down to Longview/Shoreline Road. He noted this matter may come before
40 the Planning Commission soon. Commissioner Woelfle added when this development had been
41 reviewed last year, the Planning Commission recommended a stipulation for a gated fire road or trail
42 to connect with Shoreline Drive at the end of the development in order to provide emergency access.

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VI. Meeting Adjournment

There being no further business, Acting Chair Tihansky asked for a motion to adjourn.

Motion: Commissioner Woelfle moved to adjourn the meeting. Commissioner Sapp made the second. Voting Aye: Commissioners Tihansky, Sapp and Woelfle. Voting Nay: None. The motion carried.

The meeting adjourned at 7:06 PM.

Kathleen Hopkins, Deputy Town Clerk

DRAFT

File Attachments for Item:

1. Review and possible recommendation to Town Council regarding the final Lakeview Estates Subdivision



Staff Report for Lakeview Estates Subdivision

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Lakeview Estates – Recommendation of Subdivision Approval

Date: 14 November 2021

Submittals: Subdivision Plat for Lakeview Estates

Current Proposal

The Lakeview Estates subdivision (69 lots) received Final Subdivision Approval on October 8, 2020 but more than six (6) months have passed without being recorded. The Hideout Town Code, Section 11.06.36, states, “The Town Council may grant a one-time extension to the recording of the Final Plat not exceeding six (6) months; provided, that the Developer submits the request for extension prior to expiration of the Final Plat and satisfies any new Town requirements pertaining to the public health, safety and welfare.”

The Applicant missed the six-month window in which to request an extension and must now go back to the Planning Commission for Subdivision recommendation and Town Council for approval.

There are no changes proposed by the Applicant for Lakeview Estates. This project was reviewed by the Town Planner and Town Engineer in detail back in early/mid 2020 and was approved by the Town Council on October 8, 2020. This approval vested the project under the Town’s former code. The Town’s new code was not adopted until November 2020 and now the subdivision must meet the new updates to the code regarding subdivisions and development standards. However, the zoning classification (Residential Medium Density – RMD) is vested under the Town’s former code:

11.07.143: Residential Medium Density (RMD)

The RMD Classification is provided to allow for greater density near recreational facilities such as the golf course and near the Resort Villages.

1. *Permitted Uses. Permitted uses within this Zone include residential attached, town homes, timeshares and other shared ownership facilities, condominiums, apartments, flats, seasonal employee housing, recreational, trails, parks and other Resort Features.*



2. *Density per Acre. The maximum Gross Density for the RMD Zone is 6 to 20 Units per acre.*
3. *Building Height. Building heights are limited to forty-two (42) feet or 3½ Stories, whichever is greater.*
4. *Setback. Front setbacks shall be taken from the back of curb or edge of road asphalt if there is no curb. All other setbacks shall be taken from property lines. Minimum setback shall be 10 feet; the rear yard minimum shall be 20 feet and front yard minimum setback shall be 20 feet. Larger houses should be located further from roads to avoid dominating the streetscape and to provide room of sensitive grading transitions into existing slopes. Multi-unit structures should be set at the setback line to provide a more urban pedestrian environment.*

The new Town Code has updated Building and Development Standards (new Section 10 of the Town Code as of November 2020) that the subdivision must meet. The following are the applicable planning/design sections of the new Town Code:

- 10.08.06.C General Standards-Monotony Clause and 1008.08 Design Standards:
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.
 - The Applicant has agreed to meet this requirement and a Design Review Committee (DRC) of one Town Council member (R. Severini) and one Planning Commissioner (B. Woelfle) and the Town Planner has been established to review building plan submittals.

The subdivision meets these new requirements.

- 10.08.14 Roads and Road Requirements:
T-O Engineering reviewed the roads and confirmed the Applicant meets the Town's new road requirements (26'-0" of pavement width).
- 10.08.20 Drainage and Storm Water Facilities
T-O Engineering reviewed the proposed stormwater infrastructure and confirmed the Applicant meets the Town's new requirements.
- 10.08.34 Public Space Requirements:
Based upon the formula (0.69 * 3), Lakeview Estates is required to have a minimum of 2.07 acres of public/open space. The following is an assessment of public/open space per phase:
 - Phase 1: None
 - Phase 2: 5.30 Acres with a park including a ball court (plus 1.80 acres for stormwater retention; not applicable toward public/open space calculations)
 - Phase 3: 3.10 Acres
 - The entire subdivision is connected via a trail system

The subdivision meets these new requirements.



Conditions of Approval from the October 8, 2020 Town Council Approval

Planning Conditions:

1. Submittal of a Final Landscape Plan
2. Submittal of a final design and engineering specifications (and materials) for the retaining walls
3. Inclusion of a plat note indicating all open space and park amenities would commence construction at the start of Phase Two
4. Submittal of a final design for the park area and dog wash station (and structures)
5. Submittal of detailed trail dimensions, materials, associated landscaping, etc.
6. A dedication of land to the Town where the trail in the Jordanelle State Park could connect to Lakeview in the future (public ownership of this land would likely be necessary for a possible connection) – this dedicated area should be approximately ten feet by ten foot
7. Possible parking to be located on Parcels B and G; layout must be approved by the Town Planner and Engineer

Engineering Conditions:

1. Nate Brockbank commented lots 224 and 225 below Deer Waters needed to be restricted to single-level homes in order not to block the views of the upper lots.
2. Mr. Brockbank also stated extra parking would be constructed in lots B and G, although it was not shown on the design being presented [on October 8, 2020].

On October 8, 2020, per the minutes from the meeting, the Town Council approved 'alternating twenty- and twenty-five-foot setbacks [20' and 25'] from the back of the curb and gutter, which allowed for the reduction of retaining walls while maintaining the staggered component of the streetscape characteristic. Council Member Dwinell clarified although the statute [earlier imposed Town Council Deed Restrictions] called for setbacks to be twenty-five and thirty-feet [25' and 30'], it was approved to allow twenty- and twenty-five-foot [20' and 25'] setbacks in order to reduce the number of necessary retaining walls...'

The Deed Restrictions that were recorded on July 9, 2019 when the project was rezoned from Mountain to R-MD further restricts what is permitted under the R-MD zone and include 35' maximum height, front setbacks at 25', variation of the front elevations, no attached units, 6 units per acre maximum density and 20% open space. The project meets all of the deed restriction requirements except for the homes which have 20' front setbacks. Staff recommends that the Town Council consider amending the deed restriction to reflect the reduced setbacks based in order to achieve their October 8, 2020 approval.

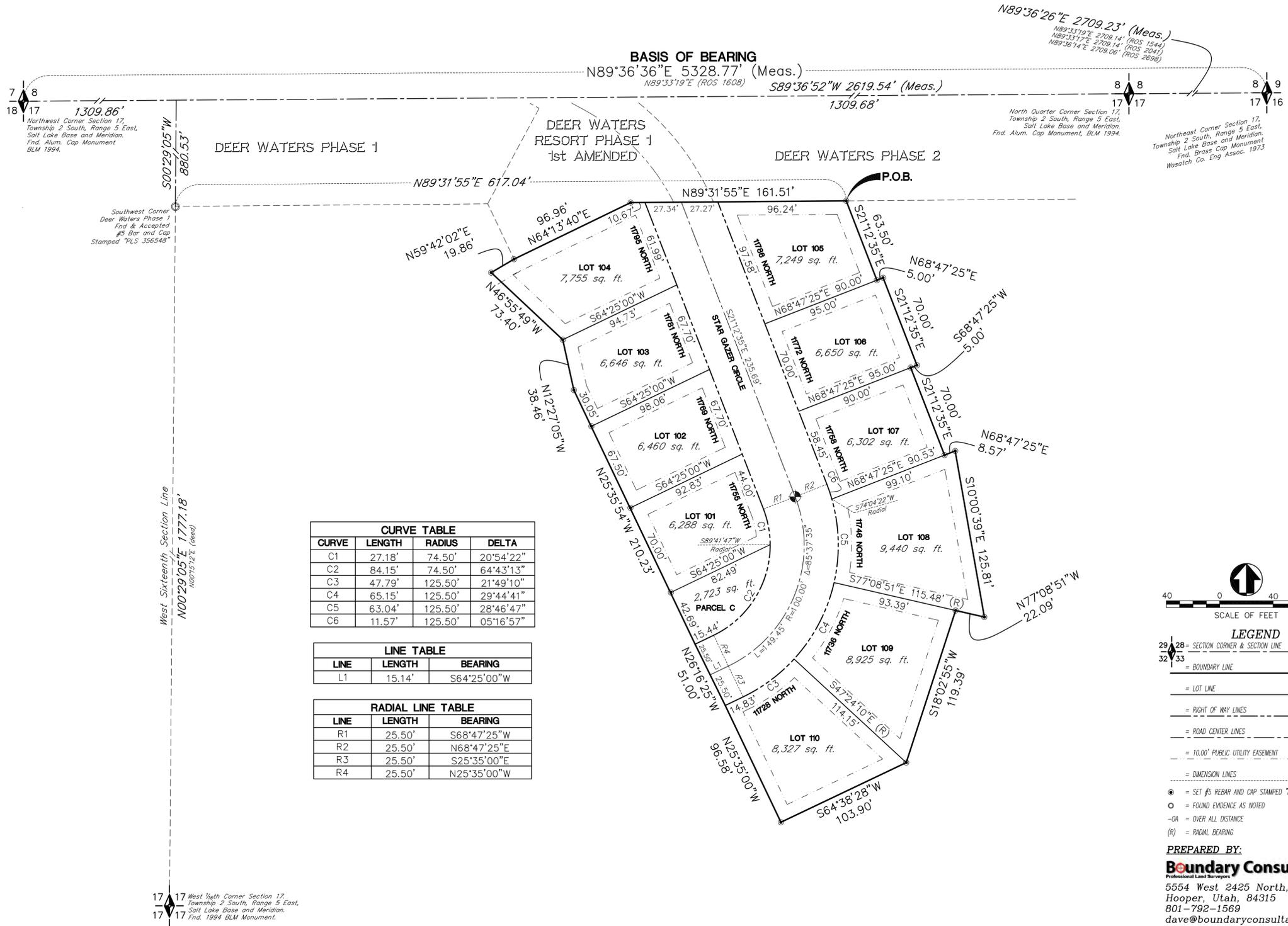
Recommendation

Staff recommends the Planning Commission review the subdivision (attached) and forward a positive recommendation for the Lakeview Estates subdivision to the Town Council keeping all



originally approved conditions of approval in place and favorably recommend any necessary changes to the Deed Restrictions.

LAKEVIEW ESTATES, PHASE 1
THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	27.18'	74.50'	20°54'22"
C2	84.15'	74.50'	64°43'13"
C3	47.79'	125.50'	21°49'10"
C4	65.15'	125.50'	29°44'41"
C5	63.04'	125.50'	28°46'47"
C6	11.57'	125.50'	05°16'57"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.14'	S64°25'00"W

RADIAL LINE TABLE		
LINE	LENGTH	BEARING
R1	25.50'	S68°47'25"W
R2	25.50'	N68°47'25"E
R3	25.50'	S25°35'00"E
R4	25.50'	N25°35'00"W



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE
 - = LOT LINE
 - = RIGHT OF WAY LINES
 - = ROAD CENTER LINES
 - = 10.00' PUBLIC UTILITY EASEMENT
 - = DIMENSION LINES
 - = SET #5 REBAR AND CAP STAMPED "PLS 356548"
 - = FOUND EVIDENCE AS NOTED
 - OA = OVER ALL DISTANCE
 - (R) = RADIAL BEARING

PREPARED BY:
Boundary Consultants
 Professional Land Surveyors
 5554 West 2425 North,
 Hooper, Utah, 84315
 801-792-1569
 dave@boundaryconsultants.biz
FOR:
 DEER WATERS LLC,
 2265 East Murray Holladay Road
 Holladay, Utah 84117
 801-268-6070

SURVEYORS CERTIFICATE
 I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, 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 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE
 See Record of Surveys #2698 and 2888 filed with the Wasatch County Surveyor.

BOUNDARY DESCRIPTION
 A parcel of land lying and situate in the Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising a 2.23 acre portion of Wasatch County Tax Parcel 00-0021-8159 described in that certain Warranty Deed recorded as Entry #46738 of the Wasatch County Records. Basis of Bearing for subject parcel being GEODETIC NORTH as determined by GPS or North 89°36'36" East 5328.77 feet measured between the Northwest and Northeast Corners of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the BLM 1994 aluminum cap monument memorializing the North Quarter Corner of said Section 17, Thence South 89°36'52" West 1309.68 feet coincident with the north line of the Northwest Quarter of said Section 17 to a point on the west sixteenth section line; Thence South 00°29'05" West 880.53 feet coincident with said sixteenth section line; Thence North 89°31'55" East 617.04 feet to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence South 21°12'35" East 63.50 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 68°47'25" East 5.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 21°12'35" East 70.00 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 68°47'25" East 8.57 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 10°00'39" East 125.81 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 77°08'51" West 22.09 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 18°02'55" West 119.39 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 64°38'28" West 103.90 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 25°35'00" West 96.58 feet; Thence North 26°16'25" West 51.00 feet; Thence North 25°35'54" West 210.23 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 12°27'05" West 38.46 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 46°55'49" West 73.40 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 59°42'02" East 19.86 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 64°13'40" East 96.96 feet to a number five rebar and cap stamped "PLS 356548"; Thence North 89°31'55" East 161.51 feet to the point of beginning.

Contains 97,177 sq. ft. or 2.23 acres and 10 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 name said tract LAKE VIEW ESTATES, PHASE 1, 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 all Common Space as easements for public utility and drainage purposes, in witness we have hereunto set our signatures.

Signed this _____ day of _____, 2021.
 Holmes Lakeview Estates, L.L.C.
 BY: _____

ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF _____ }
 On the _____ day of _____, 2021, personally appeared before me, the undersigned Notary, in and for said County of _____ in said State of Utah, the signers of the above Owner's Dedication, _____ (_____) in number, who duly acknowledged to me that they 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.
 Record of Survey Number 2888

 Wasatch County Surveyor

LAKEVIEW ESTATES, PHASE 2
THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

N89°33'19"E (ROS 1608) BASIS OF BEARING
N89°36'36"E 5328.77' (Meas.)
S89°36'52"W 2619.54' (Meas.)
1309.68'

N89°36'26"E 2709.23' (Meas.)
N89°33'19"E 2709.14' (ROS 1544)
N89°33'17"E 2709.14' (ROS 2041)
N89°36'14"E 2709.06' (ROS 2698)



Northwest Corner Section 17,
Township 2 South, Range 5
East, Salt Lake Base and
Meridian.
Fnd. Alum. Cap Monument
BLM 1994.

North Quarter Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.
Fnd. Alum. Cap Monument, BLM 1994.

Northeast Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.
Fnd. Alum. Cap Monument,
Wasatch Co. Eng Assoc. 1973

Find and Accepted
#5 Bar and Cap
Stamped "PLS 356548"
10.00' x 10.00'
100 sq. ft.

20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

ACQUIRED LANDS OF THE UNITED STATES OF AMERICA
BUREAU OF RECLAMATION
WARRANTY DEED
ENTRY 152575, BOOK 210, PAGE 465

West Sixteenth Section Line
N00°29'05"E 879.16' Meas.

West Eighth Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.

West Quarter Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.

Find and Accepted
#5 Bar and Cap
Stamped "R. POHL"
S=0.06'
E=0.05'

20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

22.50' Wide
Storm Drain &
Sewer Easement

20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

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Utility Easement
Entry #248032
Book 573
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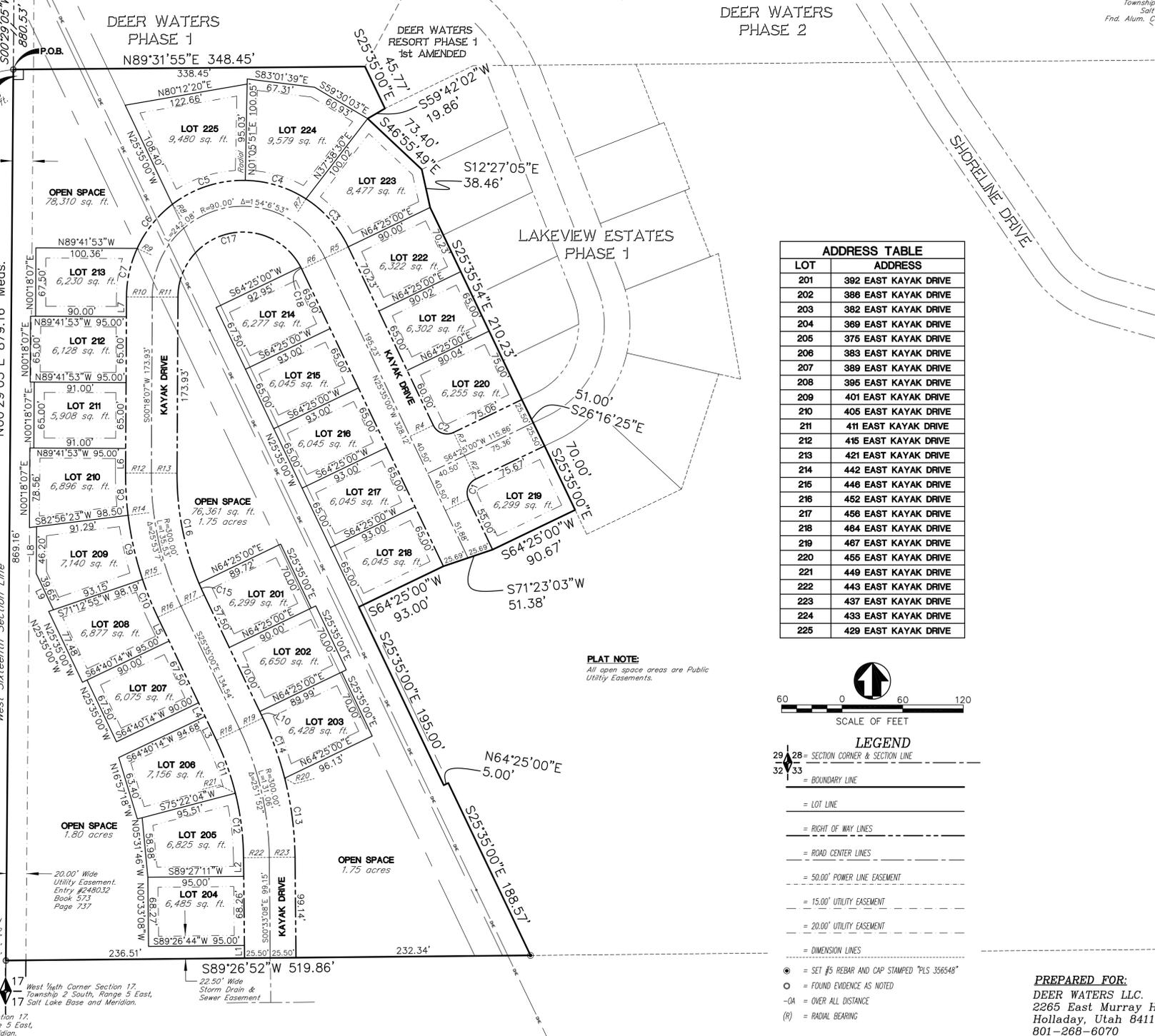
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Book 573
Page 737

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20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737



ADDRESS TABLE

LOT	ADDRESS
201	392 EAST KAYAK DRIVE
202	386 EAST KAYAK DRIVE
203	382 EAST KAYAK DRIVE
204	388 EAST KAYAK DRIVE
205	375 EAST KAYAK DRIVE
206	383 EAST KAYAK DRIVE
207	389 EAST KAYAK DRIVE
208	395 EAST KAYAK DRIVE
209	401 EAST KAYAK DRIVE
210	406 EAST KAYAK DRIVE
211	411 EAST KAYAK DRIVE
212	416 EAST KAYAK DRIVE
213	421 EAST KAYAK DRIVE
214	442 EAST KAYAK DRIVE
215	446 EAST KAYAK DRIVE
216	462 EAST KAYAK DRIVE
217	466 EAST KAYAK DRIVE
218	464 EAST KAYAK DRIVE
219	467 EAST KAYAK DRIVE
220	465 EAST KAYAK DRIVE
221	449 EAST KAYAK DRIVE
222	443 EAST KAYAK DRIVE
223	437 EAST KAYAK DRIVE
224	433 EAST KAYAK DRIVE
225	429 EAST KAYAK DRIVE

CURVE TABLE

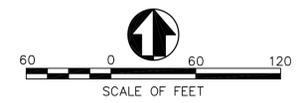
CURVE	LENGTH	RADIUS	DELTA
C1	23.56'	15.00'	90°0'0"
C2	23.56'	15.00'	90°0'0"
C3	63.99'	115.50'	31°44'30"
C4	63.66'	115.50'	31°34'38"
C5	77.45'	115.50'	38°25'14"
C6	56.29'	115.50'	27°55'27"
C7	49.29'	115.50'	24°27'4"
C8	41.82'	325.50'	7°21'44"
C9	64.90'	325.50'	11°25'25"
C10	40.33'	325.50'	7°5'58"
C11	55.72'	274.50'	11°37'50"
C12	64.20'	274.50'	13°24'2"
C13	78.85'	325.50'	13°52'45"
C14	63.35'	325.50'	11°9'7"
C15	12.50'	274.50'	2°36'36"
C16	111.51'	274.50'	23°16'31"
C17	170.99'	64.50'	151°53'37"
C18	2.50'	64.50'	21°3'17"

LINE TABLE

LINE	LENGTH	BEARING
L1	12.50'	N00°33'07"W
L2	18.39'	N00°33'07"W
L3	25.99'	N25°35'00"W
L4	15.00'	N25°35'00"W
L5	26.05'	N25°35'00"W
L6	24.23'	N00°18'07"E
L7	19.69'	N00°18'07"E
L8	46.20'	S00°29'11"W
L9	39.65'	S25°35'00"E
L10	7.04'	N25°35'00"W

RADIAL LINE TABLE

LINE	LENGTH	BEARING
R1	25.50'	S64°25'00"W
R2	25.50'	N25°35'00"W
R3	16.60'	S25°35'00"E
R4	25.50'	S64°25'00"W
R5	25.50'	N64°25'00"E
R6	25.50'	S64°25'00"W
R7	51.00'	S32°40'30"W
R8	51.00'	S37°19'22"E
R9	51.00'	S65°14'50"E
R10	25.50'	N89°41'53"W
R11	25.50'	S89°41'53"E
R12	25.50'	N89°41'53"W
R13	25.50'	S89°41'53"E
R14	51.00'	N82°56'23"E
R15	51.00'	N71°30'58"E
R16	25.50'	S64°25'00"W
R17	25.50'	N64°25'00"E
R18	25.50'	S64°25'00"W
R19	25.50'	N64°25'00"E
R20	51.00'	S75°34'07"W
R21	274.50'	S76°02'50"W
R22	25.50'	S89°26'52"W
R23	25.50'	N89°26'52"E



LEGEND

- 29 28 = SECTION CORNER & SECTION LINE
- 32 33 = BOUNDARY LINE
- = LOT LINE
- = RIGHT OF WAY LINES
- = ROAD CENTER LINES
- = 50.00' POWER LINE EASEMENT
- = 15.00' UTILITY EASEMENT
- = 20.00' UTILITY EASEMENT
- = DIMENSION LINES
- = SET #5 REBAR AND CAP STAMPED "PLS 356548"
- = FOUND EVIDENCE AS NOTED
- O- = OVER ALL DISTANCE
- (R) = RADIAL BEARING

PREPARED FOR:
DEER WATERS LLC.
2265 East Murray Holladay Road
Holladay, Utah 84117
801-268-6070

PREPARED BY:
Boundary Consultants
Professional Land Surveyors
5554 West 2425 North,
Hooper, Utah, 84315
801-792-1569
dave@boundaryconsultants.biz

SURVEYORS CERTIFICATE

I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, 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 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

See Record of Surveys #2698 and 2888 filed with the Wasatch County Surveyor.

BOUNDARY DESCRIPTION

A parcel of land lying and situate in the Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, comprising a 8.98 acre portion of Wasatch County Tax Parcel 00-0021-8159 described in that certain Warranty Deed recorded as Entry #467738 of the Wasatch County Records. Basis of Bearing for subject parcel being GEODETIC NORTH as determined by GPS or North 89°36'36" East 5328.77 feet measured between the Northwest and Northeast Corners of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the BLM 1994 aluminum cap monument monumentalizing the North Quarter Corner of said Section 17, Thence South 89°36'52" West 1309.68 feet coincident with the north line of the Northwest Quarter of said Section 17 to a point on the west sixteenth section line; Thence South 00°29'05" West 880.53 feet coincident with said sixteenth section line to a number five rebar and cap stamped "PLS 356548" and the True Point of Beginning; Thence North 89°31'55" East 348.45 feet coincident with the south boundary of Deer Waters Phase 1 Subdivision; Thence South 25°35'00" East 45.77 feet coincident with the west boundary of Deer Waters Phase 1 1st Amended; Thence the following six (6) courses coincident with Lakeview Estates, Phase 1, 1) South 59°42'2" West 19.86 feet; 2) South 46°55'49" East 73.40 feet; 3) South 12°27'05" East 38.46 feet; 4) South 25°35'54" East 210.23 feet; 5) South 26°16'25" East 51.00 feet; 6) South 25°35'00" East 70.00 feet; Thence South 64°25'00" West 90.67 feet; Thence South 71°23'03" West 51.38 feet; Thence South 64°25'00" West 93.00 feet; Thence South 25°35'00" East 195.00 feet; Thence North 64°25'00" East 5.00 feet; Thence South 25°35'00" East 188.57 feet to a number five rebar and cap stamped "PLS 356548"; Thence South 89°26'52" West 519.86 feet to a number five rebar and cap stamped "R POHL"; Thence coincident with the West Sixteenth Section Line North 00°29'05" East 879.16 feet to the point of beginning.

Contains 391,291 sq. ft. or 8.98 acres and 25 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 name said tract LAKEVIEW ESTATES, PHASE 2, and hereby dedicate, grant and convey to The Town of Hideout, Utah, Parcel H and all those parts or portions of said tract of land designated as streets, and all Open Space areas as easements for public utility and drainage purposes, in witness we have hereunto set our signatures.

Signed this _____ day of _____ 2021.

Holmes Lakeview Estates, L.L.C.
BY:

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____ } S.S.

On the _____ day of _____ 2021, personally appeared before me, the undersigned Notary, in and for said County of _____, in said State of Utah, the signers of the above Owner's Dedication, _____ () in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

CONSENT TO RECORD

As the adjacent land owner, UNITED STATES OF AMERICA BUREAU OF RECLAMATION concurs with the survey and common property line shown on this plat and consents to recording.

Signed this _____ day of _____ 2021.

United States of America Bureau of Reclamation

BY: _____
TITLE: _____

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.
Record of Survey Number 2888

Wasatch County Surveyor

LAKEVIEW ESTATES, PHASE 3
THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH
LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

N89°33'19"E (R05 1608) BASIS OF BEARING
N89°36'36"E 5328.77' (Meas.)
S89°36'52"W 2619.54' (Meas.)
1309.68'

N89°36'26"E 2709.23' (Meas.)
N89°33'19"E 2709.14' (R05 1544)
N89°33'17"E 2709.14' (R05 2041)
N89°36'14"E 2709.06' (R05 2698)

PLAT NOTE:
All open space areas are Public Utility Easements.

Northwest Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.
Fnd. Alum. Cap Monument
BLM 1994.

North Quarter Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.
Fnd. Alum. Cap Monument, BLM 1994.

8 8 8 9
17 17 17 16

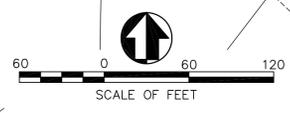
20.00' Wide
Utility Easement
Entry #248032
Book 573
Page 737

ACQUIRED LANDS OF THE UNITED STATES OF AMERICA
BUREAU OF RECLAMATION
WARRANTY DEED
ENTRY 152575, BOOK 210, PAGE 465

S00°39'54"W 2662.32'
West Sixteenth Section Line

DEER WATERS PHASE 1
DEER WATERS RESORT PHASE 1 1st AMENDED
DEER WATERS PHASE 2

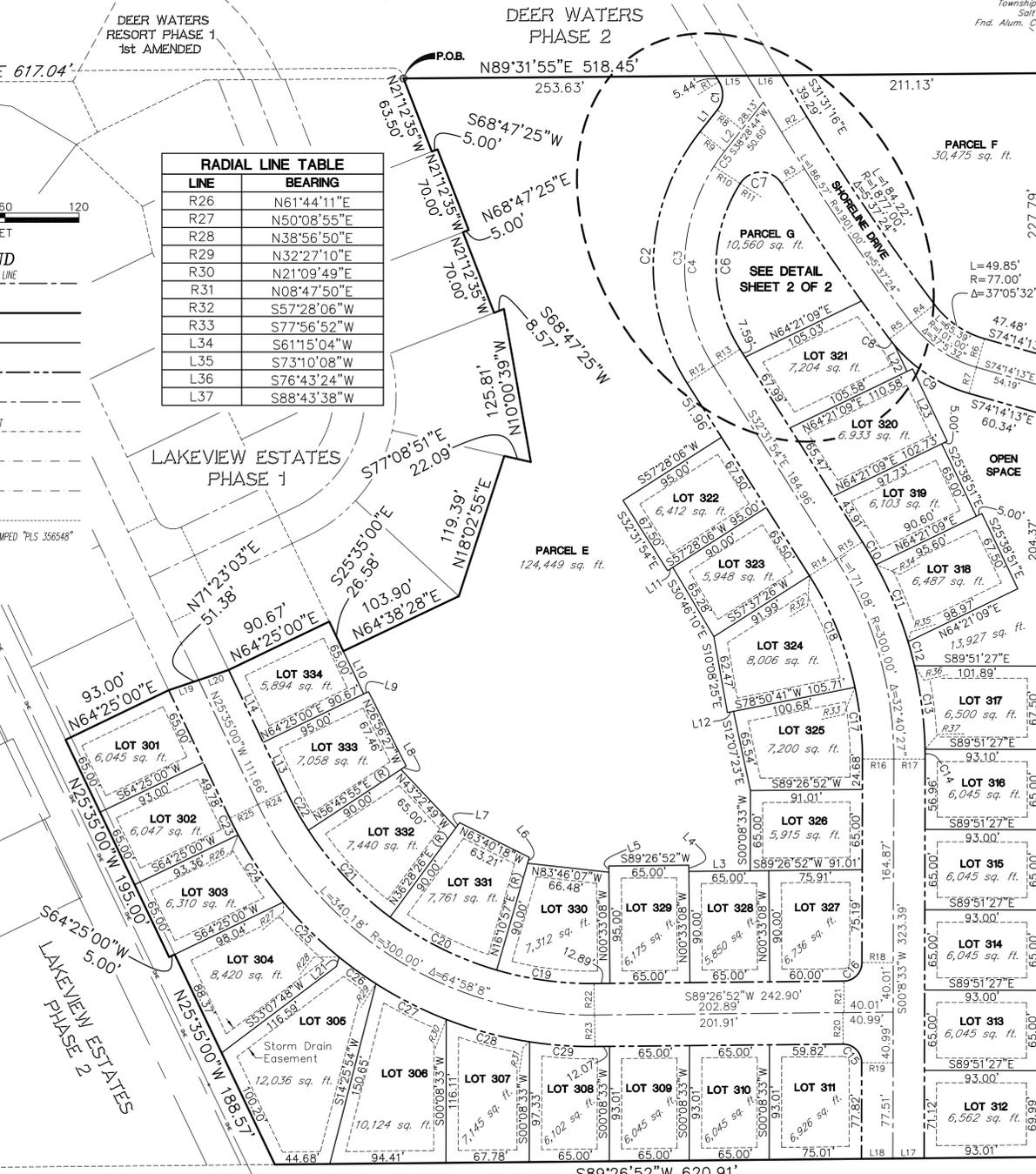
N89°31'55"E 617.04'



LEGEND
29 28 = SECTION CORNER & SECTION LINE
32 33 = BOUNDARY LINE
= LOT LINE
= RIGHT OF WAY LINES
= ROAD CENTER LINES
= 50.00' POWER LINE EASEMENT
= 15.00' UTILITY EASEMENT
= 20.00' UTILITY EASEMENT
= DIMENSION LINES
● = SET #5 REBAR AND CAP STAMPED "PLS 356548"
○ = FOUND EVIDENCE AS NOTED
-0A = OVER ALL DISTANCE
(R) = RADIAL BEARING

LINE	BEARING
R26	N61°44'11"E
R27	N50°08'55"E
R28	N38°56'50"E
R29	N32°27'10"E
R30	N21°09'49"E
R31	N08°47'50"E
R32	S57°28'06"W
R33	S77°56'52"W
L34	S61°15'04"W
L35	S73°10'08"W
L36	S76°43'24"W
L37	S88°43'38"W

LINE	LENGTH	BEARING
R1	20.00'	S58°28'44"W
R2	24.00'	N58°28'44"E
R3	22.00'	S57°25'30"W
R4	24.00'	N52°51'20"E
R5	22.00'	S52°51'20"W
R6	24.00'	N15°45'47"E
R7	22.00'	S15°45'47"W
R8	25.50'	N51°31'16"W
R9	25.50'	N51°31'16"W
R10	25.50'	S57°17'22"E
R11	20.00'	S57°17'22"E
R12	25.50'	S57°28'06"W
R13	25.50'	N57°28'06"E
R14	25.50'	S57°28'06"W
R15	25.50'	N57°28'06"E
R16	25.50'	N89°51'27"W
R17	25.50'	S89°51'27"E
R18	25.50'	N89°51'27"W
R19	25.50'	N89°51'27"W
R20	25.50'	S00°33'08"E
R21	25.50'	N00°33'08"W
R22	25.50'	N00°33'08"W
R23	25.50'	S00°33'08"E
R24	25.50'	N64°25'00"E
R25	25.50'	S64°25'00"W



CURVE	LENGTH	RADIUS	DELTA
C1	24.44'	200.00'	70°00'00"
C2	217.51'	175.50'	71°00'38"
C3	185.91'	150.00'	71°00'38"
C4	170.80'	150.00'	65°14'32"
C5	15.10'	150.00'	04°46'06"
C6	143.54'	124.50'	66°03'29"
C7	40.04'	20.00'	114°42'52"
C8	6.48'	123.00'	03°01'15"
C9	79.63'	123.00'	37°05'32"
C10	21.49'	325.50'	03°46'58"
C11	67.71'	325.50'	11°55'04"
C12	20.19'	325.50'	03°33'16"
C13	68.19'	325.50'	12°00'14"
C14	8.04'	325.50'	01°24'55"
C15	23.74'	15.00'	90°41'41"
C16	23.38'	15.00'	89°18'19"
C17	58.42'	274.50'	12°11'40"
C18	98.12'	274.50'	20°28'47"
C19	80.18'	274.50'	16°44'06"
C20	97.21'	274.50'	20°17'29"
C21	97.21'	274.50'	20°17'29"
C22	36.66'	274.50'	07°39'05"
C23	15.23'	325.50'	02°40'49"
C24	65.83'	325.50'	11°35'15"
C25	63.64'	325.50'	11°12'05"
C26	36.90'	325.50'	06°29'40"
C27	64.13'	325.50'	11°17'21"
C28	70.26'	325.50'	12°21'59"
C29	53.12'	325.50'	09°20'58"

LINE	LENGTH	BEARING
L1	22.46'	S38°28'44"W
L2	22.46'	S38°28'44"W
L3	49.91'	S89°26'52"W
L4	5.00'	N00°33'08"W
L5	5.04'	N00°33'08"W
L6	5.08'	N16°10'57"E
L7	5.08'	N36°28'26"E
L8	5.00'	N56°45'55"E
L9	4.33'	N64°25'00"E
L10	38.42'	N25°35'00"W
L11	5.00'	S57°28'06"W
L12	4.94'	S78°50'41"W
L13	43.55'	N25°35'00"W
L14	65.00'	N25°35'00"W
L15	25.68'	S89°31'55"W
L16	28.01'	N89°31'55"E
L17	25.50'	S89°51'27"E
L18	25.50'	N89°51'27"W
L19	25.69'	S71°23'03"W
L20	25.69'	N71°23'03"E
L21	7.86'	S16°19'09"W
L22	23.67'	S25°38'51"E
L23	65.00'	S25°38'51"E

SURVEYORS CERTIFICATE
I, David E. Hawkes, certify that I am a Professional Land Surveyor holding license number 356548 in accordance with Title 58, 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 17-23-17 and that I have verified all measurements, have placed monuments as shown herein.

NARRATIVE
See Record of Surveys #2698 and 2888 filed with the Wasatch County Surveyor.

BOUNDARY DESCRIPTION
A parcel of land lying and situate in the Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian. Comprising the remaining 11.68 acre portion of Wasatch County Tax Parcel 00-0021-8159 described in that certain Warranty Deed recorded as Entry #467738 of the Wasatch County Records. Basis of Bearing for subject parcel being GEODETIC NORTH as determined by GPS or North 89°36'36" East 5328.77 feet measured between the Northwest and Northeast Corners of said Section 17. Subject parcel being more particularly described as follows:
Commencing at the BLM 1994 aluminum cap monument monumentalizing the North Quarter Corner of said Section 17, Thence South 89°36'52" West 1309.68 feet coincident with the north line of the Northwest Quarter of said Section 17 to a point on the west sixteenth section line; Thence South 00°29'05" West 880.53 feet coincident with said sixteenth section line to a number five rebar and cap stamped "PLS 356548"; Thence North 89°31'55" East 617.04 feet to the True Point of Beginning; Thence North 89°31'55" East 518.45 feet coincident with the south boundary of Deer Waters Phase 2 Subdivision; Thence South 00°08'33" West 877.42 feet; Thence South 89°26'52" West 620.91 feet; Thence the following six (6) courses coincident with the boundary of Lakeview Estates Phase 2, 1) North 25°35'00" West 188.57 feet; 2) South 64°25'00" West 5.00 feet; 3) North 25°35'00" West 195.00 feet; 4) North 64°25'00" East 93.00 feet; 5) North 71°23'03" East 51.38 feet; 6) North 64°25'00" East 90.67 feet to a point on the boundary of Lakeview Estates Phase 1; Thence the following eleven (11) courses coincident with said Phase 1, 1) South 25°35'00" East 26.58 feet; 2) North 64°38'28" East 103.90 feet; 3) North 18°02'55" East 119.39 feet; 4) South 77°08'51" East 22.09 feet; 5) North 10°00'39" West 125.81 feet; 6) South 68°47'25" West 8.57 feet; 7) North 21°12'35" West 70.00 feet; 8) North 68°47'25" East 5.00 feet; 9) North 21°12'35" West 70.00 feet; 10) North 68°47'25" West 5.00 feet; 11) North 21°12'35" West 63.50 feet to the point of beginning.

Contains 508,811 sq. ft. or 11.68 acres and 34 Lots.

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 name said tract LAKEVIEW ESTATES, PHASE 2, 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 all Open Space areas as easements for public utility and drainage purposes, in witness we have hereunto set our signatures.



OWNERS DEDICATION
Signed this ____ day of ____ 2021.

Holmes Lakeview Estates, L.L.C.
BY:

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

On the ____ day of ____ 2021, personally appeared before me, the undersigned Notary, in and for said County of ____ in said State of Utah, the signers of the above Owner's Dedication, ____ () in number, who duly acknowledged to me that they signed it freely and voluntarily for the purposes therein mentioned.

Notary Public _____ My Commission Expires _____

CONSENT TO RECORD
As the adjacent land owner, UNITED STATES OF AMERICA BUREAU OF RECLAMATION concurs with the survey and common property line shown on this plat and consents to recording.
Signed this ____ day of ____ 2021.

United States of America Bureau of Reclamation
BY: _____
TITLE: _____

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 _____

PREPARED BY:
Boundary Consultants
Professional Land Surveyors

5554 West 2425 North,
Hooper, Utah, 84315
801-792-1569
dave@boundaryconsultants.biz

SHEET 1 OF 2

PREPARED FOR:
DEER WATERS LLC.
2265 East Murray Holladay Road
Holladay, Utah 84117
801-268-6070

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: _____

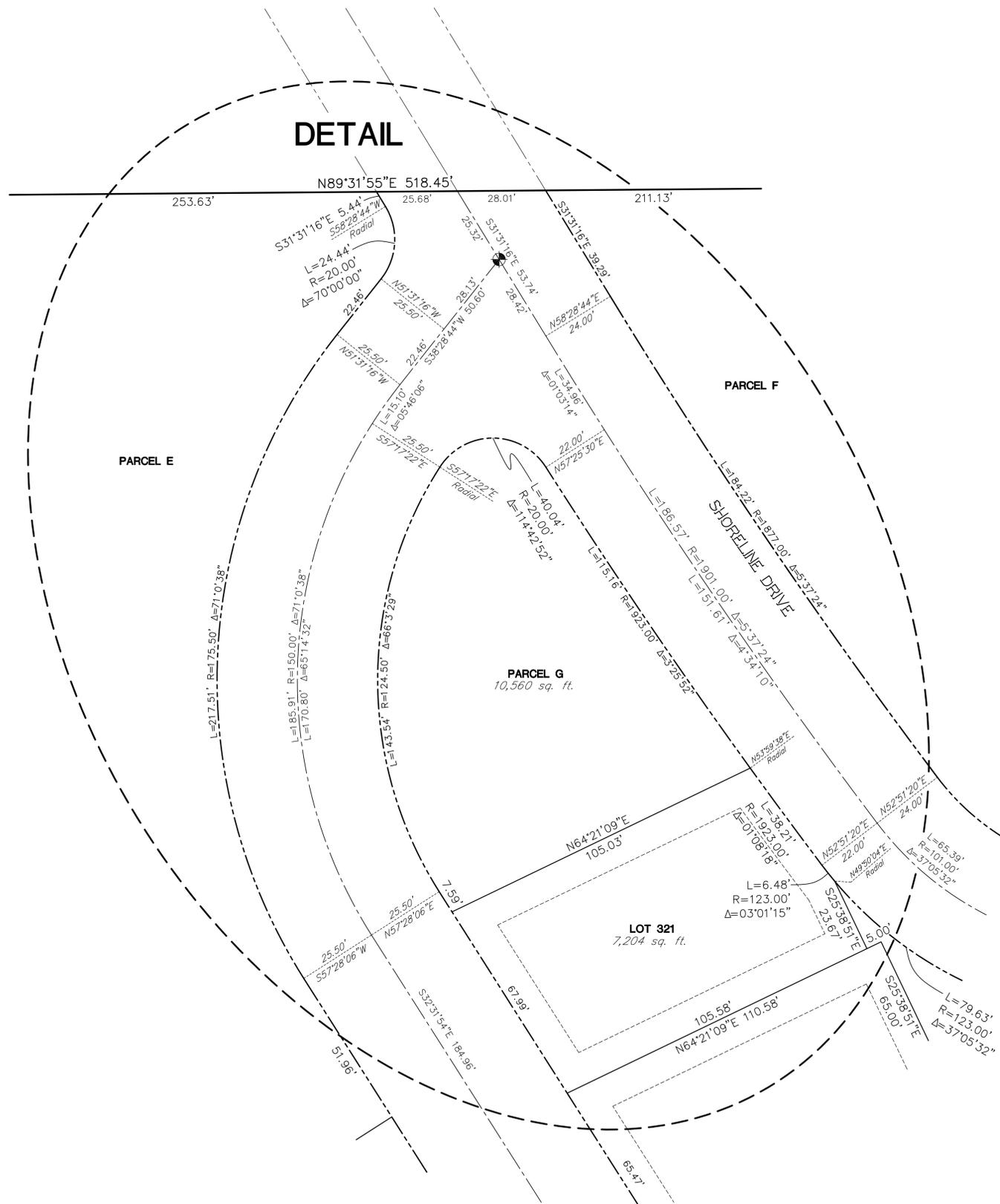
Mayor

WASATCH COUNTY SURVEYOR
Approved this ____ day of ____ 2021
by the Wasatch County Surveyor.
Record of Survey Number 2888

Wasatch County Surveyor

LAKEVIEW ESTATES, PHASE 3
THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

DETAIL



ADDRESS TABLE	
LOT	ADDRESS
301	472 EAST KAYAK DRIVE
302	476 EAST KAYAK DRIVE
303	482 EAST KAYAK DRIVE
304	488 EAST KAYAK DRIVE
305	492 EAST KAYAK DRIVE
306	496 EAST KAYAK DRIVE
307	502 EAST KAYAK DRIVE
308	508 EAST KAYAK DRIVE
309	512 EAST KAYAK DRIVE
310	518 EAST KAYAK DRIVE
311	524 EAST KAYAK DRIVE
311	11617 NORTH DEEPWATER DRIVE
312	11614 NORTH DEEPWATER DRIVE
313	11626 NORTH DEEPWATER DRIVE
314	11642 NORTH DEEPWATER DRIVE
315	11654 NORTH DEEPWATER DRIVE
316	11668 NORTH DEEPWATER DRIVE
317	11682 NORTH DEEPWATER DRIVE
318	11698 NORTH DEEPWATER DRIVE
319	11712 NORTH DEEPWATER DRIVE
320	11726 NORTH DEEPWATER DRIVE
321	11744 NORTH DEEPWATER DRIVE
322	11731 NORTH DEEPWATER DRIVE
323	11717 NORTH DEEPWATER DRIVE
324	11701 NORTH DEEPWATER DRIVE
325	11677 NORTH DEEPWATER DRIVE
326	11663 NORTH DEEPWATER DRIVE
327	11647 NORTH DEEPWATER DRIVE
327	523 EAST KAYAK DRIVE
328	519 EAST KAYAK DRIVE
329	513 EAST KAYAK DRIVE
330	505 EAST KAYAK DRIVE
331	497 EAST KAYAK DRIVE
332	487 EAST KAYAK DRIVE
333	479 EAST KAYAK DRIVE
334	473 EAST KAYAK DRIVE



- LEGEND**
- 29 28 = SECTION CORNER & SECTION LINE
 - 32 33 = BOUNDARY LINE
 - = LOT LINE
 - = RIGHT OF WAY LINES
 - = ROAD CENTER LINES
 - = 50.00' POWER LINE EASEMENT
 - = 15.00' UTILITY EASEMENT
 - = 20.00' UTILITY EASEMENT
 - = DIMENSION LINES
 - = SET #5 REBAR AND CAP STAMPED "PLS 356548"
 - = FOUND EVIDENCE AS NOTED
 - CA = OVER ALL DISTANCE
 - (R) = RADIAL BEARING



SHEET 2 OF 2

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 _____

When Recorded Return To:

TOWN OF HIDEOUT
Attn: Town Clerk
10860 N. Hideout Trail
Hideout, Utah 84036

Tax Parcel No.: 00-0020-8159

Ent 465529 Bk 1257 Pg 491-499
Date: 09-JUL-2019 4:39:01PM
Fee: \$40.00 Check Filed By: TC
PEGGY FOY SULSER, Recorder
WASATCH COUNTY CORPORATION
For: VANDEN AKKER JOEL

DEED RESTRICTION

This *Deed Restriction* ("**Restriction**") is made with respect to the Property, as identified below, for the benefit of the Town of Hideout, a political subdivision of the State of Utah ("**Town**"), by the following individuals and entities (collectively, referred to herein as "**Owner**");

Jill Vanden Akker nka Jill Vanden Akker Martin, as to a ¼ interest in the Property;

Nakker Properties L.P., an Idaho limited partnership, as to a ¼ interest in the Property;

Joel Wright Vanden Akker and Leigh M. Vanden Akker, trustees of the Joel & Leigh Vanden Akker Family Trust dated December 28, 2000, as to a ¼ interest in the Property; and

Joel Vanden Akker, Jill Vanden Akker Martin & Richard Van Den Akker, trustees of the RJJ Trust dated August 1, 2009, as to a ¼ interest in the Property.

RECITALS

A. Owner owns certain real property ("**Property**") located in Wasatch County, known as Wasatch County Tax Parcel No. 00-0020-9604, and more particularly described on **Exhibit A** hereto.

B. Owner desires to rezone the property from "Mountain" to the "Residential Medium Density" classification identified in Section 11.07.143 of the Town's code.

C. Owner is willing to voluntarily enter into this Restriction for the express benefit of the Town in connection with the rezone of the Property.

RESTRICTION

For valuable consideration, acknowledged and received, Owner agrees as follows for the benefit of the Town:

1. **Building Height**. No residential structure, home, building, or improvement on the Property will exceed a height of thirty-five (35) feet above the natural grade of the Property at the measured from the lowest exposed portion of such structure.

2. Front Setback. The front setback for each residential structure within the Property will be at least twenty-five feet (25').

3. Minimum Driveway Length. Residential structures will have a minimum driveway length of twenty-five feet (25').

4. Front Elevations. To encourage a non-uniform feel of structures on the Property, the front elevation of each residential structure will vary from the residential structure on either side as follows: either (a) such front elevation will have an offset of at least five feet (5') from adjacent residential structures relative to the distance to the edge of payment; or (b) the vertical plane of such front elevation will vary at least fifteen degrees (15°) from the vertical plane of adjoining structures.

5. Density. The density for development on the Property will be limited to six (6) residential lots per acre. No more than one (1) detached single-family residence may be constructed on each lot within the Property. Attached residences or multi-family dwellings are not permitted on the Property.

6. Application of Restrictions. The restrictions set forth in this Restriction shall apply to development of the Property; provided, however, that if any applicable zoning ordinance or regulation is modified or amended to provide for more restrictive terms or conditions (i.e. lower building height, increased setbacks and driveway length, additional elevation requirements, or lower density) and such modification or amendment becomes effective prior to the date a completed development application has submitted to the town, the more restrictive terms or conditions will apply.

7. Run with the Land. This Restriction and the terms and conditions hereof will run with the land and be binding on Owner's successors, assigns, beneficiaries, and grantees. The Restriction will survive subdivision of the Property and will apply in full force to each lot created on the Property.

8. Enforcement by the Town. The Town may enforce this Restriction against Owner, and any successor, assign, beneficiary, or grantee having, or claiming, any interest in the Property. The Town may enforce this Restriction through any applicable procedure or proceeding including, without limitation, actions in law or equity. The Town may deny any development application or permit request which fails to comply with the terms and conditions of this Restriction. In the event of any proceeding to interpret or enforce this Restriction, the prevailing party shall be entitled to an award of costs and fees incurred, including reasonable attorneys' fees. The Town's right to enforce this Restriction does not create a right of enforcement in any third-parties.

//

//

LEGAL DESCRIPTION OF THE PROPERTY

Beginning at a point South $89^{\circ}33'19''$ West along the section line 3996.525 feet and South $0^{\circ}15'12''$ West 880.56 feet from the Northeast corner of Section 17, Township 2 South, Range 5 East, Salt Lake Base and Meridian, and running thence North $89^{\circ}28'38''$ East 1110.39 feet; thence South $0^{\circ}05'38''$ West 877.09 feet; thence South $89^{\circ}23'57''$ West 1112.85 feet to the west line of the east 1/2 of the Northwest Quarter of said Section 17; thence North $0^{\circ}15'12''$ East along said west line 878.64 feet to the point of beginning.

Area 22.40 acres, more or less.

File Attachments for Item:

2. Review and possible recommendation to Town Council regarding the final Deer Waters Phase 4 Subdivision



Staff Report for Ratification for Deer Waters Phase 4 Subdivision

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Deer Waters Phase 4 –Phase 4 Subdivision Approval (after expiration)

Date: 12 November 2021

Submittals: Subdivision Plat for Phase 4

The Deer Waters Phase 4 subdivision received Final Plat Approval on April 8, 2021 for Phases 3 and 4. Phase 3 was recorded on May 7, 2021 but Phase 4 was delayed and as of October 8, 2021, more than six (6) months had passed without being recorded. The Hideout Town Code, Section 11.06.36, states, “The Town Council may grant a one-time extension to the recording of the Final Plat not exceeding six (6) months; provided, that the Developer submits the request for extension prior to expiration of the Final Plat and satisfies any new Town requirements pertaining to the public health, safety and welfare.”

The Applicant missed the six-month window in which to request an extension and must now go back to the Planning Commission for Subdivision recommendation and Town Council for approval.

There are no changes proposed by the Applicant for Deer Waters Phase 4 and there have been no changes to the Town requirements pertaining to the public health, safety and welfare which would apply to this application. Phase 4 is subject to the vested code based on the MDA which was recorded on September 18, 2017

The MDA requires the dedication of the JSSD parcel upon recordation of the final plat to the town. A portion of that parcel shall be included in the final plat as Shoreline Drive.

- This should be clearly noted and included on the final plat for recordation.

Staff is recommending that the Planning Commission review and forward a positive recommendation to the Town Council on the Final Subdivision for Deer Waters Phase 4. This project was reviewed by the Town Planner and Town Engineer in detail back in March/April 2021 and will not be formally reviewed by the Town Planner or Town Engineer this round since no changes are proposed.

DEER WATERS RESORT, PHASE 4
THE TOWN OF HIDEOUT, WASATCH COUNTY, UTAH
 LYING AND SITUATE IN THE NORTHWEST QUARTER OF SECTION 17,
 TOWNSHIP 2 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING

N89°36'36"E 5328.77' (Meas.)
 N89°36'52"E 2619.54' (Meas.)
 N89°36'59"E (RGS 2688) N89°34'54"E 2619.72' (RGS 1544)

Northwest Corner Section 17,
 Township 2 South, Range 5 East,
 Salt Lake Base and Meridian.
 Find Alum Cap Monument
 BLM 1994.

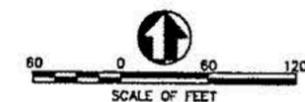
North Quarter Corner Section 17,
 Township 2 South, Range 5 East,
 Salt Lake Base and Meridian.
 Find Alum Cap Monument, BLM 1994.

Northwest Corner Section 17,
 Township 2 South, Range 5 East,
 Salt Lake Base and Meridian.
 Find Brass Cap Monument
 Wasatch Co. Eng Assoc. 1973

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	LENGTH	BEARING
L1	44.01'	S74°14'13"E
L2	43.53'	S44°39'39"E
L3	27.00'	S17°14'27"W
L4	42.98'	S29°21'12"E

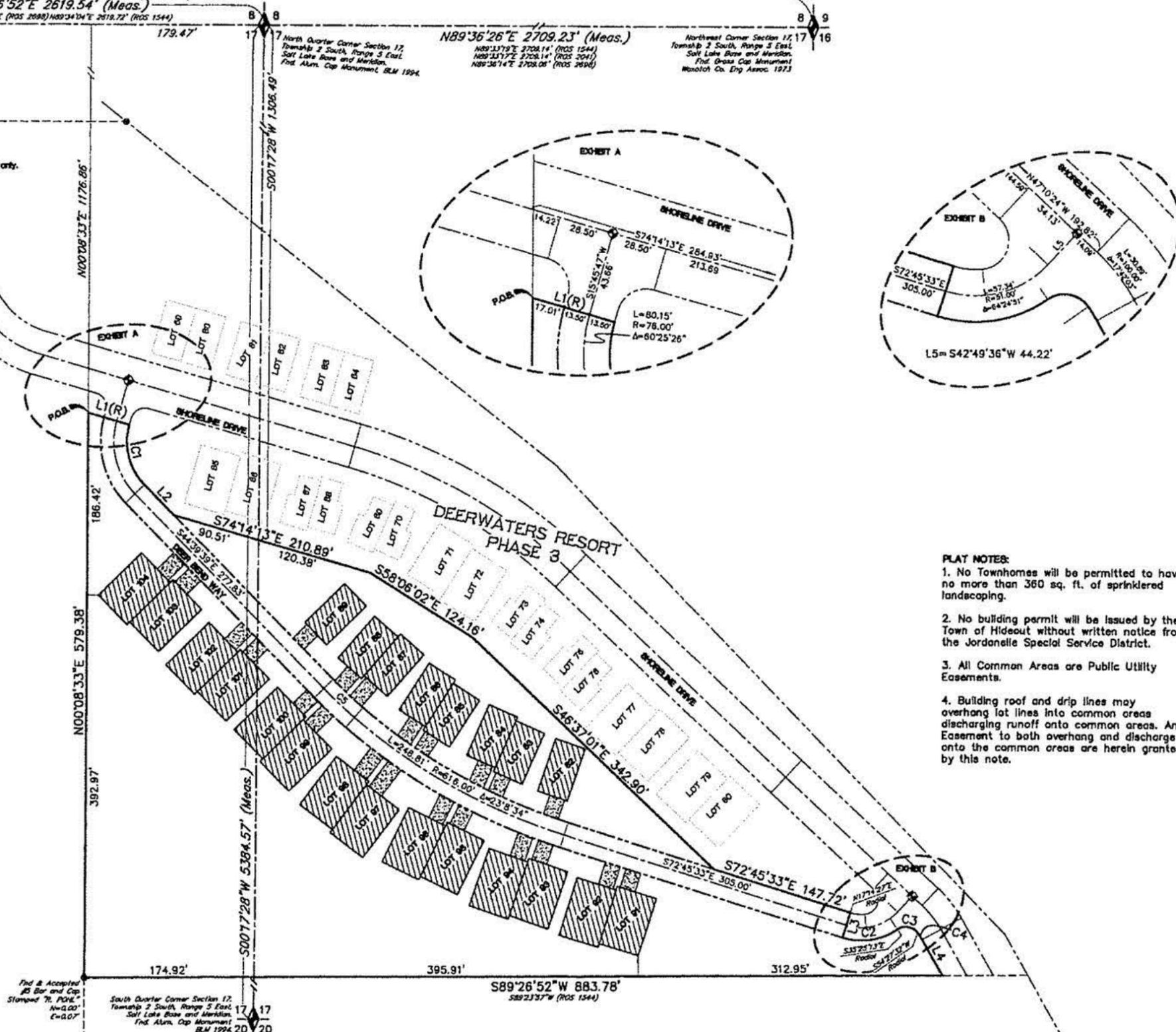
CURVE	LENGTH	RADIUS	DELTA
C1	65.91'	62.50'	60°25'26"
C2	59.28'	64.50'	52°39'40"
C3	23.53'	15.00'	89°52'44"
C4	8.42'	78.00'	06°11'16"
C5	43.33'	501.00'	4°57'20"



- LEGEND**
- 29 28 = 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 SURVEYOR/CAP STAMPED PLS 15060M
- = FOUND EVIDENCE AS NOTED
- ⊙ = FOUND RIGHT OF WAY MONUMENT
- RGS = RECORD OF SURVEY
- Calc = CALCULATED
- (M) or (MEAS.) = MEASURED
- = COMMON AREA
- ▨ = LIMITED COMMON AREA
- ▩ = PRIVATE AREA

PREPARED BY:
Boundary Consultants
 5554 West 2425 North,
 Hooper, Utah, 84315
 801-792-1669
 dave@boundaryconsultants.biz
FOR:
DEER WATERS 2, LLC
 2265 East Murray Holladay Road
 Holladay, Utah 84117
 801-268-6070



- PLAT NOTES:**
- No Townhomes will be permitted to have no more than 360 sq. ft. of sprinklered landscaping.
 - No building permit will be issued by the Town of Hideout without written notice from the Jordanville Special Service District.
 - All Common Areas are Public Utility Easements.
 - 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.

SURVEYORS CERTIFICATE

I, David E. Howies, certify that I am a Professional Land Surveyor holding license number 358348 in accordance with Title 58, 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 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE

See Record of Survey #2888 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 Northwest Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising the remaining 3.77 acre portion of that particular parcel of land lying Southwesterly of State Road 248 (Project Number NF-51) being a part of that certain parcel of land described in that certain Warranty Deed recorded as Entry 441884, in Book 1199, at Page 0698 of the Wasatch County Records. Basis of bearing for subject parcel being South 89°36'59" West 2619.54 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 North 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 00°08'33" West 1176.86 feet to the True Point of Beginning; Thence the following twelve (12) courses coincident with the southerly boundary of Deer Waters Resort Phase 3 as recorded in the Wasatch County Records, 1) South 74°14'13" East 44.01 feet to a point of curvature; 2) Southeastery 65.91 feet along the arc of a 62.50 foot radius curve to the left (center bears South 74°14'13" East) through a central angle of 60°25'26" to a point of tangency; 3) South 44°39'39" East 43.53 feet; 4) South 74°14'13" East 210.89 feet; 5) South 58°08'02" East 124.16 feet; 6) South 46°37'01" East 342.90 feet; 7) South 72°45'33" East 147.72 feet; 8) South 17°14'27" 27.00 feet along a radial line to a point of curvature; 9) Northeastery 59.28 feet along the arc of a 27.00 foot radius curve to the left (center bears North 17°14'27" East) through a central angle of 52°39'40" to a point of reverse curvature; 10) Easterly 23.53 feet along the arc of a 15.00 foot radius curve to the right (center bears South 35°25'13" East) through a central angle of 89°52'44" to a point of compound curvature; 11) Southeastery 8.42 feet along the arc of a 78.00 foot radius curve to the right (center bears South 54°27'32" West) through a central angle of 06°11'16" to a point of tangency; 12) South 29°21'12" East 42.98 feet; Thence South 89°26'52" West 883.78 feet to a number five rebar and cap stamped "R. POHL"; Thence North 00°08'33" East 578.38 feet to the point of beginning.

Contains 3.77 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 name said tract DEER WATERS RESORT, PHASE 4, 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.

Dear Waters 2, LLC
 BY: Nathan A. Brockbank, Its Manager

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 _____

SHEET 1 OF 2

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

File Attachments for Item:

3. Review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot 37



Staff Review of Proposed Subdivision Amendment

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

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

Re: Hideout Canyon Phase 1 – Lot 37 Amendment to Residential Subdivision

Date: November 12, 2021

Submittals: The Applicant submitted the following plans:

- *Subdivision Amendment Application dated 12 October 2021*
 - *Undated and Unsigned Subdivision Plat*
-

Overview of Current Site Conditions

Site Area: Lot Size is 4,225 SF (plus common space surrounding)

Zoning: Residential Specially Planned Area (RSPA) and within a Residential Medium Density (RMD) Density Pod

Required Setbacks: Front: 20'
Rear: 20'
Side (distance between buildings): 10' minimum

Max Height: 42' maximum (3 ½ stories)

Planning Overview

The Applicant is proposing to change a driveway location for Lot 37 in the Hideout Canyon Subdivision (901 East Longview Drive). The existing driveway location (limited common designation) is a single driveway layout for two houses; this house and the one next door to the north. The owner desires to have a driveway that is not shared and is recommending the proposed driveway configuration illustrated by hatching on the attached plat. A few issues must be addressed and/or conditions attached to an approval of the proposed Subdivision Amendment:



1. If the proposed driveway amendment is approved, will the two driveways be completely independent or will the proposed amendment simply result in additional pavement, stormwater runoff, and site disturbance? The two driveways should be completely separated (no physical connections). The plat should be revised to show space between the two driveway easements (a strip of 'common' land, not 'limited common' with cross hatching).
2. The Applicant provided a topo map (attached) with existing grading. The Applicant noted that final grading would likely result in retaining walls approximately 4'-0" high for the back-out area.
3. The back-out area proposed for Lot 37 is quite close to Longview Drive and should be removed.
4. The Applicant indicated the driveway to the north (north end of the existing shared driveway) is approximately 79'-0" from this proposed driveway connection to Longview Road. This should be confirmed at the meeting.
5. If the back out area is not removed, the Applicant shall provide a cross-section drawing of the driveway and back out area (from the house to the centerline of Longview Drive) to help the Planning Commission understand how the final layout will appear from the road view. In addition, this cross-section should include retaining wall heights and materials for review by the Planning Commission, the Town Planner and the Town Engineer.
6. Any approval by the Town must be reviewed and approved by the HOA Design Review Committee.

November 17, 2021

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

RE: Hideout Canyon Phase 1 - Lot 37 Plat Amendment Application Comments

Mayor Rubin,

The Applicant is proposing to change a driveway location for Lot 37 in the Hideout Canyon Subdivision (901 East Longview Drive). We have the following comments:

1. Although it is generally recommended that development not increase the number of driveway accesses on Longview Drive, it may make sense to eliminate a shared driveway. The Applicant shall clarify if the proposed end result is two separate driveways. Should they add an access to Longview Drive, we would like to see the shared driveway connection removed.
2. The driveway cannot exceed 14% slope. Proposed grading should be provided for the Planning Commission, Town Engineer and Town Planner to review at the meeting.

Sincerely,
T-O Engineers



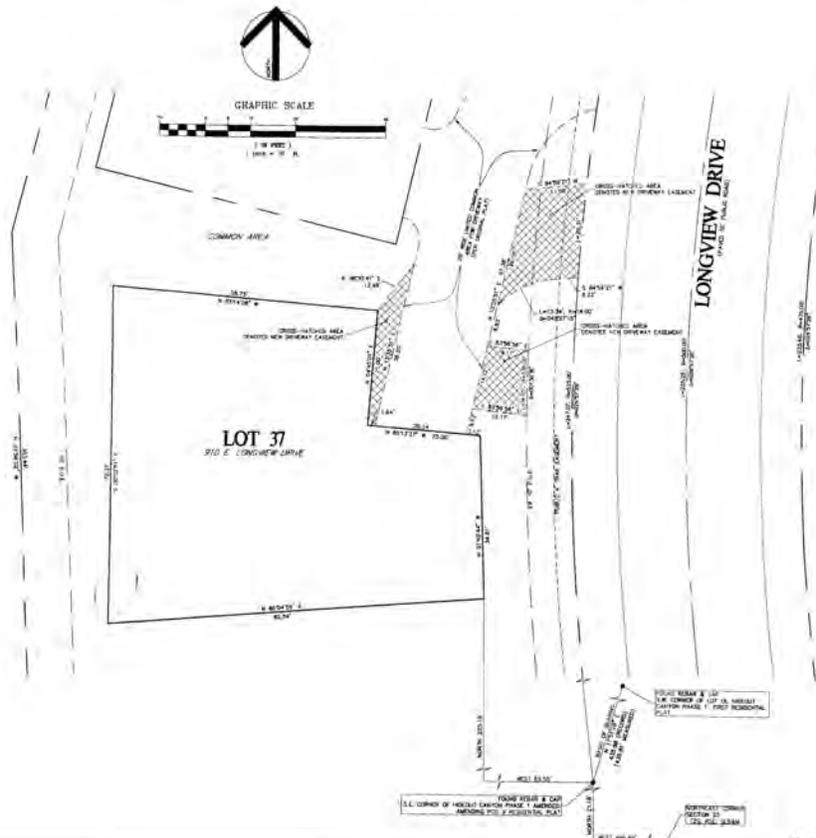
Ryan Taylor, P.E.
Project Manager

HIDEOUT CANYON PHASE 1, 2ND AMENDED AMENDING LOT 37 OF POD 9 RESIDENTIAL PLAT

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, T2S, R5E, S1B&M



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR AND THAT I HAVE BEEN SO REGISTERED IN THE STATE OF UTAH SINCE 1974 AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAT AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAT AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE LAND SHOWN ON THIS PLAT.

NARRATIVE

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE ORIGINAL PLAT WITH LIMITED EASEMENTS AND TO CORRECT THE ORIGINAL PLAT WITH A CORRECTED ORIGINAL PLAT.
2. THIS PLAT AMENDMENT IS TO CORRECT THE ORIGINAL PLAT WITH A CORRECTED ORIGINAL PLAT.
3. THIS PLAT AMENDMENT IS TO CORRECT THE ORIGINAL PLAT WITH A CORRECTED ORIGINAL PLAT.
4. THIS PLAT AMENDMENT IS TO CORRECT THE ORIGINAL PLAT WITH A CORRECTED ORIGINAL PLAT.
5. THIS PLAT AMENDMENT IS TO CORRECT THE ORIGINAL PLAT WITH A CORRECTED ORIGINAL PLAT.
6. THIS PLAT AMENDMENT IS TO CORRECT THE ORIGINAL PLAT WITH A CORRECTED ORIGINAL PLAT.

BOUNDARY DESCRIPTION

LOT 37 OF HIDEOUT CANYON PHASE 1, 2ND AMENDED AMENDING LOT 37 OF POD 9 RESIDENTIAL PLAT AS PLAT 9 OF THE 1ST AMENDED HIDEOUT CANYON PHASE 1, 2ND AMENDED AMENDING LOT 37 OF POD 9 RESIDENTIAL PLAT.

OWNER'S DECLARATION

WE, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY CERTIFY THAT WE ARE THE OWNER(S) OF THE PROPERTY SHOWN ON THIS PLAT AND THAT WE HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND THAT WE HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT.

ACKNOWLEDGEMENT (CORPORATE)

STATE OF UTAH
COUNTY OF WASATCH
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT THE ABOVE NARRATIVE AND BOUNDARY DESCRIPTION WAS FILED IN MY OFFICE ON THIS DATE AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND THAT I HAVE PERSONALLY CONDUCTED A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT.

ACCEPTANCE OF LEGISLATIVE BODY

THE BOARD OF COUNTY COMMISSIONERS OF WASATCH COUNTY, UTAH, HEREBY APPROVES THE SUBMISSION OF THIS PLAT AMENDMENT TO THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH, AND HEREBY ACCEPTS THE SUBMISSION OF ALL STREETS, EASEMENTS AND OTHER RIGHTS OF LAND SHOWN ON THIS PLAT AND HEREBY AGREES TO BE BOUND BY THE PROVISIONS OF THE PUBLIC RECORDS OF WASATCH COUNTY, UTAH.

COUNTY SURVEYOR

APPROVED AS TO FORM BY ME ON _____ A.D. 20__

COUNTY SURVEYOR

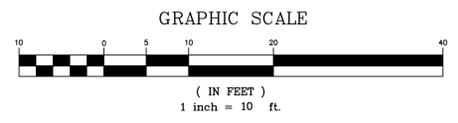
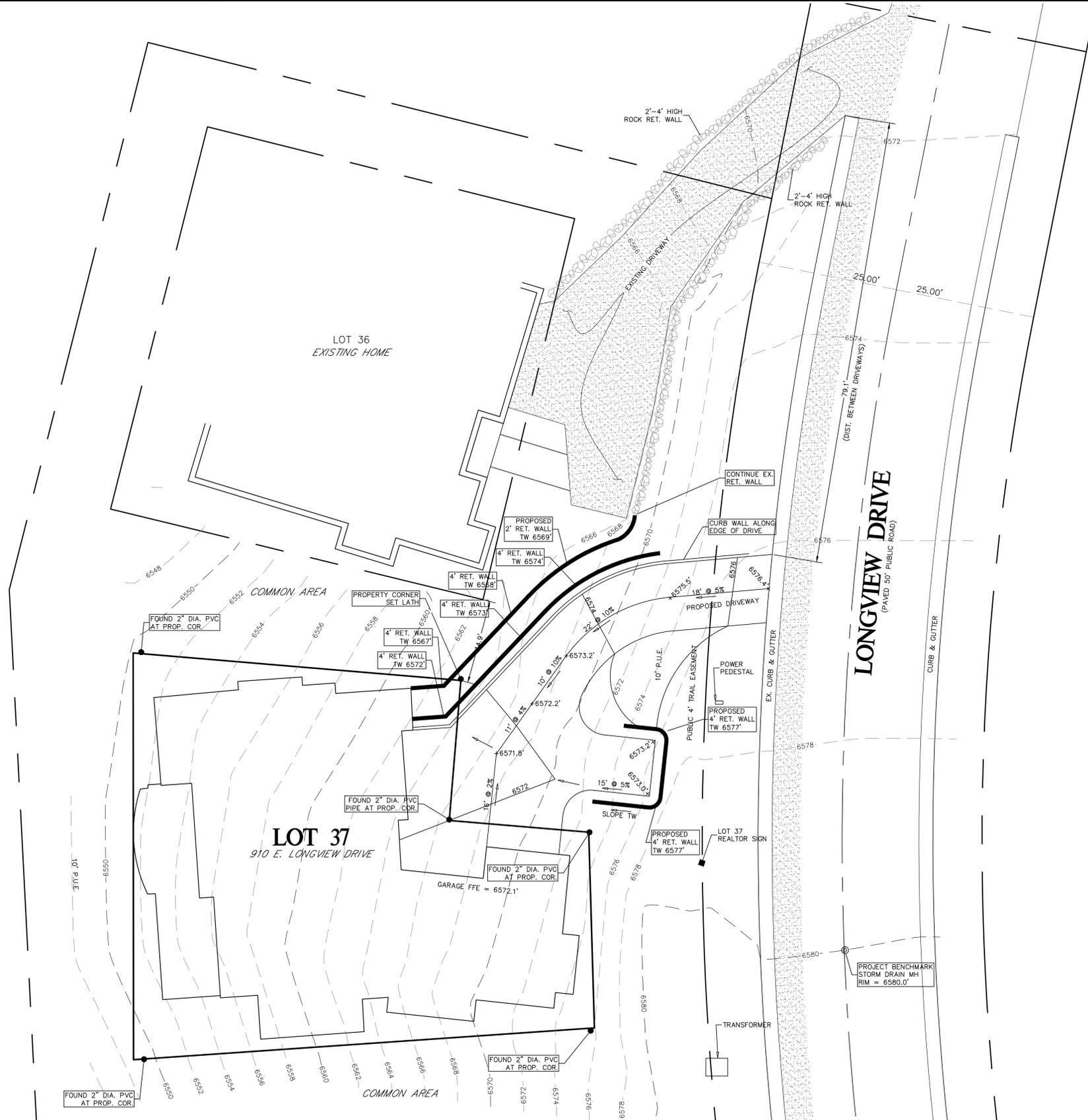
HIDEOUT CANYON PHASE 1, 2ND AMENDED
AMENDING LOT 37 OF
POD 9 RESIDENTIAL PLAT
A RESIDENTIAL DEVELOPMENT

TOWN OF HIDEOUT _____ WASATCH COUNTY, UTAH
SHEET 1 OF 1

PREPARED BY:
Evergreen Engineering, Inc.
1000 South Main Street, Suite 100, Salt Lake City, UT 84143
Phone: (801) 551-5462
Fax: (801) 551-5462
E-mail: info@evergreeneng.com



DATE OF THIS PLAT: _____
BY: _____
WASATCH COUNTY RECORDS



LEGAL DESCRIPTION

LOT 37, HIDEOUT CANYON PHASE 1 AMENDED, AMENDING POD 9 RESIDENTIAL PLAT AS FOUND AND ON FILE AT THE WASATCH COUNTY RECORDER'S OFFICE, ENTRY NO. 334044, BOOK 963, PAGE 1979-1988.
CONTAINS 4,800 SQUARE FEET, 0.110 ACRES.

DATE	BY	COMMENTS

SURVEYED BY:
MD/ADM
DRAWN BY:
ADM
CHECKED BY:
ADM

GRADING EXHIBIT, LOT 37
HIDEOUT CANYON PHASE 1 AMENDED
AMENDING POD 9 RESIDENTIAL PLAT
FOR: GRAVITY CONSTRUCTION
DWS: HIDEOUT-37-ROS
JOB NO. 2108

Evergreen Engineering, Inc.
Civil Engineering • Land Surveying • Land Planning
1678 S. Winder Dr., Suite C
P.O. Box 2881 • Park City • Utah • 84060
E-mail: info@evergreen-eng.com

File Attachments for Item:

4. Review and possible recommendation to Town Council regarding Subdivision/Lot Amendment to Hideout Canyon Lot R-3



Staff Review of Proposed Subdivision Amendment

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

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

Re: Hideout Canyon Phase 8 – Lot R-3 Amendment to Residential Subdivision

Date: November 12, 2021

Submittals: The Applicant submitted the following plans:

- *Subdivision Amendment Application dated 12 October 2021*
 - *Undated and Unsigned Subdivision Plat*
-

Overview of Current Site Conditions

Site Area: Lot Size is 4,356 SF (plus common space surrounding)

Zoning: Residential Specially Planned Area (RSPA) and within a Residential Medium Density (RMD) Density Pod

Required Setbacks: Front: 20'
Rear: 20'
Side (distance between buildings): 10' minimum

Max Height: 42' maximum (3 ½ stories)

Planning Overview

The Applicant is proposing to move a driveway location for Lot R-3 in the Hideout Canyon Subdivision (10652 North Reflection Ridge). The existing driveway location (limited common designation) is a 20'-0" wide single driveway that is centered on the property creating an awkward garage location for the proposed house. The Applicant desires to have the garage and the driveway moved slightly to the north.

A few issues must be addressed and/or conditions attached to any approval of the proposed Subdivision Amendment:



1. The Applicant provided a site plan illustrating where the new road, Reflection Lane, was built in relation to this lot. It appears Reflection Lane was not built according to the approved Hideout Canyon Phase 8 plat and is now located across the street bifurcating Lot 6. The 'T' intersection is essentially located slightly south of Lot 37.
2. The proposed location for the driveway provides additional space between the 'T' intersection and the driveway itself. This additional space may help to reduce traffic conflicts between the driveway and the intersection.
3. This amendment to the Hideout Canyon Phase 8 subdivision should also include a second amendment to correct the location of Reflection Lane so that the final subdivision plat accurately reflects what was actually built, assuming the road has approval from the Town Engineer to remain in the current location.
4. Any approval by the Town must be reviewed and approved by the HOA Design Review Committee.

November 17, 2021

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

RE: Hideout Canyon Phase 8 - Lot R-3 Plat Amendment Application Comments

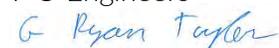
Mayor Rubin,

The Applicant is proposing to move a driveway location for Lot R-3 in the Hideout Canyon Subdivision (10652 North Reflection Ridge). We have the following comments that must be resolved before the plat can be amended:

1. The overall Hideout Canyon Phase 8 plat would need to be amended to match the existing conditions of the site.
 - a. A road was built through Lot 6 (i.e. construction did not match the recorded plat / it was not done according to plans).
 - i. This Lot 6 would need to become a parcel dedicated partially as ROW (as appropriate) and the rest as a public utility easement.
 - b. The sewer currently doesn't go anywhere once it reaches the manhole at the end of the road. A line needs to be run down to the principal Hideout Sewer Main that exists down the hill.
 - i. David Erichsen (the prior Town Engineer and the engineer for this development) acknowledged this at some point last year and stated that he would look into the situation and remedy it. We haven't heard anything further.
 - c. The road does not end in a cul-de-sac, but rather a dead-end. This is not reflected as a dead-end on the plat. This was not constructed according to the approved plat.
2. There appears to be a manhole in the vicinity of the proposed location of the relocated driveway for Lot R-3. The Applicant must confirm the location of the manhole prior to plat amendment.
 - a. Prior to placement of road base and formwork for the driveway pour, T-O Engineers and The Town must be contacted 48 hours in advance to discuss how access to the manhole is to be maintained. The new driveway location must be designated as "limited common area / public utility easement".
3. The driveway cannot exceed 14% slope. Proposed grading should be provided for the Planning Commission, Town Engineer and Town Planner to review at the meeting.

Sincerely,

T-O Engineers



Ryan Taylor, P.E.

Project Manager

HIDEOUT CANYON PHASE 8 RESIDENTIAL PLAT, LOT R-3 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, T2S, R5E, S18AM



VICINITY MAP



GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I, SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR AND THAT I HAVE CONDUCTED AN ACCURATE SURVEY OF THE STATE OF UTAH AND THAT I HAVE PREPARED A SURVEY OF THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF UTAH.

NARRATIVE

THE PURPOSE OF THIS PLAT AMENDMENT IS TO RELOCATE THE ORIGINAL REFLECTION RIDGE AND TO RELOCATE THE REFLECTION RIDGE TO THE EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NE CORNER OF SECTION 20, T2S, R5E, S18AM. THIS PLAT AMENDMENT IS BASED UPON A SURVEY OF THE PROPERTY THAT WAS MADE BY ME ON _____ A.D. 20____. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF UTAH. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF UTAH. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF UTAH.

BOUNDARY DESCRIPTION

LOT R-3, HIDEOUT CANYON PHASE 8, RESIDENTIAL PLAT, AS SHOWN ON FILE AT THE WASATCH COUNTY RECORDERS' OFFICE, ENTRY NO. 34864, BOOK 915, PAGE 437-442, CONTAINS 4.225 SQUARE FEET, 0.10 ACRES.

BASES OF PLATING

SOUTH 90°00'00" EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NE CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, S18E, S18AM.

DATE: _____ SURVEYOR: _____

OWNER'S DEDICATION

I, THE OWNER, HEREBY DEDICATE TO THE PUBLIC THE REFLECTION RIDGE AND THE REFLECTION RIDGE TO THE EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NE CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, S18E, S18AM. THIS DEDICATION IS MADE FOR THE BENEFIT OF THE PUBLIC AND FOR THE PURPOSE OF THE PRESERVATION OF THE PUBLIC USE OF THE PUBLIC TRAIL.

ACKNOWLEDGEMENT (INDIVIDUAL)

STATE OF _____ COUNTY OF _____

I, THE OWNER, HEREBY ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE CONTENTS OF THIS PLAT AMENDMENT AND THAT I HAVE CONSENTED TO THE RELOCATION OF THE REFLECTION RIDGE AND THE REFLECTION RIDGE TO THE EAST ALONG THE SECTION LINE FROM THE EAST QUARTER CORNER TO THE NE CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 5 EAST, S18E, S18AM.

WITNESSED MY HAND AND SEAL OF OFFICE ON _____ A.D. 20____.

ACCEPTANCE OF LEGISLATIVE BODY

THE TOWN OF HIDEOUT, COUNTY OF WASATCH, APPROVED THIS SURVEYOR'S CERTIFICATE AND THIS PLAT AMENDMENT FOR THE PURPOSE OF THE PRESERVATION OF THE PUBLIC USE OF THE PUBLIC TRAIL.

MAYOR: _____ ATTEST: _____

COUNTY SURVEYOR

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____.

**HIDEOUT CANYON PHASE 8
RESIDENTIAL PLAT,
LOT R-3, AMENDED**
A RESIDENTIAL DEVELOPMENT

TOWN OF HIDEOUT _____ WASATCH COUNTY, UTAH
SHEET 1 OF 1

PREPARED BY:
Evergreen Engineering, Inc.
224 Engineering • Land Surveying • Land Planning
P.O. Box 2881 • Park City • UTAH • 84060
Phone: (201) 355-5482
E-mail: evergreen@evergreen-eng.com

RECORDING INFORMATION

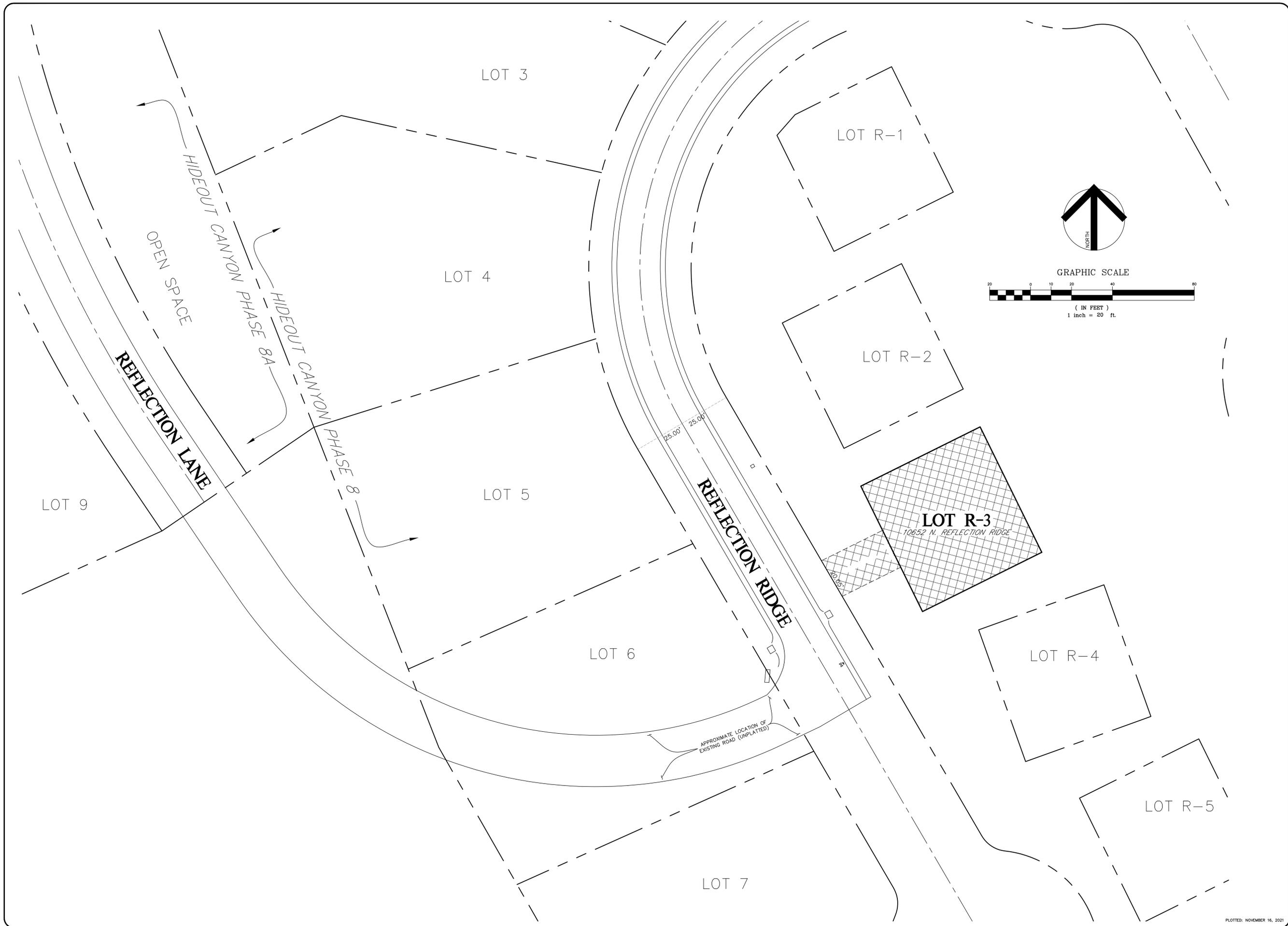
DATE OF UTAH SURVEYING ACT: _____

ENTRY # _____ DATE _____ TIME _____

FILE BOOK _____ PAGE _____

BY _____

WASATCH COUNTY RECORDERS



Evergreen Engineering, Inc.
 Civil Engineering • Land Surveying • Land Planning
 1678 Stevedore Dr., Suite C
 P.O. Box 2861 • Park City • Utah • 84060
 Phone: 435.243.4444
 Email: info@evergreen-eng.com

DATE	BY	COMMENTS

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SURVEYED BY:
MD/ADM

DRAWN BY:
ADM

CHECKED BY:
ADM

**AMENDED PLAT EXHIBIT, LOT R-3
 HIDEOUT CANYON PHASE 8 RESIDENTIAL PLAT**

FOR: **GRAVITY CONSTRUCTION**

DWG: **HIDEOUT8-3R-ROS**

JOB NO: **2105**

File Attachments for Item:

5. Review and possible recommendation to Town Council regarding the Parks, Open Space and Trails plan



Staff Review of Proposed Subdivision Amendment

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

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

Re: Parks, Open Space and Trails Plan (revised 31 October 2021)

Date: November 12, 2021

POST Plan is attached

Overview

The Parks, Open Space and Trails (POST) began in 2019 based upon input from the community during the General Plan process (2018 – 2019). During that extensive process, Hideout Town residents ranked trails and open space among their highest concerns and, ultimately, priorities.

As a result of this input, the Town contracted with Integrated Planning & Design to create a plan. A Steering Committee was created to help identify existing parks, open spaces and trails within the town, rank priorities and guide a plan for implementation of these priorities as well as help to obtain project funding (grants, etc.).

The POST Committee currently includes residents Mary Freeman, John Hopkins, Town Council Member Chris Baier and Planning Commissioner Rachel Cooper in addition to town staff.

Based on requests from the Planning Commissioners at the meeting last month (21 October 2021), the POST plan has been revised to include updated subdivision information – recreational amenities that have been constructed or will be constructed for town-wide use. In addition, some updated language regarding the recommended overpass/underpass for SR 248 has been included.

Staff recommends the Planning Commission review the POST Plan, hold a public hearing and favorably recommend the Plan to the Town Council as an addendum to the 2019 General Plan.



PARKS
OPEN
SPACE & 
TRAIL
PLANNING

POST Planning
Let's Implement



Town of Hideout, UT

Acknowledgements

Steering Committee

Phil Rubin, Mayor
Chris Baier, Town Council
Hanz Johansson, Town Council
Sara Goldkind, Planning Commission
Jan McCosh, Town Administrator

Mayor

Phil Rubin, Mayor

Town Council

Chris Baier
Carol Haselton
Robert Nadelburg
Ralph Severini

Planning Commission

Anthony Matyszczyk, Chair
Bruce Woelfle
Donna Turner
Ryan Sapp
Glynnis Tihansky
Rachel Cooper, Alternate



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Background & Town History

As one of Utah’s newest towns, Hideout was unquestionably settled and incorporated because of its natural beauty and strong connection to the landscape. Stunningly situated atop the waters of the Jordanelle watershed, the town continues to lure new residents on an almost daily basis. They come for the views, the mountain landscape, the water, and proximity to the region’s ski resorts and trail system – they come for the outdoors lifestyle.

Throughout the Wasatch Back, expectations are high pertaining to the outdoors and the way in which we can simultaneously protect and enjoy these special places. A commitment to the responsible enjoyment of the outdoors is deeply embedded within the culture of this region and this fundamental principle serves as the foundation of this parks, trails and open space plan.

The Town completed its General Plan in early 2019 and all three goals of the Community Vision statement directly or indirectly affect parks and open space and trails:

Preserve outstanding views

Cultivate an inviting neighborhood atmosphere

Build a connected community

How to Use This Plan

This plan is the result of considerable mapping and GIS analysis, subdivision and plat record review, demographic research and input from the community. It lays out a framework that is specifically tailored to the Town of Hideout and is designed for immediate implementation.

Park, open space and trail planning is hard work and likely requires an investment by the residents to buy those properties believed to be essential for a balanced community in the future. That is to say, what are the big things the community has to get right to ensure the community is fully connected by way of trails and sidewalks? What kind of gathering places do we need to plan for now to ensure our community can get together for a BBQ? What views would we die on our sword for and what areas should never be disturbed as their very existence has come to define us as a community?

The priorities presented at the end of this document capture much if not all of these ideals. They all cost money or time or require collaboration and negotiation...or all of the above. It is important to consider scheduling – land in this area has consistently increased in value over the past 30 years and this trend is likely to continue. Land that can be purchased today will be significantly less expensive than it will be in five or ten years. And remember that land is sold on the open market and if the Town doesn’t own it, it will likely be built upon. After that moment, there is no turning back the clock.

This planning document is titled Parks, Open Space and Trails (POST) Planning. It’s aptly named: with the completion of this document, the Town is now in the post-planning phase and ready to implement. There will be tweaks and there will be some residents who want to study the details of a recommendation further. While there is nothing wrong with that, now is not the time to look backwards and consistently analyze details to death. This plan was crafted to provide an easy-to-follow framework for the Town of Hideout to begin to implement a parks, open space and trails plan.



The Town's Profile By The Numbers

A few things stand out about Hideout. It is a new Town, having been incorporated in 2010. It is a small town, with less than 1,000 residents. And it is a young town, with a median age of only 26 (Utah is also a young state with a median age of 31, while the median age for the US is significantly higher at 38).

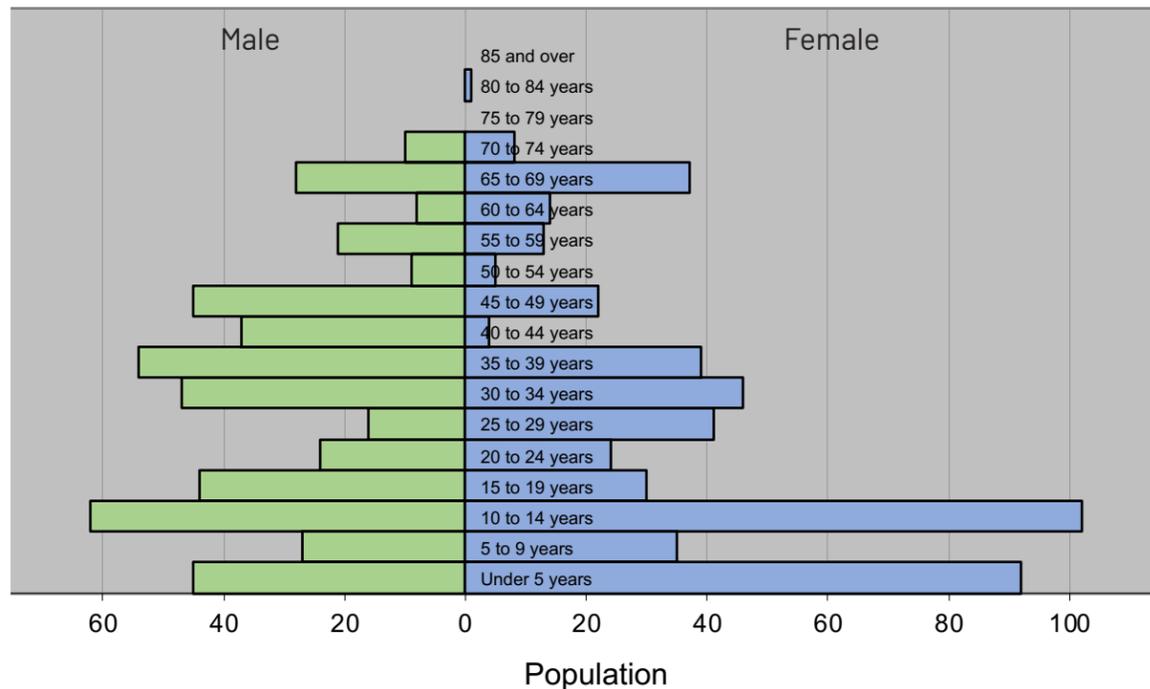
The population pyramid below illustrates the youthful demographics that make up the Town. As of the most recent American Community Survey Census data (2019), almost 80% of the Town is under the age of 40.

The Town has grown quickly over the past decade and is expected to continue to grow at a rapid pace over the next 20 years - about 73% per decade. This rapid rate of growth is estimated to triple the Town's population in only 20 years.

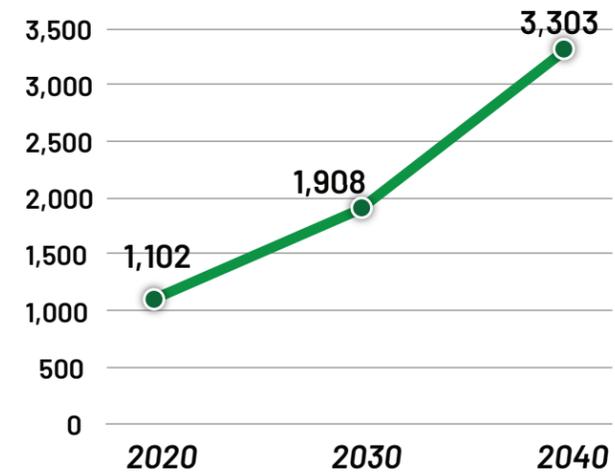
With this growth come expectations for the Town to ensure quality development, to plan for increased infrastructure and to ensure the appropriate recreational amenities are put into place to prepare for these new residents. The existing residents are young and desirable of outdoor opportunities and the demographic of many new residents is likely affluent and middle-aged or older with an expectation to buy into a place that offers outdoor opportunities as well...and they have choice. If these expectations are not met, they can and will move elsewhere.

Population by Age and Gender, 2019

Town of Hideout Population (2019)



Projected Population Growth, 2020-2040



How To Move Forward?

It is a mistake to look too far ahead. Only one link of the chain of destiny can be handled at a time.



Winston Churchill

At the most fundamental level, 'first we plan, and then we do.' Planning is hard work and the Town's successful completion of the 2019 General Plan was the first step to ensuring the Town understood the hard work ahead to build a community. Community rarely just happens; it is created.

The General Plan, like all general plans, does a couple of important things for the Town.

First, it represents a snapshot in time with the required data, graphs, mapping, etc. The Town is able to better comprehend the demographics that define the residents within the community, to understand the geography of land uses in place as well as what is available for future development, and to generally understand what the current 'starting point' looks like for the Town.

But data without in depth analysis are just a representation of 'what is.'

The second and more essential component of the General Plan is its ability to be used as a decision-making document for the Town. Despite the most sophisticated ability to anticipate what lies ahead, not all future conditions can be known with certainty. Situations change, economic conditions improve or decline based upon international conditions, and what seemed important yesterday may be less so tomorrow. But the values of the General Plan must always serve as the Town's north star:

- Preserve outstanding views
- Cultivate an inviting neighborhood atmosphere
- Build a connected community

Providing the Town remains true to these values as defined by the residents, future decisions should result in recommendations such as those in the POST Plan that will result in the kind of Town that Hideout endeavors to become.

A Comprehensive Approach

The following pages outline in detail three very different but complimentary approaches to begin to realize the desired parks, open space and trails in the Town of Hideout – a regulatory approach, a partnership approach, and a financial approach. All three approaches should be deployed simultaneously.



Supplement the Regulatory Toolbox



Partnerships and Collaboration



Financing Tools



Supplement the Regulatory Toolbox

Zoning is the regulatory tool that implements the General Plan. The General Plan is a non-binding document that has no teeth in terms of project development review or application review and assessment. However, private development applications must categorically adhere to the detailed language and requirements contained within the Town's Zoning Ordinance.

Within this ordinance, there are a number of sections in Title 10, Building and Development Regulations which have been revised over the past year and should be reviewed annually to ensure the proposed revisions capture the parks open space and trail requirements and amenities desired. Without continued review and revision, the Planning Commission and Town Council will face day-to-day obstacles when attempting to regulate private developers to safeguard the desired recreational amenities for the future.

What the Recent Revisions to the Zoning Ordinance Include?

10.08.32 PUBLIC TRAILS REQUIREMENTS

1. Public Trails shall be required within each development (within either Open Space or Public Space).
2. Where trails have been previously constructed or identified or approved, Subdivision plans for adjacent properties with the trail locations shown on the proposed Subdivision plan shall provide for the logical connection to the existing trail.
3. Trails should be located and constructed in such a manner as to minimize maintenance and maximize access. Alignment should utilize the natural topography of the land and should follow natural contours where possible, and preserve and promote natural elements, including geologic, scenic, wildlife and historic.
4. The trail grade shall not exceed half the grade of the hillside the trail is traversing to limit erosion. For example, if a trail crosses a hillside with a side slope of twenty percent (20%), the trail grade should not exceed ten percent (10%).
5. Trail proposals through Sensitive Lands will be considered on a case-by-case basis during the application process.
6. The subdivision plat shall show the width of trails, surface material proposed, where located, type of trail, and Open Space.

1. Trails connecting a proposed subdivision to the Town's rights-of-way, or adjacent paved multi-use trails, shall match construction materials and paving typology; a minimum of 10'-0" in width and asphalt paving (with a 6" base).
2. Trails connecting to or proposed for hiking or single-track mountain biking may be constructed with an armored (as needed) soft surface and no less than 4'-0" in width.
7. Subdivision developments shall meet minimum Open Space requirements of the zone classification in which the subdivision is located as set forth in Title 12.
 1. Except as otherwise allowed in the Town Code, areas which have been designated as a Sensitive Lands shall remain as Open Space but may be counted toward up to 33% of the Open Space requirement for the development. If any development has a larger amount of Sensitive Lands than is required to meet the Open Space requirement for such development, density allowances for the extra land required to be left in Open Space may be transferred to other areas if requested and if such transfer will not result in an over-crowding of the area to which it is being transferred.
 2. Open Space shall be designed to be as contiguous as possible.
 3. Wherever possible lands designated as Open Space should be usable for hiking and biking trails and small parks.
8. Provisions must be made for regular maintenance of all Open Spaces. In the case of Open Space that is left in its native conditions a management plan may be required.
9. The Town Parks Open Space & Trails (POST) Committee shall be responsible for review of all subdivision submittals and shall provide detailed recommendations to the Planning Commission.





Supplement the Regulatory Toolbox (cont.)

What the Recent Revisions to the Zoning Ordinance Include?

10.08.34 PUBLIC SPACE REQUIREMENTS

1. In each Subdivision, land shall be reserved, and improvements installed for Public Space. Public Space may include parks and playgrounds or other recreation purposes. Such areas shall be shown and marked on the plat as "Reserved for Public Space". Installation of recreational areas shall be constructed at the expense of the Applicant and built to Town Standards.
2. Public Space will be required in each subdivision based on the following formula which has been prepared: providing three (3) acres of Public Space per one hundred (100) residential lots or units; and two (2) acres per one hundred (100) commercial lots. Subdivisions with less than one hundred (100) residential or commercial units (or more) shall provide dedicated public space on a pro rata basis.
3. When the percentages from the above formula would create less than two (2) acres, the Planning Commission may require that the Public Space be located at a suitable place on the edge of the Subdivision so that additional land may be added at such time as the adjacent land is subdivided.
4. The Planning Commission may refer such proposed reservations to the Town Engineer or Town Planner for recommendation.
5. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, or for other recreation purposes, and shall be relatively level and dry. Unless the Town Council approves a variation to the following standards, on a showing of good cause, subdivisions will include the following Public Space amenities (or equivalent):
 1. Subdivision between two (2) to twenty (20) lots shall include amenities such as a small park with community garden or a plaza with a covered seating area.
 2. Subdivisions between twenty-one (21) lots and fifty (50) lots shall provide amenities such as a park with play equipment or a dog walking park or a large community garden space with designated plots for residents.
 3. Subdivisions between fifty-one (51) lots and seventy-five (75) lots shall provide amenities such as a park with the equivalent of two (2) tennis courts and a gathering area.
4. Subdivisions with greater than seventy-six (76) lots shall provide amenities such as a park area with seating, a ball field (soccer, base/softball, football or similar), and parking spaces.

5. For subdivisions with less than twenty (20) lots or proposed in areas with steep slopes where construction of Public Spaces would be environmentally damaging, the applicant may request a payment in lieu of the on-site construction of Public Space amenities as required in this section. The fee shall be set at 105% of the costs estimated for the required amenities. The applicant shall provide a detailed construction cost analysis that shall be reviewed by the Town Planner and Town Engineer.
6. All land to be reserved for dedication to the Town for park purposes shall have prior approval of the Town Council and shall be shown marked on the plat "Reserved for Public Park."
7. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a Developer from reserving other land for recreation purposes in addition to the requirements of this section.



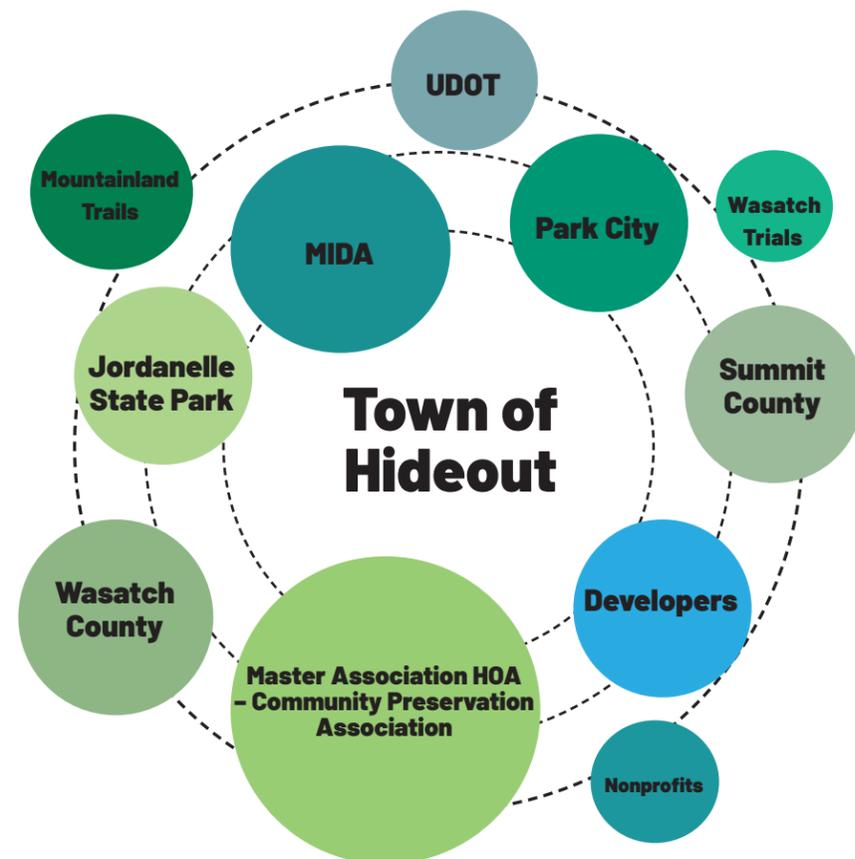


Partnerships and Collaborations

Hideout has an interesting and unique history. The Town began as a housing development in the early 2000s in unincorporated Wasatch County. What began as a one-man vision gradually evolved into a development housing a few hundred people. A Master Association (Homeowners Association - HOA) was initially created and the entire development and surrounding lands ultimately evolved into an incorporated Town within Wasatch County in 2010.

The growing pains associated with moving from a vision to a housing development to an HOA to a Town primarily exist as a result of misunderstandings and ideological differences. Today, the Town has grown beyond the boundaries of the Master Association HOA. With this growth has been an evolution in Town governance as well as an understanding that 'what was' is not always going to be 'what is' or what 'will be.'

To bridge this gap, the Town will have to partner and collaborate with just about every entity in the region:



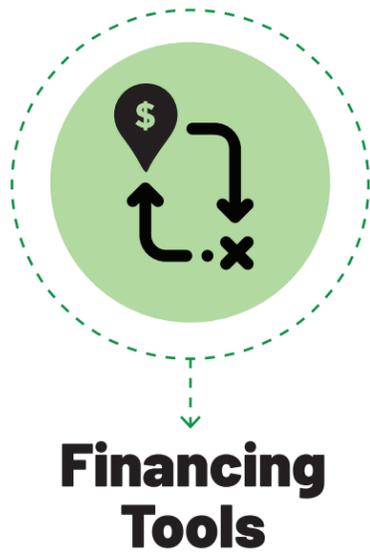
What continues to stand out for the Town of Hideout is the desire to create a better, more connected, community - one that isn't separated by jurisdictional boundaries. The residents of Hideout were very aligned in their input in the Community Survey and Town Hall meetings during the preparation of the General Plan. The residents shared concerns over the ongoing maintenance of the streets; they indicated a willingness to spend money for open space, parks and trails; and they had some very specific ideas regarding the Town Center and commercial growth opportunities.

The residents expressed a strong desire to work together as a small town in order to effectuate a desired future. This collaboration must include MIDA, the oversight entity that, as of 2020, has regulatory authority over land use development in the northern portion of Hideout. The purpose of the proposed MIDA project area is to provide the military with a "Morale, Welfare and Recreation" facility or hotel in a ski resort setting. Trails and connectivity will ensure the success of recreation in this area.

Finally, the Town and the Master Association HOA must work together to ensure each other's success. Collaboration after a period of limited interaction is hard. Issues of misinformation arise and mistrust grows on either side. But both have everything to lose by not working together and everything to gain by collaborating. This collaboration will require the following actions:

- Communication** - openly and with compassion for the other side
- Cooperation** - to ensure mutually beneficial results
- Compromise** - in good faith and when necessary





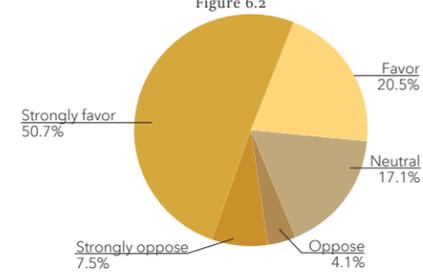
When it comes time to move beyond planning and implement projects, the primary issue is money – how to pay for it? The subsequent section includes a list of the top seven priority Parks, Open Space and Trails Projects for the Town; all come with a cost.

The Town's total annual budget is approximately \$1mn and does not currently allow for additional appropriations for specific projects at this time. That may change in the future, but the time to acquire land is now given its almost certain appreciation in the Wasatch Back. There are a couple of likely options that the Town should consider to finance recreational infrastructure. One is to allocate a set aside amount from any deal negotiated with MIDA. Ideally this would be finalized during initial negotiations with MIDA but could be revisited after a year or two upon assessment of Town and MIDA finances. Ultimately, the Town must allocate a hefty line item for these projects. These negotiations are a once in a lifetime opportunity for the Town to definitively confirm its values and commitment to the environment and the outdoor amenities so strongly desired by the residents.

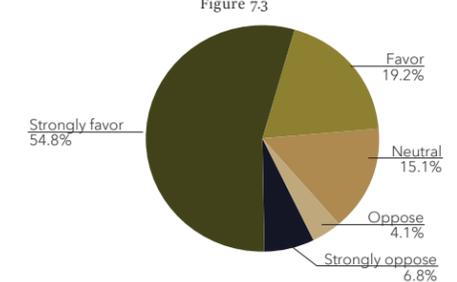
A second option is a bond; basically a tax imposed upon the Town itself to pay for projects that will benefit the community forever. There are many types of bonds but the most probable is a general obligation bond – a bond that is paid back by increased property tax revenues.

A third option is the use of impact fees. The Town could impose these fees (specifically dedicated to parks, trails and open space projects) on future development activity.

11a. Do you favor or oppose town bonding for the addition or improvement of public parks and trails?
Figure 6.2



11b. Do you favor or oppose town bonding for the addition or improvement of dedicated open/green space?
Figure 7.3



What Might a \$5mn Bond Look Like for Hideout?

A \$5mn General Obligation bond typically has a repayment timeline of 20 years with an interest rate determined by the credit rating for the Town at time of issuance. If the Town issued a \$5mn bond at an interest of 3.25% with a term of 20 years, how would that impact the +/- 1,000 residents of Hideout in +/- 500 housing units?

The following calculations illustrate what this might look like based upon a cursory assessment by Zions Public Finance Inc.:

- All property owners would see their local property taxes increase by about 12%. The annual repayments for a \$5mn bond would be in the \$350,000 range.
- According to the 2019 US Census, the median house value in Hideout is about \$700,000. Currently, that household is paying approximately \$8,025 per year in property taxes. This would increase by about \$775 per year (to a total of \$8,800) for twenty years to pay off the bond.
- This 'average' homeowner in Hideout would pay an additional \$65 per month for the recreational amenities paid for by the bond – an amount significantly less than the monthly HOA fees typical of the Wasatch Back.

This is just one bond scenario; the Town could decide to look at a \$10mn bond given the current national financial situation – one that is very favorable to lending at relatively low interest rates.

From the Resident Survey

More trails, and walking paths. Currently, most residents have to walk on the road, hazardous with all the construction vehicles.

“Favor paying for amenities or services through bonding rather having commercial enterprises underwrite through taxes as such commercial enterprises disrupt the tranquility of Hideout.”

Please place further controls on developers so that our entry to Hideout canyon wouldn't look like it does - unfinished construction projects. Make them bond for performance with the town.

“[There is] no lake access”

“We need a place where children can play”

There is a cost associated with any project – a ‘give’ for a ‘get.’ The community was very supportive of bonding for parks and trails as well as open space/green space during the recent General Plan rewrite. Over 71% ‘strongly favored’ or ‘favored’ the use of a bond for public parks and trails and more than 74% ‘strongly favored’ or ‘favored’ a bond for dedicated open/green space.



What Are the Town's Priorities and What Comes First?

When planning for recreational amenities, it can be easy to make the mistake of creating a lengthy laundry list of 'to do' items. Often the list can become so unruly that there is effectively no point of beginning. Fortunately, the Parks, Open Space and Trails (POST) Steering Committee was diligent and focused in this regard. They recognized early on the challenges associated with trying to do everything at once. Hideout is a small town and its response to acquiring land for open space and building trails and parks must be measured and responsible. The following seven priority projects are proposed and should be completed within the next five years.

A Definitive Path Toward Implementation

7 POST PRIORITIES for the Town of Hideout

PRIORITY 1
 Ensure Developer Compliance With Previously Approved Subdivisions

PRIORITY 2
 Finalize Bike & Pedestrian Trails (Deer Springs and Rustler Plat)

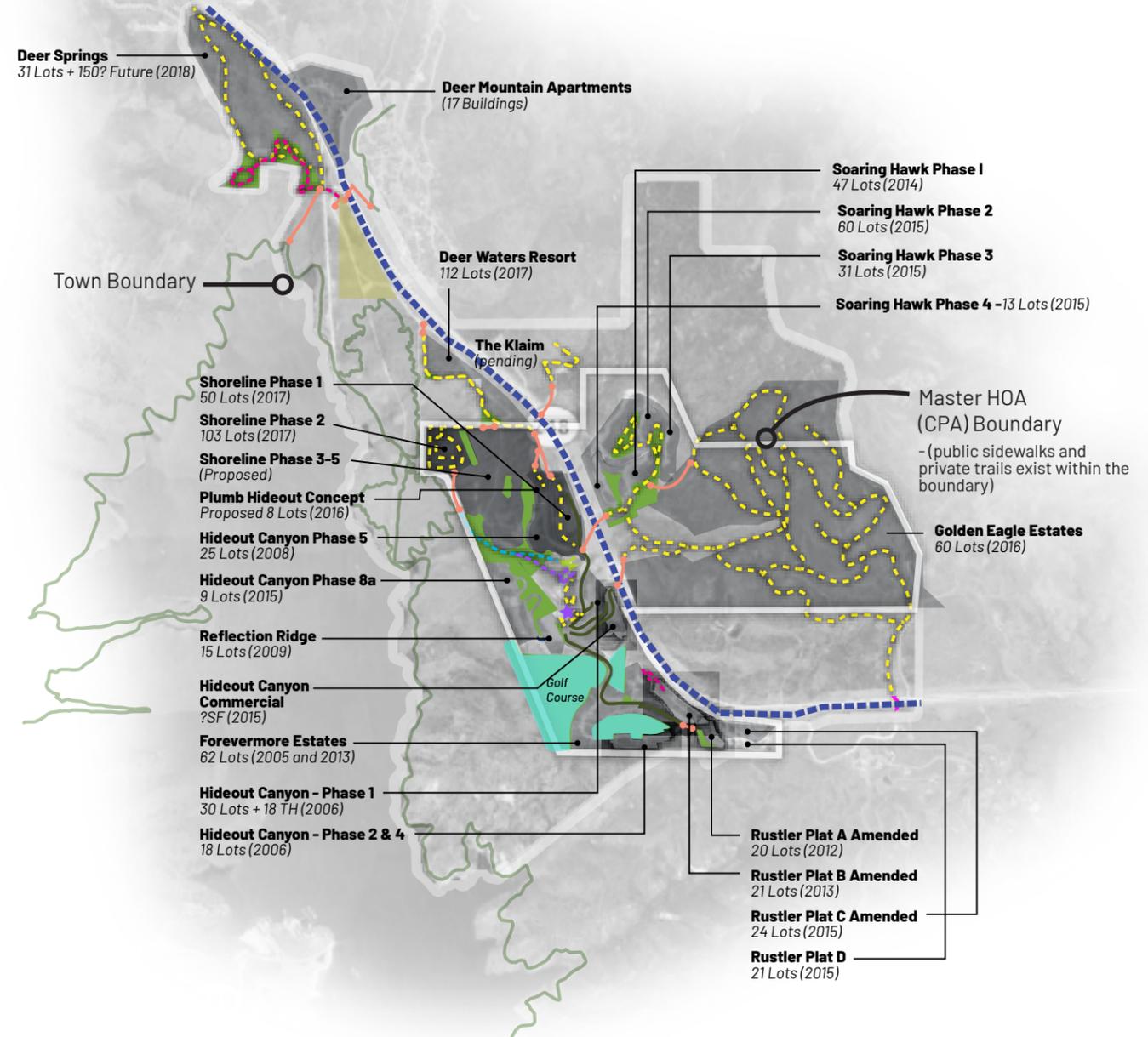
PRIORITY 3
 Collaborate With the Counties and Nearby Communities to Build the Spine on SR 248 - Coordinate Efforts with UDOT

PRIORITY 4
 Purchase Land for a Park Near the Town Center Roundabout and Tie Into the Trail in Dead Man's Gulch That Connects to Jordanelle State Park

PRIORITY 5
 Establish a Connection to Jordanelle State Park

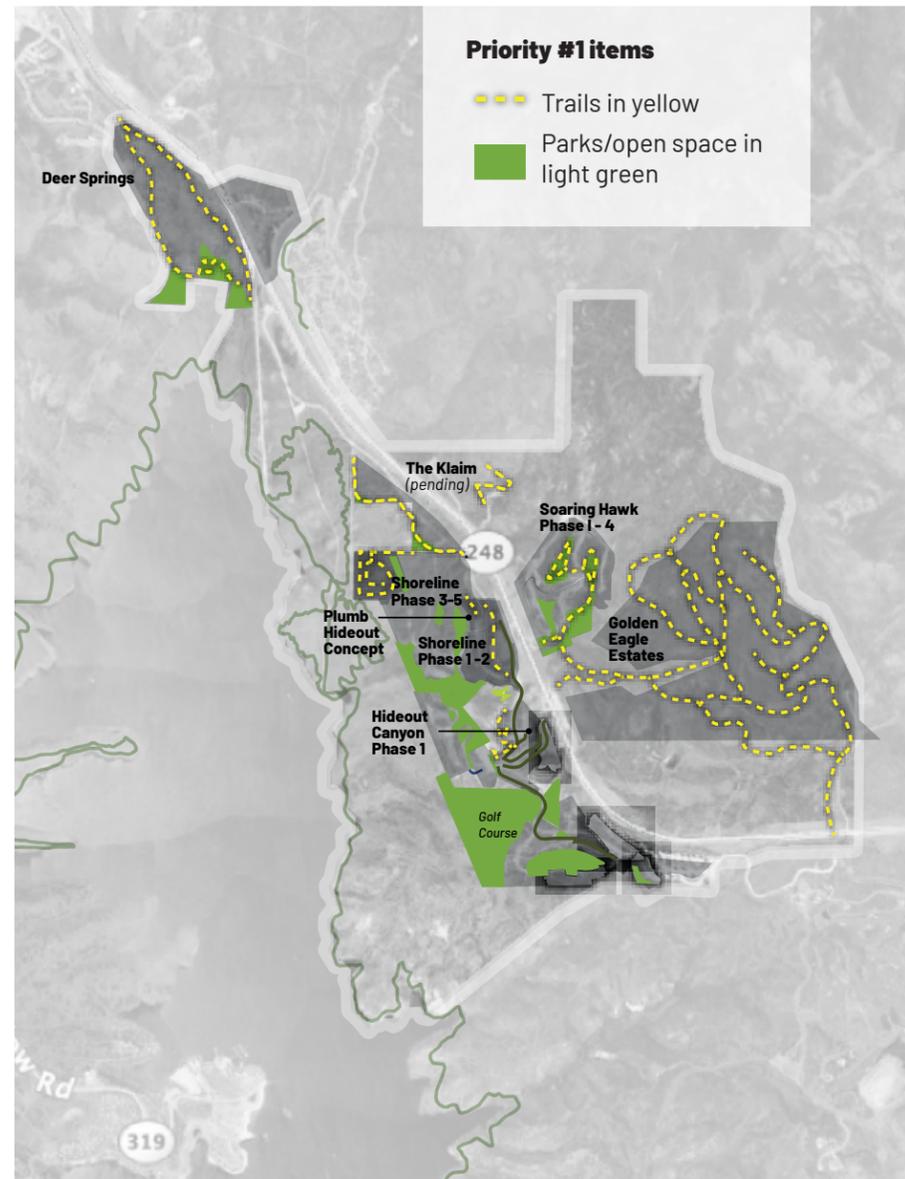
PRIORITY 6
 Connect the 'Last Mile' for All Constructed Trails and Parks

PRIORITY 7
 Use Conservation Easements as a Partnership Tool to Protect the Land Under Power Lines for Parks/Trails and Explore Similar Opportunities on the Golf Course



PRIORITY 1

Ensure Developer Compliance With Previously Approved Subdivisions



- State Park Trails
- Existing Open Space Trails
- Parks/Open Space

Estimated Cost: \$0

- Town responsible only for oversight and enforcement

As part of this POST planning process, every subdivision approved by the Town was reviewed in detail and mapped. The final map for the Town includes all of these subdivisions as well as the parks, open space and trails that were included on the plat and/or required by the Planning Commission. The Town Council and/or the Planning Commission should ensure that each park area includes a variety of amenities scattered around Town including but not limited to: playground equipment for children, a tennis court, a few volleyball or pickle ball courts, etc. A community survey could be distributed to determine what is particularly desired at the present time. The following developments have committed to deed-restricted open space/parks and/or trails and appear to be noncompliant as of September 2021:

Soaring Hawk (Phases 1 - 4)
 151 Lots (construction generally complete):
 Development approvals were awarded in 2015 - 2016 and included open space and trails. The construction of the trails has not been completed and open space protections must be confirmed.

Hideout Canyon (Phase 1)
 48 Lots (construction generally complete):
 Development approvals were awarded in 2006 and included trail/sidewalk requirements that have not been completed; specifically along Longview Drive where sections are missing.



Sundown Ridge
 4 Lots (under construction):
 Development approvals were awarded in 2016 and included a trail or sidewalk connection at the end of Longview Drive (a cul-de-sac) connecting to the property to the north.

Deer Springs
 248 Lots (currently under construction):
 Development approvals were awarded in 2018 and included some park/open space land as well as trails (and an allowance for the Town to build its own trails on the park lands).

Deer Waters
 102 Lots (under construction):
 A park to be constructed by the Developer will be completed as part of Phase 4 of the development.

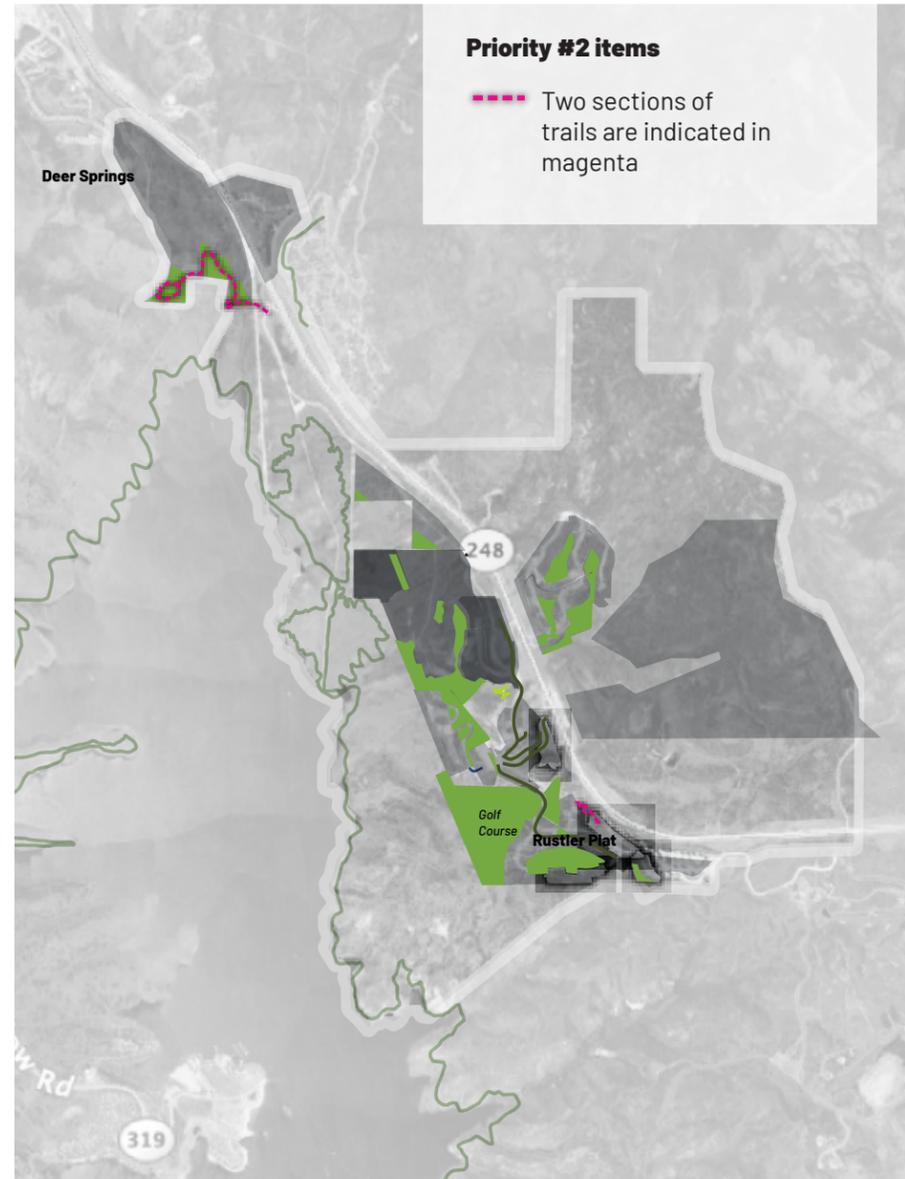
Shoreline (Phases 1 - 3)
 153 Lots: (under construction):
 Development approvals were awarded in 2017 with Final Subdivision approval in 2021 which included trails and/or sidewalks along or adjacent to the rights-of-way.

Golden Eagle (Phases 1-3)
 314 Lots (under construction):
 Development approvals were awarded in 2016 and included a significant number of trails and/or sidewalks throughout the proposed development area. The configuration of these trails has changed per different versions, but the concept has remained consistent - trail connectivity throughout the residential area and a trail connection down the mountain to SR 248.

KLAIM
 +/- 80 units (under construction):
 Development approvals have been finalized for this project which includes a short trail system has been conceptually proposed.

Lakeview
 69 Lots (under construction):
 Trails are distributed throughout the development and connect to a dog park (at the Jordanelle Park boundary line) and includes a stairway trail up to the park proposed in Deer Waters.

PRIORITY 2 Finalize Bike & Pedestrian Trails (Deer Springs and Rustler Plat)



Priority #2 items

Two sections of trails are indicated in magenta

- State Park Trails
- Existing Open Space Trails
- Parks/Open Space

Estimated Cost: \$50,000 - \$100,000

- Bike/ped trail or flow park
- Trail for dog walking

The Town has worked closely with the developer of Deer Springs (2018 approval) to secure an opportunity to build a bike or pedestrian trail on the southern end of the property and within the deed-restricted open space area. The details of the bike/ped trail or possible flow trail park have not been finalized but this public-private partnership is well underway and should be complete within the next year.

The second component of this priority is a walking path that is proposed in the open space just north of Rustler Plat (2013 approval). This could be an area for dog walking and is recommended to be a loop that extends from the northern end of North Sightline Circle and could connect to Lot 10 in Forevermore Court which is a steep sloped lot that may not be developable.

PRIORITY 3 Collaborate With the Counties and Nearby Communities to Build the Spine on SR 248 – Coordinate Efforts with UDOT

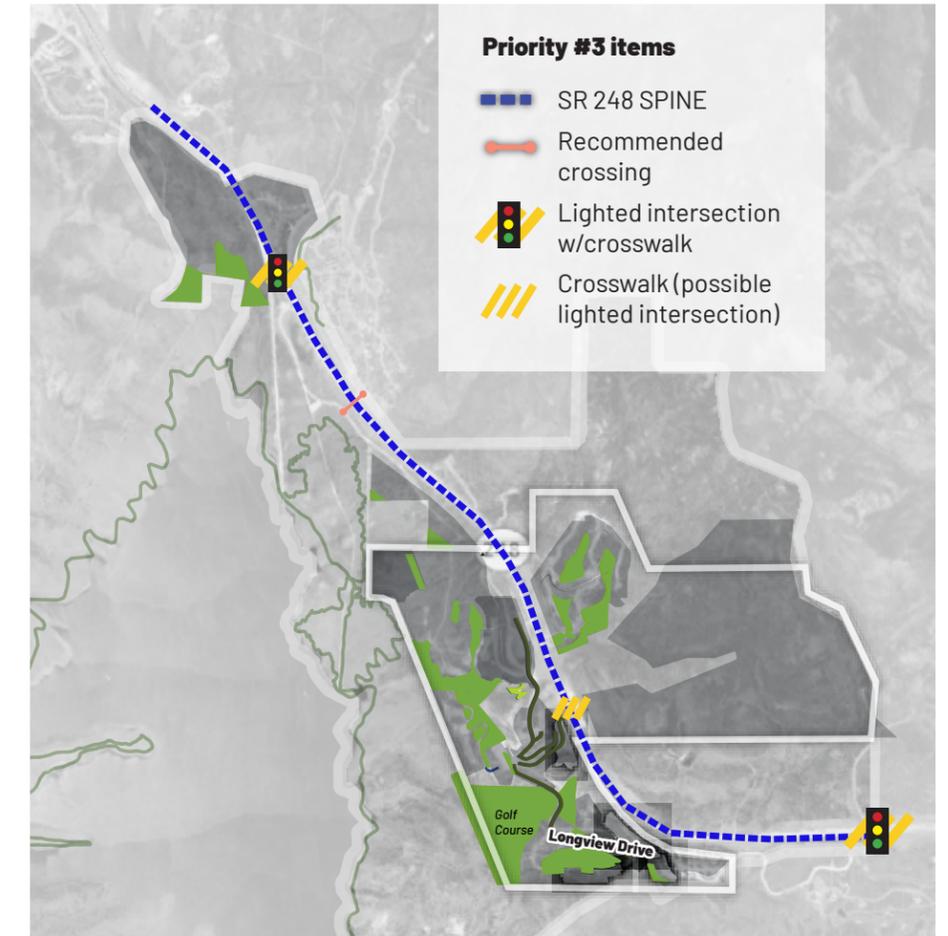
During the spring, summer and fall months, cyclists on SR 248 are a familiar sight; a sight that consistently reminds drivers of the need for a quality bike separated bike path that improves their safety as well as provides better connectivity to the Town. SR 248 spans almost four miles through the Town of Hideout and provides all access into and out of the Town.

Recommendations for the 'Spine' include:

- The Town should coordinate all efforts with the Utah Department of Transportation and Summit and Wasatch Counties.
- A focus on Context Sensitive Design (CSD) will be necessary when working through preliminary planning efforts with UDOT. This approach will give the Town the opportunity to maintain local authenticity in terms of design and approach.
- A financially collaborative approach will be required to build a 10' wide paved trail for cyclists and pedestrians that stretches from Park City (Quinn's Junction) to the Kamas Valley (+/-11 miles). Partners include: Wasatch County, Summit County, UDOT, Kamas, Park City, Tuhaye, the Master Association HOA in Hideout and others.

The 'Spine' is not only an opportunity to safeguard that Hideout is committed to bike and pedestrian safety along SR 248 but to demonstrate the Town's pledge to the ideals of 'connected communities' as presented in the 2019 General Plan – a regional approach to trail development.

Anecdotal input to date indicates that some within the community might see the 'Spine' as money spent that



Priority #3 items

- SR 248 SPINE
- Recommended crossing
- Lighted intersection w/crosswalk
- Crosswalk (possible lighted intersection)

- State Park Trails
- Existing Open Space Trails
- Parks/Open Space

Estimated Cost: \$250,000 - \$400,000/mile

- 4 miles within Town limits
- 11 miles from Quinn's Junction to Kamas

primarily benefits outsiders or those passing through Town. The reality is that the only public right-of-way that links the many Hideout neighborhoods is SR 248; construction of this 'Spine' will allow for all trails/sidewalks and roads to funnel into this primary connector trail and link the entire community. As part of the 'Spine's' development, two under/over crossings are recommended: one at or near the

entrance to Tuhaye/Golden Eagle at Tuhaye Park Drive and the other at or near North Deer Mountain Boulevard or the Longview Drive intersection with SR 248.





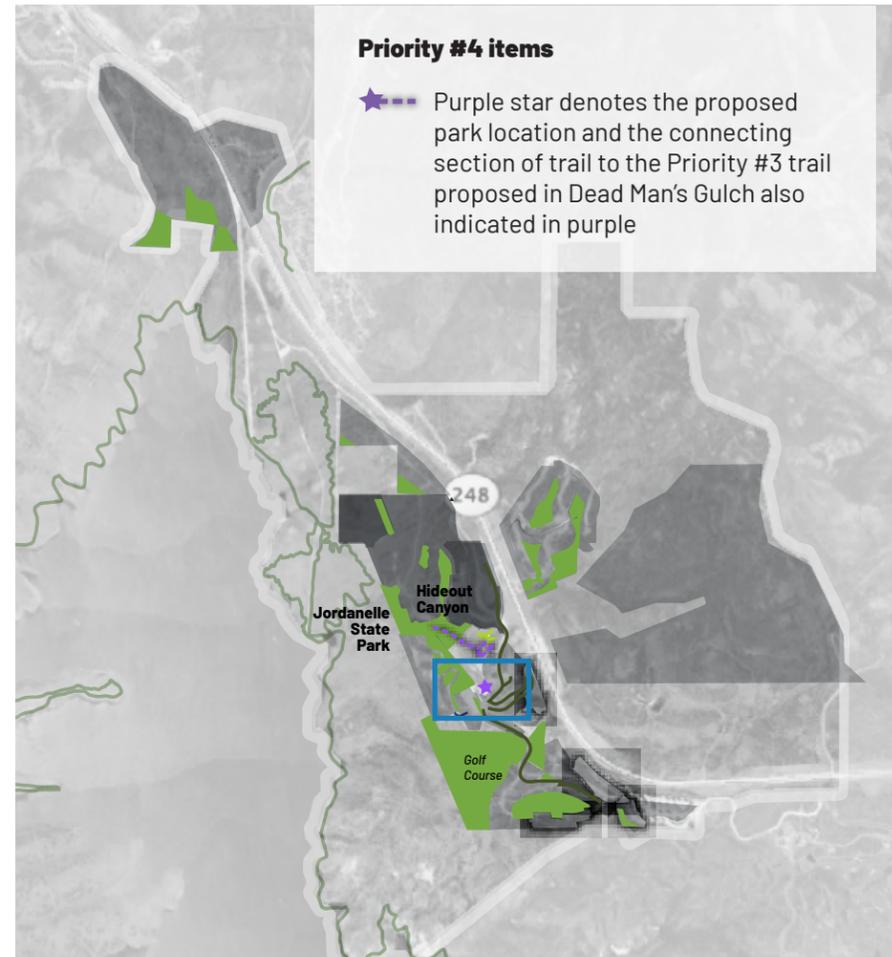
PRIORITY 4 Purchase Land for a Park Near the Town Center Roundabout and Tie Into the Trail in Dead Man's Gulch That Could Connect to Jordanelle State Park in the Future

The Town does not have a public park for residents at the present time. During the General Planning process, public input revealed that 74% of the residents 'strongly favored' or 'favored' a bond for dedicated open/green space. That is a level of support that any city or town can only hope for in terms of providing strong direction.

Hideout wants a park and the residents are willing to pay for it.

During the preparation of this plan, many different possibilities were explored and analyzed - based upon ease of accessibility, zoning and/or development plans, location and views, and size. Ultimately, the recommended location for a Town Park is the +/- 2 acre lot located near the Town roundabout and along Longview Drive at the intersection with North Hideout Trail - where the 'pile of rocks' is located. This area is not proposed for any residential development and could be easily accessed by any resident, on foot/bike or in a vehicle.

The land is currently owned by Bob Martino (Mustang Development) and is within the subdivision Hideout Canyon (Phase 1). The quality of the site in its existing condition requires imagination but that also potentially reduces the acquisition cost and allows for the Town to shape the land as desired in the future without having to touch undisturbed land located elsewhere in Town that might otherwise be suitable.



- State Park Trails
- Existing Open Space Trails
- Parks/Open Space

Estimated Cost: \$1,150,000 - \$1,650,000

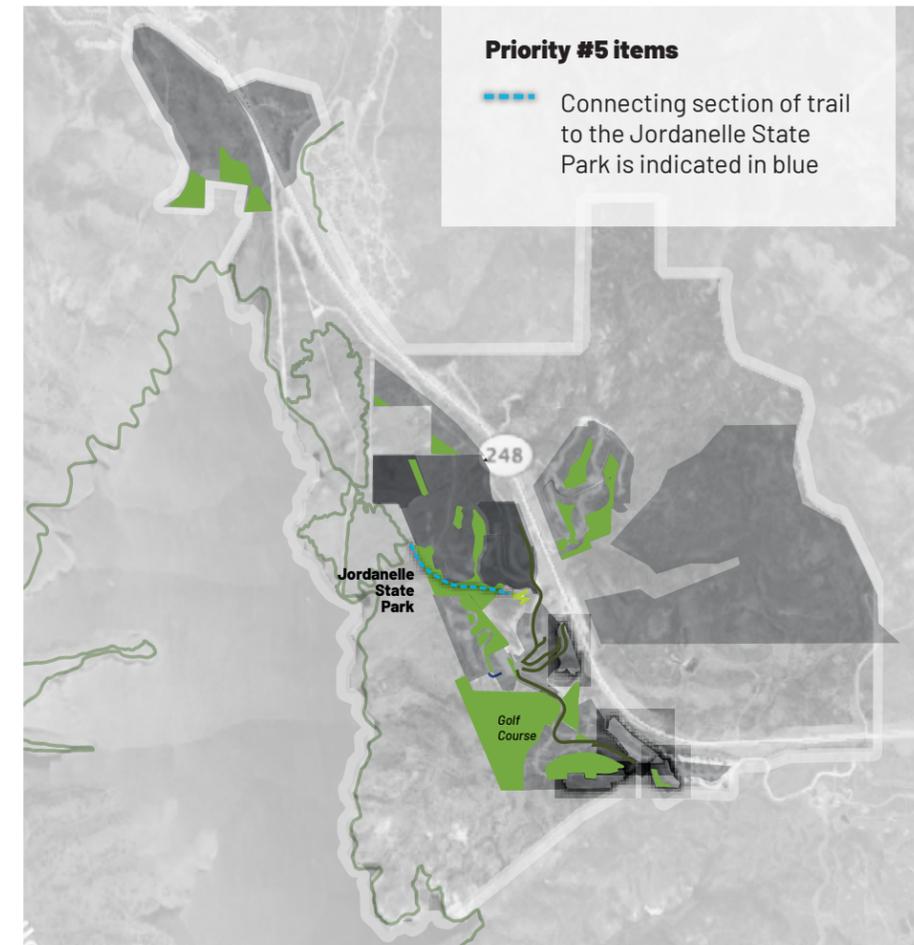
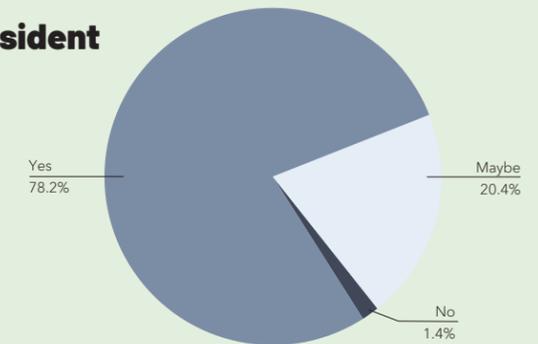
- Property acquisition
- Site preparation work
- Site improvements

A park in this location should include a clubhouse with community meeting spaces (and maybe a couple of courts for volleyball and/or pickle ball). This park can easily be connected to the trail in Dead Man's Gulch that links the Town to the Jordanelle State Park.

PRIORITY 5 Establish a Connection to Jordanelle State Park

From the Resident Survey

16a. Should the town work with Jordanelle State Park in order to provide future services?



- State Park Trails
- Existing Open Space Trails
- Parks/Open Space

Estimated Cost: \$40,000 - \$75,000

- Assumes easements; no acquisition
- On site work; 'bridge' to State Park

When asked if the Town should work with the Jordanelle State Park to provide future services, almost 99% of respondents replied yes (78%) or maybe (20%). Presumably, future services that would benefit the residents of Hideout require trail connectivity.



There is an existing single-track trail that can be accessed from Longview Drive just west of the intersection with Shoreline Drive. This trail descends into Dead Man's Gulch for a distance of about 700' where it ends in the trees. This trail could be continued along the valley floor of the Gulch for another 1,000' where it could connect to the existing trail that drops down into the State Park. This would require negotiations on two fronts: one with the private property owner to secure easements for the trail. And the second piece would be to negotiate with the State Park to ensure access (likely with an annual fee) for the residents of the Town.

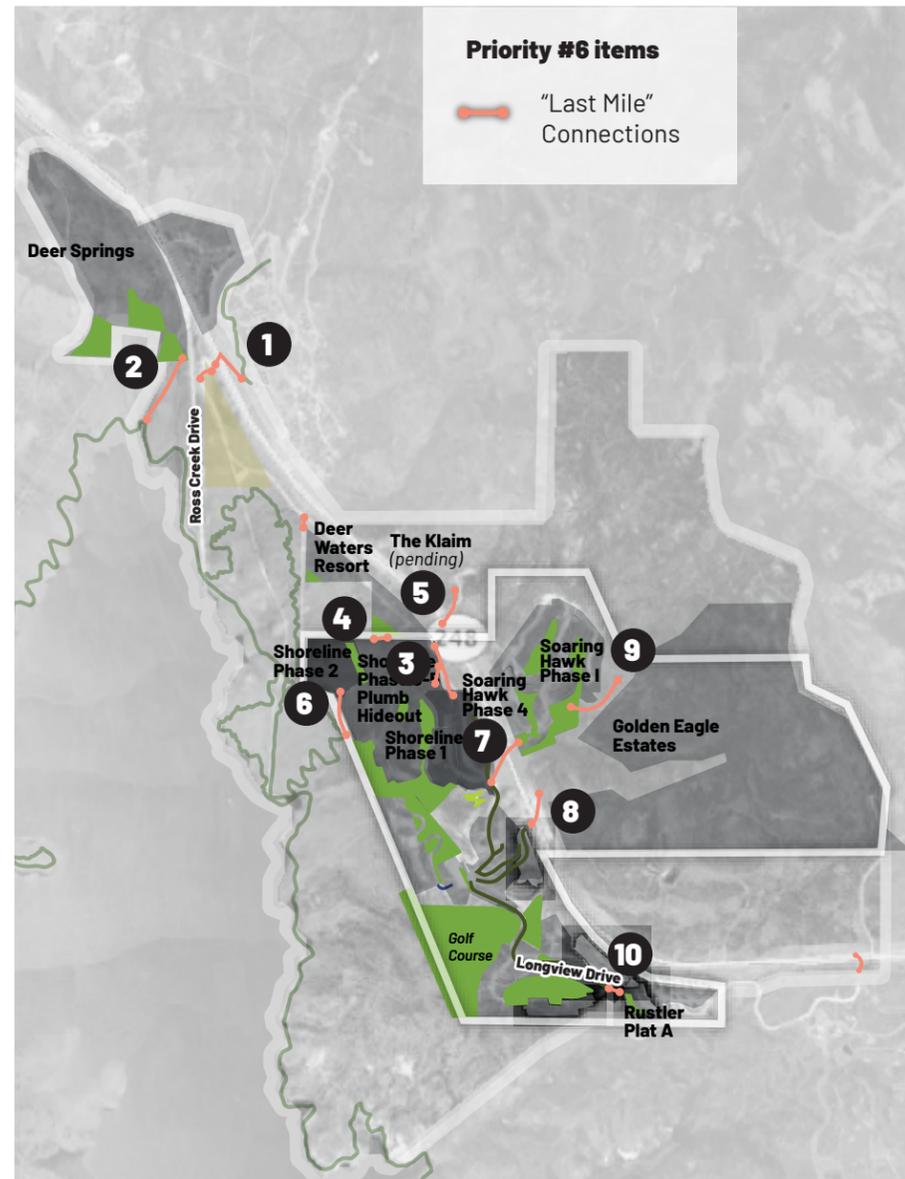
Logistically, depending on the negotiations with the State Park, the Town should coordinate with developers to acquire 'bridge' properties (very small, perhaps 10' wide by 20' long) on which to build the connecting trail piece. The State Park may not allow trails in/out of the park to connect directly to private land. The Town has successfully negotiated these bridge connections with the developers of Lakeview and Shoreline Development. These sites should be designed as 'proof of concept.'



PRIORITY 6 Connect the 'Last Mile' for All Constructed Trails and Parks

In many ways the challenges associated with community trails are similar to those issues that confront public transportation – how to easily link the final connections to ensure users can and will effortlessly navigate the system. These final pieces, the links, are generally small in scale but necessary in terms of 'completing' the network. In transportation planning these final links are often referred to as the 'last mile.'

Assuming the prior priorities are completed as recommended, the following 'last mile' connections should be completed:



Priority #6 items
"Last Mile" Connections

- 1 Connect the existing trail that runs parallel to Ross Creek Drive down the slope to the 'Spine' on SR248 and to the over/under pass near North Deer Mountain Boulevard or Longview Drive intersection with SR248.
- 2 Connect the trails within the Deer Springs development to the existing Jordanelle State Park trail just west of Ross Creek and alongside the north end of the lake.
- 3 Connect the trail(s) on the southern end of Deer Waters Resort to the north end of Plumb Hideout and Shoreline - Phase 1 - where private development trails have been completed.
- 4 Connect Deer Waters Resort to Shoreline - Phase 2. This is a short but necessary connection.
- 5 Connect The Klaim trail(s) down the mountain to SR248 'Spine.'
- 6 Connect Shoreline - Phase 2 to the intersection of the Town's trail and the Jordanelle State Park at the bottom of Dead Man's Gulch.

- 7 Connect Soaring Hawk - Phase 4 down the mountain to the 'Spine' and then across SR248 to Shoreline - Phase 1 (to Shoreline Drive).
- 8 Connect the easternmost trail that was constructed as part of the development approval for Golden Eagle Estates down the slope to the 'Spine' on SR248.
- 9 Connect Soaring Hawk Phase 1 trail (in the green/open space) to the trail system proposed by Golden Eagle Estates.
- 10 Connect the existing trail along Longview Drive to the open space at the eastern end of Rustler Plat A - this could be a future park area and a connection point to a trail that may follow the powerline easement that crosses East Lasso Trail at Longview Drive.

The Town should partner with the Bureau of Land Management (BLM), owner of this triangular piece of land and the Ross Creek Trailhead, to either take partial ownership of this area or secure easements to connect Deer Springs to Deer Waters via a new trail. If the Town cannot acquire this land, improved sidewalks or a paved trail along Longview Drive should be incorporated into the existing right-of-way.

The challenges associated with some of these trails is that many of the recommended connections cross from one development/neighborhood to another and there may be concerns relative to 'ownership' and HOA restrictions – this is particularly true with the Master Association HOA that has, to date, looked upon these connections as unfavorable. These issues can be overcome in a few ways:

- The Town must partner and collaborate with the Master Association HOA and Bob Martino/Mustang Development in particular. A win-win opportunity is possible and should be explored.
- Recognize that the allowance of any trail connections may require signage to let users know when they are on public or private trails. The Master Association HOA might request some form of legal indemnification should an accident of some type ensue on their property.
- A possible solution to the public vs. private trail use might be for the Master Association HOA to grant easements along the private trails to the Town thus removing private accountability for user accidents. The granting of a short-term easement as a trial run of sorts could mitigate any hesitation on the part of the Master Association HOA.

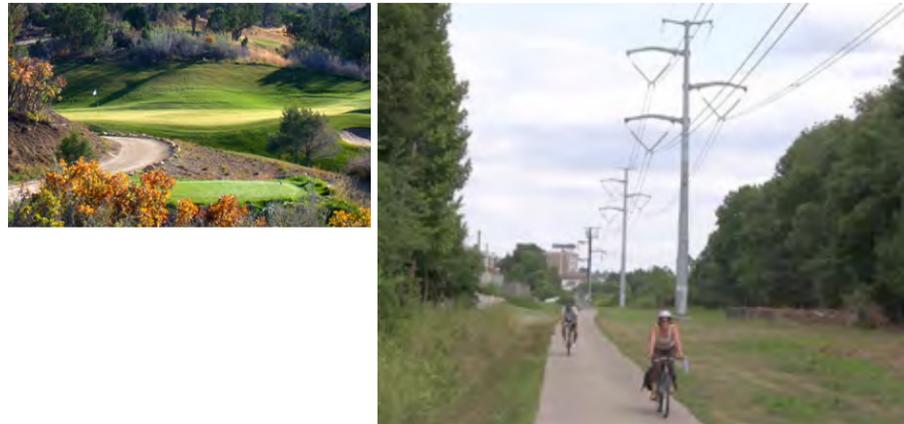
Estimated Cost: \$500,000 - \$750,000

- Assumes easements; no acquisition
- Site preparation work; path creation

— State Park Trails
— Existing Open Space Trails
■ Parks/Open Space

PRIORITY 7

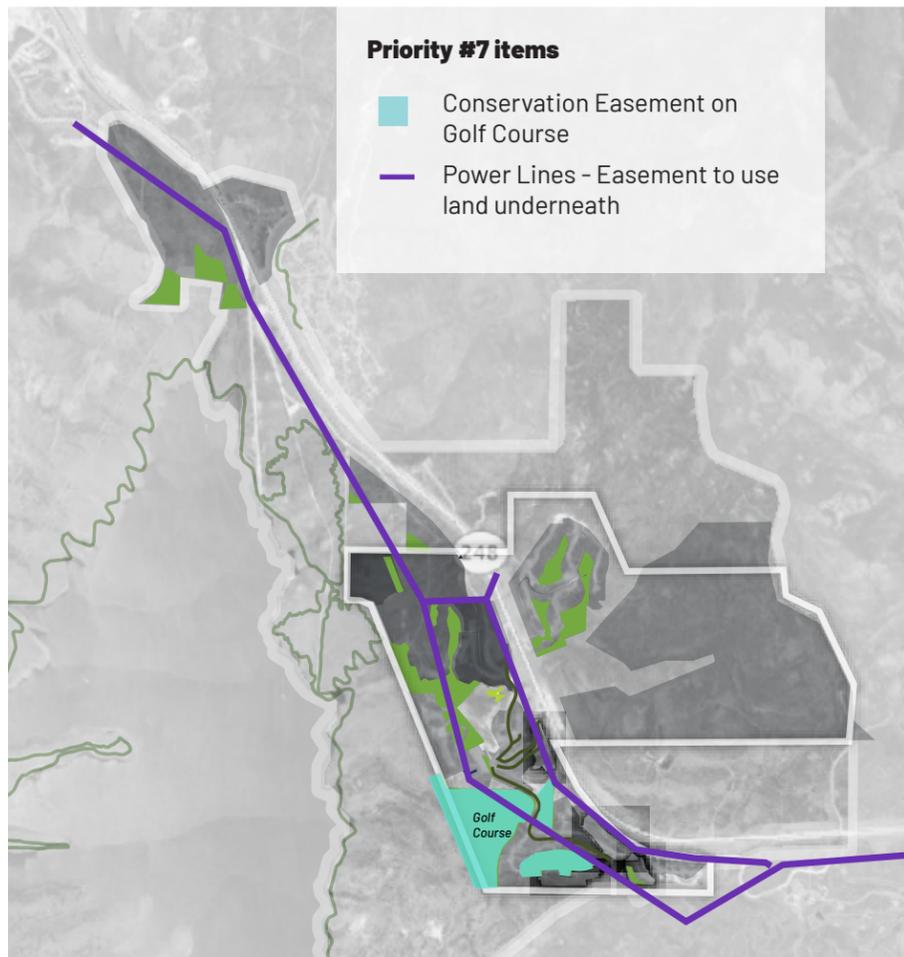
Use Conservation Easements as a Partnership Tool to Protect the Land Under Power Lines for Parks/Trails and Explore Similar Opportunities on the Golf Course & Other Unbuilt Areas



The land under the existing utility power lines offers a significant amount of space to negotiate use for trails, linear parks, or similar. Discussions with Rocky Mountain Power can be lengthy and cumbersome but the long-term results could yield great potential, particularly on the southern end of the Town where connections to Tuhaye are desired.

The golf course is owned by Mustang Development and provides open space and recreational opportunities for its members. The RSPA designation for this land generally protects the land and ensures its use as a resort amenity but the long-term viability of the golf course remains in question given changing demographics and recreational choices. Concerns about the future use of this property could be mitigated by the overlay of a conservation easement on the golf course. This would be written to exclude any development on this site while guaranteeing the land to be preserved as open space or parkland – for the future of the community.

Utah Open Lands or similar entities could assist the Town to secure a conservation easement. In addition, there are other methodologies to ensure the protection of this asset well into the future. The owner may be willing to enter into a Development Agreement subject to conditions guaranteed by the Town – another example of a partnership opportunity.



Estimated Cost: \$375,000 - \$1,975,000

- Assumes easements (legal fees); no acquisition
- Varies based upon trail type - natural walking/ biking trail or 10' paved
- Site preparation work to path construction
- Conservation Easement on Golf Course estimate: \$150,000 - \$1,500,000

- State Park Trails
- Existing Power Line Easements
- Parks/Open Space

Build It Before They Come and Maintain It Diligently!

While parks, open space and trails are almost universally desired within any community, it is much easier to design and build this recreational infrastructure before all residential and commercial structures are in place. That allows the parks and trails to become the defining elements as the community grows; these become the skeletal framework, similar to roads, around which new development is built.

And maintenance is essential to ensuring a safe and quality recreational experience. The Town should allocate an annual maintenance budget and verify that the HOAs responsible for parks, open space and trails understand their ongoing maintenance responsibilities as well.

Appendix

Definitions

Open and Recreational Spaces

Open space is any open piece of land that is undeveloped (has no buildings or other built structures) and is typically accessible to the public. In some cases, open space may be used for recreational or trail purposes as outlined below while there may be some instances that open space is purchased or acquired for view shed purposes only. In these cases, the land may not be made available for public use.

A **park** is an area of natural, semi-natural or planted space set aside for public enjoyment and recreation or for the protection of wildlife or natural habitats. Some parks may include playground equipment, benches, or a shelter for community gatherings.

A **sports field** is an area on which sports are played; these include but are not limited to: baseball, soccer, football, pickle-ball, volleyball, or similar.

A **plaza** is typically a public square, marketplace, or similar open space in a built-up area and for use by the public.

A **town center** is the commercial or geographical center or core area of a town. Town centers are traditionally associated with shopping or retail. They are also the center of communications with major public transport hubs such as train or bus stations.

A **conservation easement** is an easement, covenant, restriction, or condition in a deed, will, or other instrument signed by or on behalf of the record owner of the underlying real property for the purpose of preserving and maintaining land or water areas predominantly in a natural state, scenic, or open condition, or for recreational, agricultural, cultural, wildlife habitat, or other use or condition consistent with the protection of open land.

A **trail easement** (or **use easement**) is a perpetual legal agreement that allows others to use someone's land in the manner specifically provided for within the easement.

Common Areas (HOA)

The CC&Rs typically define general **common areas** those available for the use of all the homeowners in the development. The majority of common elements in a development are usually 'general' common elements. Their exact location should be depicted in the development's plat or map. In a single-family home development, often all of the common elements are general common elements. General common elements might include such things as a pool, a park, or a clubhouse.



POST Planning
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