



HIDEOUT, UTAH PLANNING COMMISSION SPECIAL MEETING AND PUBLIC HEARING

April 28, 2021

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will a Special Meeting and Public Hearing electronically for the purposes and at the times as described below on Wednesday, April 28, 2021

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczuk April 6, 2021 determination letter (attached)

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

Meeting URL: <https://zoom.us/j/4356594739> To join by telephone dial: US: +1 408 638 0986

Meeting ID: 435 659 4739

YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Special Meeting

6:00 PM

- I. Call to Order and Reading of Chair Matyszczuk's No Anchor Site Determination Letter
 1. [April 6, 2021 No Anchor Site Determination Letter](#)
 - II. Roll Call
 - III. Public Hearings
 1. [Public Hearing for Deer Springs Phase 2 and 2B Final Subdivision – Discussion and Consider Final Subdivision Approval](#)
 - IV. Agenda Items
 1. [Shoreline Phase 2 Amended and Phase 3 Subdivision – Consider Final Subdivision Approval](#)
 - 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. April 6, 2021 No Anchor Site Determination Letter



April 6, 2021

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

The Planning Commission Chair of the Town of Hideout hereby determines that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location pursuant to Utah Code section 52-4-207(4) and Hideout Town Ordinance 2020-03. The facts upon which this determination is based include: The percent and number of positive COVID-19 cases in Utah has been over 7.22% of those tested since April 1, 2021. The seven-day average of positive cases has been over 400 since April 6, 2021.

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

Interested parties may join by dialing in as follows:

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

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

Meeting ID: 435 659 4739

This determination will expire in 30 days on May 6, 2021.

BY:


Tony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. Public Hearing for Deer Springs Phase 2 and 2B Final Subdivision – Discussion and Consider Final Subdivision Approval

Staff Review of Plan Submittal

To: Planning Commissioners
Town of Hideout

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

Re: Deer Springs – Revised Phases 2 & 3 (and partial 4) Plan Review (Renamed Phases 2 and 2B)

Date: April 21, 2021

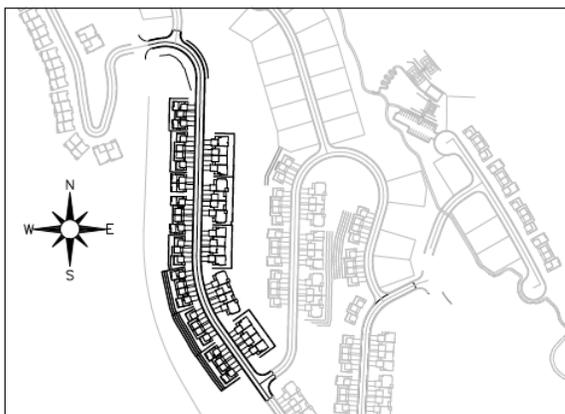
Submittals: The Applicant submitted the following plans:

- Phase 2 - Construction Plans dated April 20, 2021
 - Phase 2B - Construction Plans dated April 20, 2021
-

We have completed an updated review of the Deer Springs Phases 2 & 2B Preliminary design plans and have the following review notes based on the current submission:

Phases 2 & 3

Phase 2



VICINTY MAP

Phase 2B

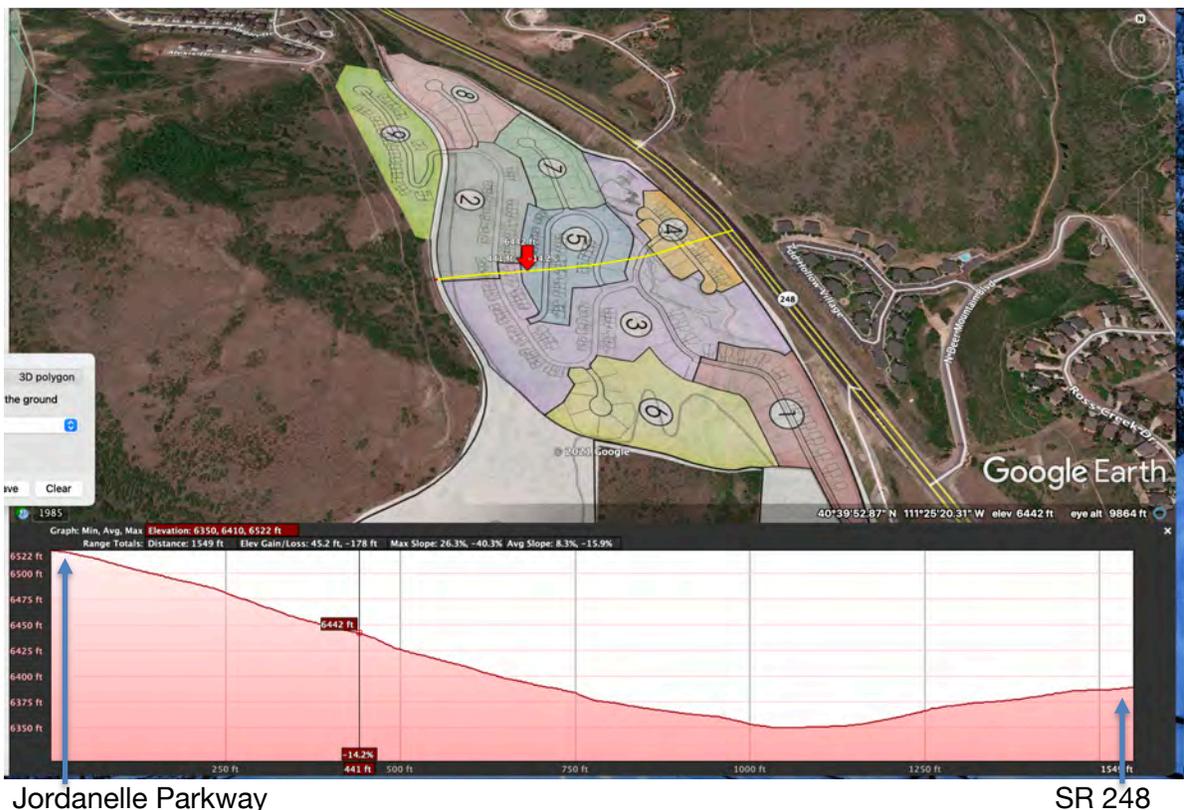


KEY MAP

Revisions Since the January 2021 Planning Commission Meeting:

1. The Applicant has worked closely with staff since these phases were last submitted to the Planning Commission for review and input. Based upon the number and height of the proposed retaining walls and the road grades as proposed, Staff recommended a redesign (concept plan was included in the February 24, 2021 Staff Report).
 - a. The Applicant worked with staff to eliminate the massive retaining walls that were part of the initial submittal. One series of terraced retaining walls exceeded a height of 60'-0". At time of writing this staff report, the final heights of the newly proposed retaining walls were not available; however, the Applicant will present their newly configured plans and point out all substantive changes.
 - b. The following images reflect the 'before' and 'after' conditions based upon changes made by the Applicant. These will be explained in detail at a presentation by the Applicant at the Planning Commission meeting.

**Full Site and Phasing Plan for Deer Spring
(and Google Earth's Elevation Diagram – Slope from Jordanelle Parkway to SR 248)**



Original Proposal



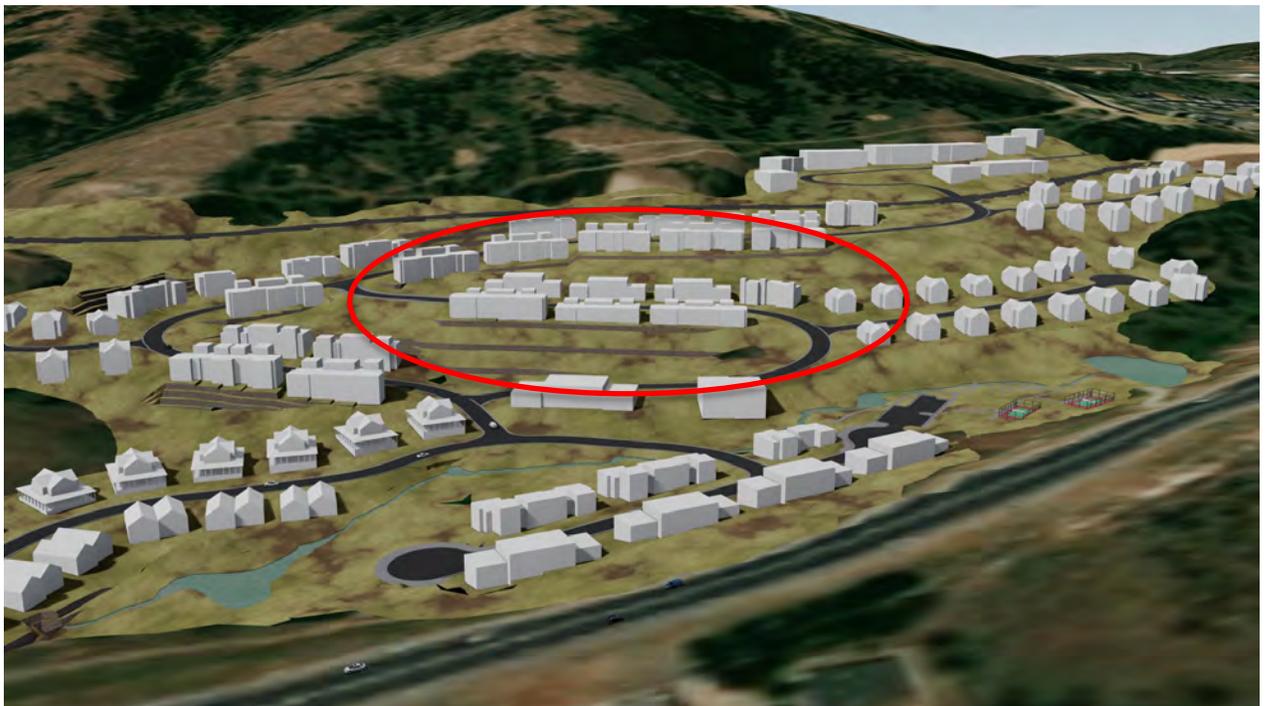
Revised Proposal



Original Proposal



Revised Proposal





Outstanding Issues:

1. Park and Open Space: The Applicant must provide a signed commitment to begin construction of the proposed park and open space amenities as per the Master Development Agreement (MDA) – Section 7.6 and pp. 90 – 92. The MDA requires the park to be completed prior to the issuance of any Certificates of Occupancy for the originally proposed Phase 2.
 - a. Does the Applicant wish to amend this timing for construction and dedication of the park?
 - b. An agreement indicating commencement of construction of the open space and park amenities once 50% of the proposed Phase 2 and 2B lots are under permitted should be executed. Completion of the park and open space amenities should be coordinated to coincide with the complete build out of this Phase 2 and 2B development proposal.
 - c. The Applicant must define how park construction will be completed according to the MDA schedule given that the park is located in Phase 4. Will the road infrastructure to connect to Phase 4 be completed as part of Phase 2 and 2B to ensure the park is completed upon the full build out of Phase 2 and 2B?
2. Trails: Proposed trails (and surface type) to be completed as part of Phase 2 and 2B should be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
3. Streetscape amenities; lighting, signage, etc. should be provided.
4. Road Widths: The asphalt shall be 26'-0" wide plus curb and gutter; per recent recommendations by the Town Planner and Engineer, a paved bike lane should be incorporated into all new rights-of-way construction.
5. Phase 2 - Confirmation of Total Units and Type: It appears that the Applicant proposes **48 units** as part of this Phase 2 – all units are proposed to be constructed as a combination of 4-plexes, 3-plexes and 2-plexes (townhouses). **Has this number been increased from 45 to 48 units?**
6. Phase 2B - Confirmation of Total Units and Type: It appears that the Applicant proposes **22 units** as part of this Phase 3 – all units are proposed to be constructed as a combination of 4-plexes, 3-plexes and 2-plexes (townhouses). **Has this number been reduced from 32 units to 22 units?**

Next Phase w/Park (Phase 4 or Renamed Phase 2 or Phase 3?)

1. The proposed amenities for the park have not been provided and should be included in the construction plan set. The following list includes the amenities approved and agreed upon per the Master Development Agreement (MDA):

a. Pickleball Courts

- Standard size pickleball courts. Courts will be fenced around the perimeter with a black coated steel fence.

b. Gazebo

- Gazebo will be a minimum of 24' x 36' with five picnic tables, two barbecues, and a concrete floor.



c. Playground

- Playground is sold by Playground Depot. It is called Green Ivy II. The ground under the playground equipment will either be engineered with wood products or rubber tiles. There will be six benches around the perimeter of playground.

d. Open Space

- All open spaces will be sod.

e. Amphitheater

- The plans for the amphitheater will be turned into engineering prior to construction.

f. Trails

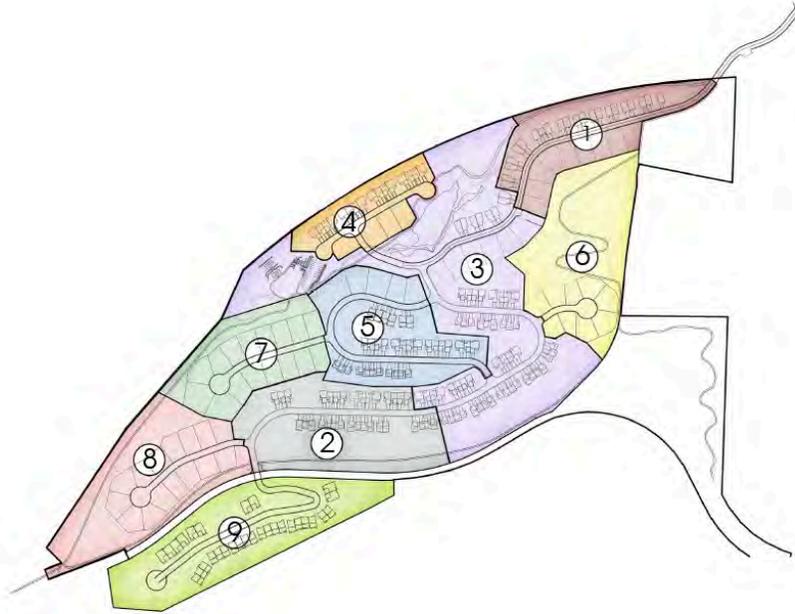
2. The Applicant shall also provide detailed construction drawings for the park including the amenities outlined above as well as the driveway, parking lot, walkways, etc. A full landscape plan is required as well; including screening from SR 248.



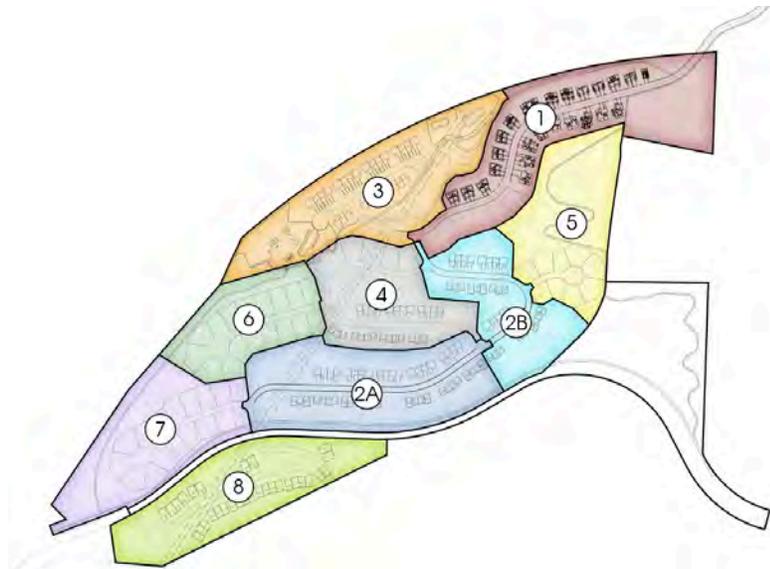
All Subdivisions - Layout per Master Development Agreement (MDA)



All Subdivisions - Prior Phasing Plan



All Subdivisions - Layout per the Most Recent Phasing Plan



DRAFT Ordinance 21-XX

**AN ORDINANCE APPROVING THE DEER SPRINGS
PHASES 3 & 4 SUBDIVISION,
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Deer Springs Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on April 28, 2021 to receive input on the proposed subdivision plats; and

WHEREAS, the Planning Commission, on April 28th conducted a public hearing and forwarded a positive recommendation to the Town Council; and

WHEREAS, on XX XX, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, it is in the best interest of Hideout, Utah to approve the Deer Springs Phase 2 & Deer Springs Phase 2B Subdivision plat in that these subdivision plats are intended to comply with the Hideout Municipal Code, the 2018 Master Development Agreement (MDA), and the Technical Reports prepared by the Town Staff as well as all other recorded agreements.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The subdivision plats as shown in Exhibits A and B are approved subject to the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. The Phase 2 and 2B plats, as currently presented, are a reconfiguration/renaming of Deer Springs Phase 2 and Phase 3 subdivisions (per the overall Phasing Plan dated 29 April 2020).
2. The property is located within the Town of Hideout along Belaview Drive.
3. For Phase 2, the total plat area is approximately ____ acres and includes 48 lots.
4. For Phase 2B, the total plat area is approximately ____ acres and includes 22 lots.
5. The total number of units for both phases was reduced from 77 units to 70 units; a reduction of seven (7) units for Phase 2 and 2B.
6. The Applicant worked with Town Staff to reconfigure the layout and eliminate the majority of the retaining walls.
7. Zoning for the property is Mountain Residential (MR).
8. The Town of Hideout entered into a Master Development Agreement (MDA) with the developer on July 12, 2018. The MDA has an allowance for up to 248 units.
9. All existing and required easements will be shown on the plat prior to recordation, including utilities, storm drainage, access, trails, snow storage, etc.

10. No changes are proposed to the existing road alignment or uses associated with this plat.
11. The final plats are required to be approved and signed by the Jordanelle Special Services District prior to recordation to ensure that requirements of the District are addressed.
12. Each Phase will have a separate final subdivision plat associated with it.

Conclusions of Law

1. The subdivision plats, as conditioned, comply with Hideout Municipal Code, Title 12 and the 2017 Master Development Agreement.
2. The subdivision plats, as conditioned, are consistent with the applicable State law regarding subdivision plats.
3. Neither the public nor any person will be materially injured as a result of approval of the proposed subdivision plat as conditioned.
4. Approval of the subdivision plat, subject to the conditions stated herein, will not adversely affect the health, safety and welfare of the citizens of Hideout.
5. If the Applicant requests an extension for the subdivision plats, the Hideout Municipal Code requires that these submittals "satisfy[ies] any new Town requirements pertaining to the public health, safety and welfare"

Conditions of Approval

1. The Town Attorney, Town Planner and Town Engineer will review and approve the final form and content of the subdivision plat for compliance with State law, the Hideout Municipal Code, the Master Development Agreement and these conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at Wasatch County within six (6) months from the date of Town Council approval. If recordation has not occurred within six (6) months' time, this approval for the plat will be void unless a written request for an extension is submitted to the Town prior to the expiration date and the Town Council grants an extension.
3. Non-exclusive public utility easements shall be indicated on the plats prior to recordation as approved by the Town Engineer and JSSD and consistent with the utility plan, including drainage easements. All existing and required easements, based on review by the Town Engineer and JSSD will be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
4. A financial guarantee, in a form and amount acceptable to the Town and in conformance with these conditions of approvals, for the value of any required public improvements, such as water, sewer, landscaping, fire hydrants, etc. shall be provided to the Town prior to building permit issuance for new construction. All public improvements shall be completed according to Town standards prior to release of this guarantee. An additional ten (10) percent of the public improvement value shall be held by the Town for the warranty period and until such improvements are accepted by the Town.
5. The Applicant shall provide a complete set of updated construction plans, and address all engineering and planning comments prior to approval
6. The Applicant shall provide an updated plat, and address all comments from planning, engineering, and legal
7. The Applicant agrees to complete subdivision construction permit, pay all required fees and post all required bonds before starting construction.
8. All approved public trails, consistent with the Master Development Agreement and the Parks Open Space & Trails (POST) Plan, shall be shown on the plats.

9. The recorded plat shall include, but is not limited to, the following plat notes:
 - a. These plats are subject to the conditions of approval in Ordinance 2021-xx.
 - b. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots and not within public right of way.
 - c. A fire protection and emergency access plan shall be submitted and approved by the Wasatch County Fire District prior to the issuance of any building permits.
 - d. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
 - e. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
 - f. Existing public trails are agreed, by the recording of this plat, to be within ten (10') foot public trail easements and are subject to reasonable relocation by the Owner subject to Town Planner approval.
10. The Applicant agreed to meet the current Town Code requirements (26'-0" of asphalt plus curb and gutter) for road construction; and a paved bike lane shall be incorporated into all new streets per Town code.
11. The Applicant will work with the Town Planner and Town Engineer to incorporate an appropriate amount of visitor parking throughout each Phase of the proposed subdivision.
12. The construction plan set should be updated to include all retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
 - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
 - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.
 - c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
13. AGEC's concerns and comments must be addressed and adequately resolved regarding the landslide deposits in the area of Phases 2-4. Approval is dependent on the development being considered safe from a geological hazard perspective.
14. AGEC's concerns and comments must review and approve an updated retaining wall design report. Where applicable and pertinent to the updated plans, AGEC's most recent comment letter must also be addressed.
15. Park/Playground: An agreement indicating commencement of construction of the open space and park amenities once 50% of the proposed Phase 2 and 2B lots are under permitted should be executed. Completion of the park and open space amenities should be coordinated to coincide with the complete build-out of this Phase 2 and 2B development proposal. The final 20 Certificates of Occupancy will be held by the Town until the park is completed.
 - a. The proposed amenities and detailed site design for the park have not been provided and shall be included in the construction plan set. The final design must be approved by the Planning Commission. At minimum, this park shall be 3.5 acres in size and include:
 - i. A gazebo, approximately 20 x 20 feet in size, with stone columns and cedar shingle roof;
 - ii. A playground;
 - iii. Two (2) pickleball courts;
 - iv. Sidewalks;
 - v. Six (6) benches;
 - vi. Open lawn for play;
 - vii. Appropriate trees and shrubs; and

- viii. A small parking lot is also provided for convenience.
 - b. In order to accommodate the needs of dogs and their owners and to avoid infringing on the rights and contentment of others, a 1.3-acre dog park will be provided. There will separate areas for large and small dogs. The park will include:
 - i. Fencing: black vinyl-coated chain link fence, 4 feet in height
 - ii. A total of eight (8) benches;
 - iii. Waste stations; and
 - iv. Lawn and trees.
 - c. Dripline irrigation for the trees and shrubs must be incorporated into the landscape.
 - d. No fencing is proposed or approved. No chain link fencing is permitted around the park.
 - e. The street lights must be dark-sky compliant fixtures.
 - f. A detailed plan of the park and amenities must be provided for review and approval by the Town Planner.
 - g. The above items must be reviewed and approved by the Town Planner prior to implementation.
16. Snow storage areas must be delineated on the plats.
 17. Trails: Proposed trails (and surface type) to be completed as part of Phases 2 and 2B shall be included on the construction plan set and noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.
 18. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors.
 19. A Landscape Plan shall be provided for all of Phases 2 and 2B (and the park area) prior to commencement of any construction (and prior to issuance of any Building Permits) on any subsequent phases. This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%. This plan must be approved by the Town Panner.
 20. The Applicant shall submit a Construction Mitigation Plan (CMP) that will be approved by the Town Planner and Town Engineer.
 21. A subdivision construction permit, improvement agreement, and all fees and bonds will be required prior to any construction.
 22. The final plats (mylar) is subject to review may require additional notes and corrections.
 23. Recording of the subdivision will require a performance bond in accordance with current Town code, or formal acceptance of all improvements prior to recordation.

The exact language of the plat notes shall be finalized by the Town Attorney, Town Planner and Town Engineer as necessary to implement these conditions of approval and applicable provisions of the Hideout Municipal Code or State Code prior to Mylar signatures by the Town.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this XXth day of XX, 2021

TOWN OF HIDEOUT

Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Town Recorder

File Attachments for Item:

1. Shoreline Phase 2 Amended and Phase 3 Subdivision – Consider Final Subdivision Approval



Staff Review for Planning Commission

To: Chairman Tony Matyszczyk
Hideout Planning Commission

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

Re: Shoreline Phase 3 (and Amended Phase 2)

Date: April 24, 2021 (corrections only in red)

Submittals: The Applicant updated the required submittal materials on April 5th for Town review.

A. Project Background

The Applicant has submitted the following plans:

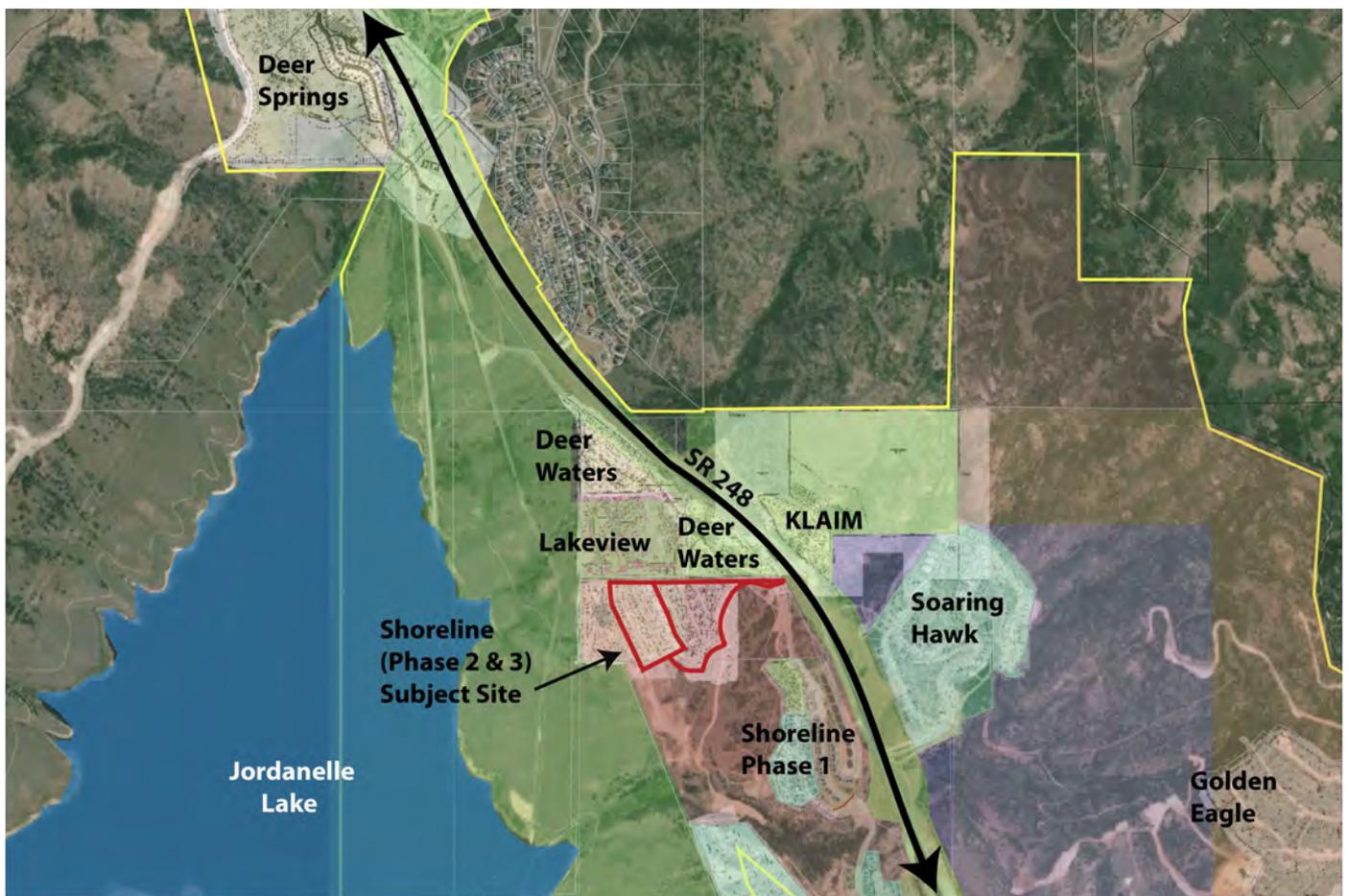
Phase 2 (Amended)

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

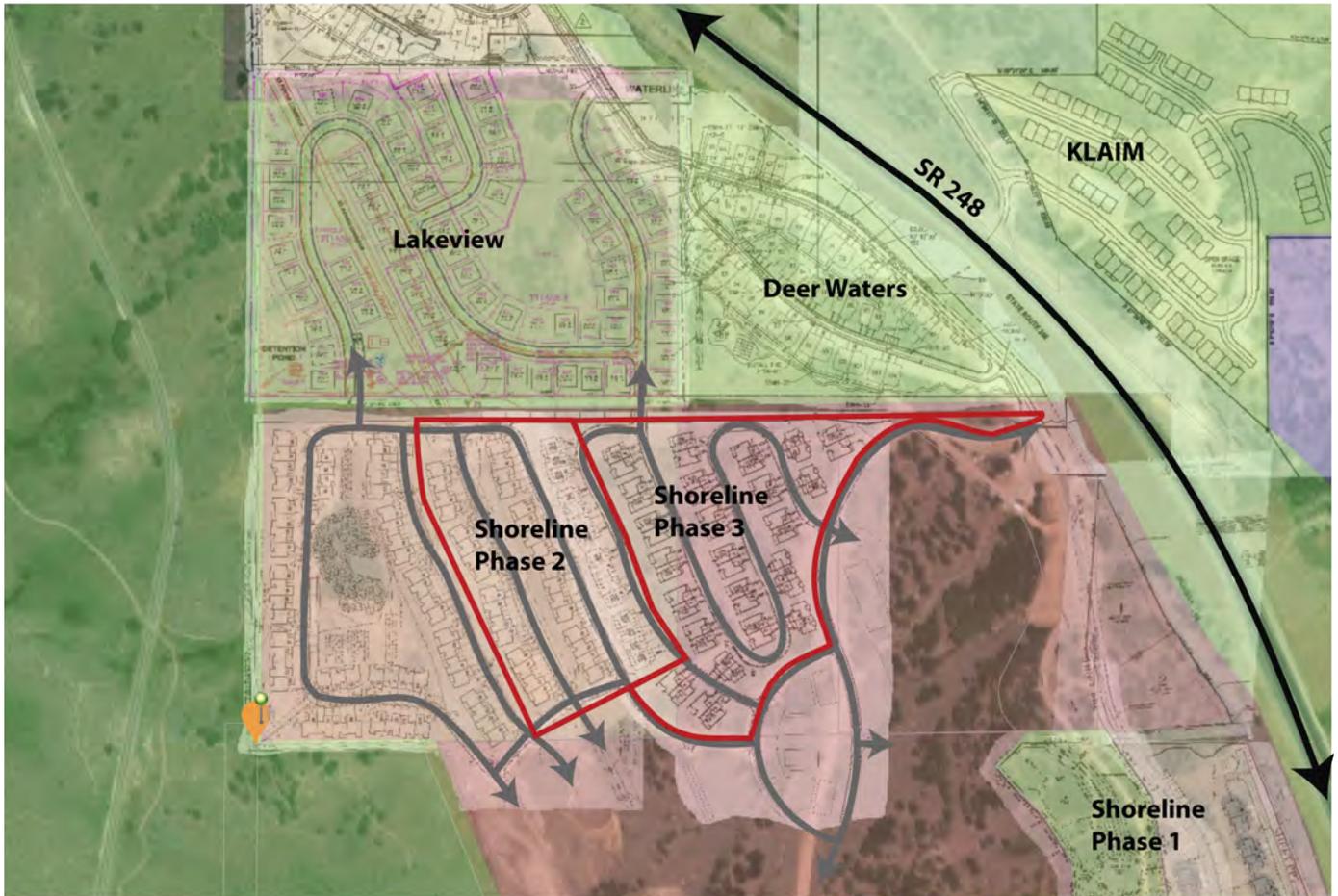
Phase 3

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

Town Map - Location of Proposed Subdivision



Immediate Site Context Map



B. General Planning Findings

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

Phase 2 (Amended) and Phase 3

1. The Applicant previously submitted a subdivision application for Phase 2 and, with the changes proposed, is submitting an amended Final Subdivision Application for Phase 2 (Amended). The Applicant submitted a Preliminary Subdivision application



for Phase 3 and received approval for that preliminary submission on December 8, 2016 from the Town Council.

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

2. The width of the proposed roads (pavement/cart way) as well as right-of-way area should be clearly noted on the supporting plans.
 - a. For Phase 3, the roads are proposed at 18'-0" of asphalt and 5'-0" of curb and gutter for a total of 23'-0" in width. The Applicant must confirm that this is correct for all roadways proposed. The Applicant must further confirm that curb and gutters will be provided for all proposed roads.
 - b. No right-of-way width is illustrated and must be included on the plats.
 - c. Visitor parking: Phase 2 Amended includes twelve (12) off-street parking spaces and Phase 3 includes 28 spaces (four [4] of which are located at intersections and will likely need to be removed due to necessitating unsafe in/out movements. Are retaining walls required for the majority of these spaces? Details should be provided.
 - d. Pursuant to the Town's code, all roads shall have a 4'-0" wide painted bike/pedestrian lane incorporated to ensure safe accessibility for non-vehicular users.
 - e. The Phase 2 (Amended) Subdivision is missing *any* reference to road widths and rights-of-way widths. These must be provided.
 - f. The vertical alignment of the road connecting Shoreline Phase 3 (north side) and Lakeview Estates must be adjusted to match the approved Lakeview Estates construction plan set.

The Town Engineer, Town Planner, and the Wasatch County Fire Marshall recommend the Applicant meet the Town Code for street widths which is 26'-0" of asphalt plus curb and gutter. The Applicant responded that he is vested under the 2010 Master Development Agreement (MDA) and does not have to meet Town Codes. There are significant health and safety concerns associated with reduced road widths and the Wasatch County Fire Marshall strongly recommends the Applicant meet the Town Code. The Applicant indicated that he does not intend to meet the Town Code.



3. The Open Space Tabulation Chart for the proposed Phase 3 Subdivision calculations indicates:

Open Space Area:	234,246 SF
<u>Impervious Area:</u>	<u>189,684 SF</u>
Total Area:	423,970 SF 9.7 acres total

- a. Open space, parks, and trails must be clearly noted on the plan for the Parks, Open Space & Trails (POST) committee to review and provide input and, ultimately, sign-off.
- b. Section 13.1.1 of the Master Development Agreement (MDA) requires 25% of the Project shall be Open Space.

Per the 2010 MDA, this is defined as any land that is not covered by buildings or roads. While this does not meet industry best practices for open space, the MDA allows for this very loose definition of ‘open space.’ Industry best practices and Town Code define open space as:

- *Code: Open Space. An area of open land, with little or no land disturbance, preserved, enhanced and/or restored in order to maintain the natural, scenic, ecological, cultural, hydrological, geological, or agricultural values of the land. Open Space may include trails and park bench style seating; interpretive signage and kiosks for educational purposes; and agricultural activities.*
- c. Preliminary plans submitted to the Planning Commission in 2016 included 6.7 miles of pedestrian-only trails and/or sidewalks along proposed roads. This must be clearly delineated on the subdivision plans. Some trails have been incorporated into Phase 3 but there are slope concerns with placement.

The Applicant submitted the following chart indicating the open space requirements of the MDA. The 2010 MDA defines ‘open space’ as any space not covered by a building, road or parking – in other words, any pervious surfaces count toward the subdivision’s open space calculations. While this does not meet the Town’s Zoning Ordinance definition nor industry ‘best practices’, the Applicant is vested pursuant to the 2010 MDA. The Applicant indicated that he will only adhere to the 2010 MDA requirements and not the Town Code requirements. The 6.7 miles of trails are a requirement from the December 2016 preliminary subdivision approval and must be incorporated into the current subdivision proposal (Phase 2 Amended and Phase 3).



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

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

- Density (see Exhibit A at the end of this report): The 2010 MDA, at signing, included 280 acres of area owned by the developer but outside the Town of Hideout limits. The inclusion of this land allows for an additional 420 dwelling units (280 acres * 1.5 ERUs = 420 residential units) in the Master HOA. This land is not within the Town of Hideout's jurisdiction and must be removed from the total density calculations pursuant to Section 3.2 of the MDA.

Currently, the 2010 MDA (Exhibit B) includes the following density allowances:

Total Boundary = 1,026 Acres within Hideout
Area Outside Hideout = 280 Acres
Total (in and out of Hideout) = 1,306 Acres

Total Residential Units: 1,306 * 1.5 ERUs = 1,959 Residential Units (maximum).

Section 1.2.21 (Maximum Residential Units) of the MDA was inaccurately calculated, allowing 1,975 units for the Master HOA. This is not supported by the acreage depicted in Exhibit B of the MDA. Based upon Exhibit B, the maximum number of residential units is 1,959 units. And pursuant to Section 3.2, the maximum number of residential units allowed within the Master HOA must be reduced by another 420 units since the 280 acres were never annexed by the Town of Hideout. The corrected density allowance for the Master HOA is 1,539 residential units.

In addition, the ERU calculations in place when the 2010 Master Development Agreement was signed require the following analysis:

There is no minimum square footage requirement for an ERU; ~~one ERU is equivalent to one residential unit. But a residential unit (detached or attached) greater than 5,000 SF (up to 7,000 SF) counts as 1.5 ERUs (and an additional 0.5 ERU is added for each additional 2,000 SF).~~ The Town of Hideout must assess all residential units built to date. If



~~any unit already built is over 5,000 SF, the total allowed maximum density for the Master HOA will be further reduced from 1,539 units. The reduction will be calculated as follows:~~

- ~~• The maximum residential units allowed will be reduced by 0.5 units for each unit between 5,000 and 7,000 SF~~
- ~~• The maximum residential units allowed will be reduced by 1.0 units for each unit between 7,000 and 9,000 SF~~
- ~~• The maximum residential units allowed will be reduced by 1.5 units for each unit between 9,000 and 11,000 SF~~
- ~~• The maximum residential units allowed will be reduced by 2.0 units for each unit between 11,000 and 13,000 SF~~
- ~~• This MDA requirement continues: an additional 0.5 units for each additional 2,000 SF of the residential building area will be deducted from the maximum residential units allowed~~

Staff Correction: The ERU square foot requirements are applicable to the MDA. The 2009 Town of Hideout Code Section 11.07.140 and Appendix 5 clearly outline the maximum square feet allowed by use/configuration type. Based upon this table in Appendix 5, no single-family unit may exceed 5,000 without a Planning Commission and Town Council assessment of the unit's impact to the MDA 'District.' I acknowledge that I inadvertently referenced an updated ERU table (from the revised 2020 Town Code) when referencing the additional 0.5 ERUs per each additional 2,000 SF over and above the maximum single-family house size of 5,000 SF. Rather than reducing density by 0.5 ERUs (for each incremental 2,000 SF) for each single-family house over 5,000 SF, there is no allowance for houses over 5,000 SF without an assessment by the Planning Commission and Town Council. Smaller residential units may be allocated less ERUs than larger units as noted (units less than 1500 square feet would only be allocated 0.75 ERUs and units under 1000 square feet with 1.5 bathrooms or less would only be allocated 0.5 ERUs).

This will require the MDA to be updated with the Town of Hideout. Additionally, the map included in Exhibit B does not include all of the area (subdivision/density pod #1) that Shoreline proposes to develop. This will have to be amended.

Based upon the chart submitted by Mustang Development LLC, the Master HOA is currently out of compliance with the MDA. The maximum residential units permitted for the entire Master HOA build out is 1,539. Currently, the Master HOA has a total count of 1,565 units. This number exceeds the maximum residential units allowed pursuant to the MDA by 26 units and an assessment of dwelling unit square feet has not been completed. Any existing units in Town that exceed 5,000 SF will further reduce this allowable density.



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

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

5. Zoning: The RSPA (Resort Specially Planned Area) map is referenced several times relative to the overall 2010 MDA. The map is contained in Exhibit B. A color rendition should be provided for Staff review since the black and white copy makes it hard to decipher the exact locations of specific density/subdivision pods.

A detailed review of the 2010 MDA indicates that the Master HOA does not include all of the required elements per the RSPA (Resort Specially Planned Area) and is out of compliance with the 2010 MDA. Pursuant to Section 11.07.141, the MDA must comply with the RSPA Zoning District as per the Town Code, Section 12.30.06

RSPA Requirements per 12.30.06.08 Definitions:

RESORT VILLAGE: A center or hub for the RSPA. Resort Villages, and the reason they are important to the success of the RSPA, are described further in HMC 12.14.340 Paragraph C. In order to qualify as a Resort Village, the area or Zone must have the attributes listed below. A Resort Village can be located in more than one property:

1. A minimum of four of the following planned uses:
 1. LAND USE PLAN
 1. Condominiums;
 2. Hotels;
 3. Timeshares or other shared-ownership products;
 4. Private residence clubs;
 5. Town homes;
 6. Single-family homes;
 7. Seasonal Community Housing or other Affordable Housing
 8. Meeting facilities.
 2. Other required components;
 1. Retail, dining and entertainment facilities;
 2. A minimum of 150 Units (not ERUs) in the Resort Village Zone

The existing Master HOA does not include a minimum of four of the required planned uses. Within the entire Master HOA, there are currently only two uses: Town homes and Single-family homes. Additionally, neither of the 'other required components' has been met: the minimum 150 units in the Resort Village Zone

should be explained by the Applicant or clarified on a map. And there are no ‘retail, dining and entertainment facilities’ as part of this proposed subdivision or any other subdivision within the Master HOA. These amenities – retail, dining and entertainment – must be constructed prior to the construction of additional residential units.

6. Pursuant to the MDA, the following plans were submitted for a public hearing to the Town Council for Preliminary Plat approval on December 8, 2016. The plan illustrates the following amenities that the Applicant should discuss the timeline to develop:

- i. Community swimming pool, amphitheater, bocce ball courts, etc.
- ii. Splash pad, event lawn, etc.
- iii. Proposed park area, trails, open space, etc.
- iv. The Aspen Grove Recreation Park
- v. The Canyon Recreation Area

7. The topography map illustrates existing conditions and proposed conditions but is not clear on areas of cut-and-fill. These should be shaded on the map and color coded. The contour lines on the northern property line do not appear to match those on the adjacent property. These connections must be revised significantly.

Nothing has been provided to date. The Town of Hideout’s code requires topographic information prior to the approval of any subdivision. The Applicant stated that he is exempt from these Town requirements due to his vesting with the 2010 MDA. Staff review of the MDA found that Section 11.2 requires approval of a grading plan prior to any construction.

Staff visited the site in March 2021 and it appears the changes to natural grade significantly exceed the Town Code’s allowance of 5’-0” from natural grade. It also appears the existing grading on site redirects stormwater runoff to adjacent properties. This also violates the Town Code and must be revised.

The site visit also revealed some new above-ground utility poles. These must be removed and the utilities located underground.

8. The plans illustrate only two (2) proposed retaining walls for Phase 3 and none for Phase 2 (Amended). The Applicant shall confirm whether this is accurate or if more are proposed:

- a. One is located on the north side of the proposed Phase 3 (between Deepwater Drive and Recreation Drive.

- The Applicant shall confirm the maximum height of this wall; it appears to be approximately 4'-0" high at its highest point.
- b. The other is along Deepwater Drive, along the southernmost area near the loop.
 - The Applicant shall confirm the maximum height of this wall; it appears to be between 6'-0" to 8'-9" high at its highest point.
- c. The northern and southern loops of Deepwater Drive, Sailwater Lane, and Upside Drive appear to have very steep slopes and may require retaining walls. The Applicant shall provide the slope in these areas as well as the proposed slope stabilization mechanisms.
- d. The following is the Town's new ordinance requirement for retaining walls:
 - A structural analysis of these walls must be provided.
 - A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc. The finish for all retaining walls shall be natural rockery (stacked boulders).
 - Code: *No retaining wall shall be greater than six feet (6'-0") tall and no more than two retaining walls may be terraced. If two (2) retaining walls are terraced, each wall shall have a maximum height of five feet (5'-0") and a minimum of five feet (5'-0") horizontal distance between each wall, with such intervening space being planted with native vegetation (or other materials as approved by the Town Planner). A third terraced wall is not permitted on the same parcel and shall not be located closer than 25' to any other wall (or set of two terraced walls), measured horizontally on a topographic survey (plan view).*

The Applicant submitted a site plan with the location of the retaining walls identified. The walls do not meet the Town Code requirements in terms of maximum height for a single wall; the proposed walls range in height from 8'-0" to 10'-0". Some of these walls are located along the property lines and very close to proposed retaining walls for the adjacent subdivision (Lakeview Estates). These may need to be relocated and/or reconfigured. Staff will work with the Applicant to determine if terracing is possible to reduce the height of the walls. This may prove difficult given the number of units proposed on the site; the density is quite high and may be physically impossible to execute. The Applicant has indicated that he does not have to meet the Town Code requirements (only those of the 2010 MDA) and since there were no specific requirements contained within the MDA, he indicated that he would like to proceed with his plans as presented.

9. A final Landscape Plan must be provided for review and approval by the Planning Commission. This must include the location for all proposed trees, shrubs, and planting beds including the botanical names, quantities, and size at time of planting:
 - a. Code: *All required deciduous trees shall have a minimum of two-inch caliper in size. All evergreen trees shall be a minimum of six feet in height. All shrubs shall be a minimum of five gallons in size.*

The Applicant submitted a Landscape Plan with some specific planting typology for sample units. The plan is not detailed enough for the final submittal. The Town will require additional information and detail specifically for some of the common areas (which should be re-vegetated with native vegetation) and additional variation for the limited common areas around the proposed units.

10. The Applicant has only three (3) distinct building elevations. No more than 20% of the units in the development can have the same elevation. With 46 units proposed, the Applicant will need a minimum of nine (9) distinct building elevations:
 - a. Code: *Major Subdivisions (6 lots or more) shall not have greater than twenty (20%) of the structures with the same elevation and, in no case, shall any two (2) similar structures be located adjacent to each other or directly across the street. The differentiation of each structure shall be a combination of unique roof lines, garage step backs, entry/porch location and canopy, fenestration, building materials, and colors.*
 - b. A detailed set of building elevations must be submitted to ensure compliance with the Town's Building Design Standards.

The Applicant has not yet submitted updated architectural plans.

11. Note #1 in the 'Notes' on the Phase 2 Amended Subdivision and Phase 3 Subdivision states that '*all common area is to be considered a drainage and public utility easement.*'
 - a. The Applicant has not illustrated the existing Public Utility Easement(s) on the proposed subdivision plan. These specific areas should be shown on the proposed subdivision.
 - b. This note should be revised to identify the areas that are common areas for HOA use vs. those areas that will be designed for green drainage infrastructure and those that will be used as parks, trails and open space.

The Applicant has not yet addressed this requirement.

C. Staff Recommendation

Staff recommends that the Planning Commission review the proposed subdivision, discuss the input from the Town Planner and Town Engineer, and continue this to the next meeting. There are a significant number of outstanding issues associated with this proposal and many have implications for other subdivisions/density pods within the entire Master HOA.

If the Applicant requests a vote, staff recommends denial of the proposed subdivision based upon the Findings of Facts, Conclusions of Law and the outstanding Conditions as identified in this Staff Report and that of the Town Engineer.

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





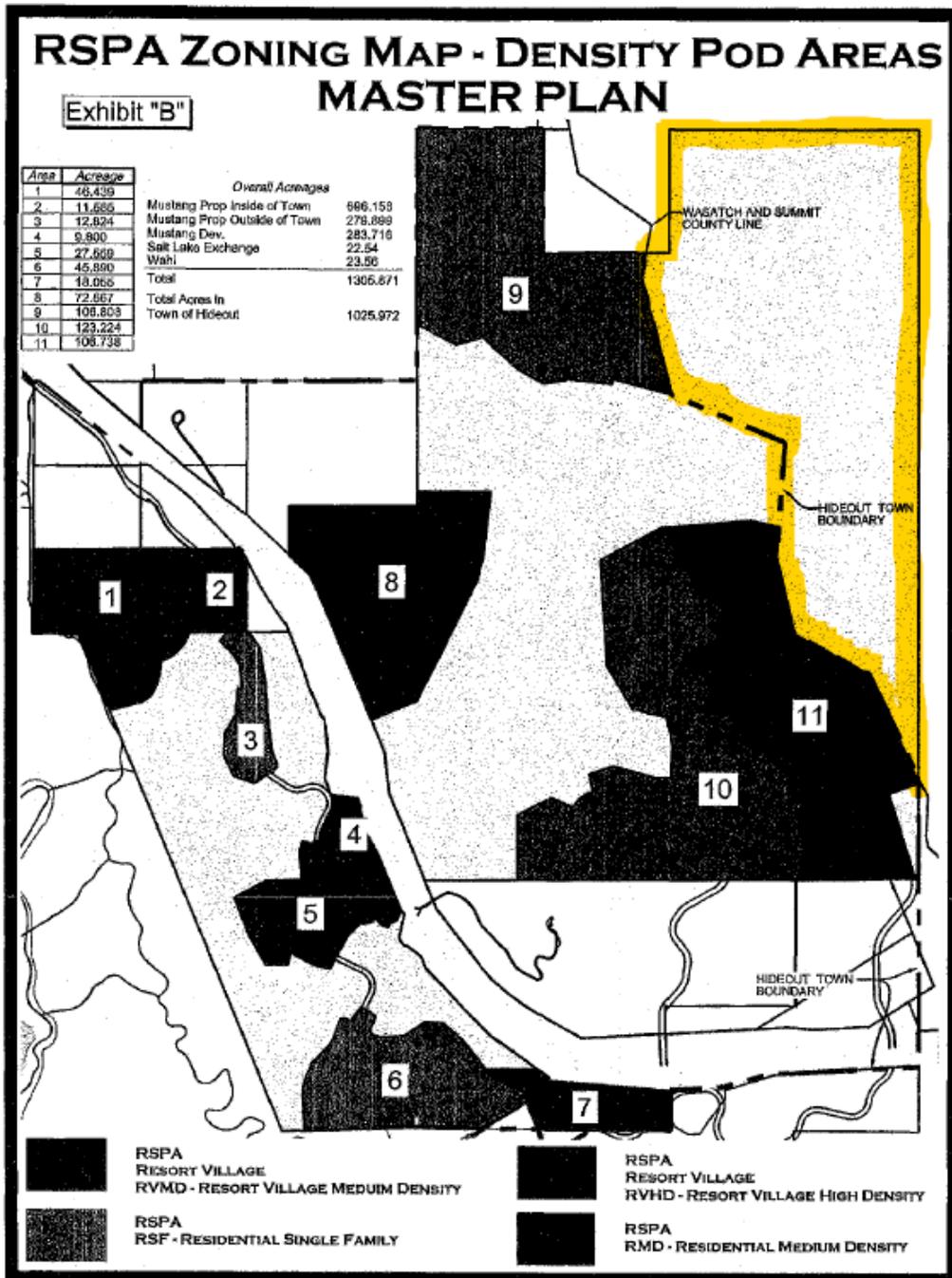
D. Code Requirements for Subdivision Review

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

1. Trails, open space, and park area designated areas
2. Easements: public, private, access, etc.
3. Landscape Plan for Phase 2 (Amended) and Phase 3
4. A Traffic Study
5. An Evacuation Study
6. Sensitive and steep slopes (greater than 30%) analysis – color coded
7. Sections for proposed retaining walls
8. Visitor parking plan
9. Street lighting plan: fixtures, dark sky compliance (including color temperature)
10. Architectural plans and elevations (full suite)

Exhibit A – 2010 Master Development Agreement (MDA) RSPA Zoning Map

Ent 360737 Bk 1017 Pg 1081



DRAFT Ordinance 21-XX

**AN ORDINANCE TO DENY THE SHORELINE
PHASE 2 (AMENDED) & PHASE 3 SUBDIVISION,
LOCATED IN HIDEOUT, UTAH**

WHEREAS, owners of the property known as Shoreline Subdivision, located in Hideout, Utah, have petitioned the Town Council for approval of final subdivision plats; and

WHEREAS, legal notice of the public hearing was published in the Park Record on February 6, 2021 and March 6, 2021 and on the Utah Public Notice website on February 6, 2021 and March 6, 2021 according to the requirements of the Hideout Municipal Code; and

WHEREAS, the Planning Commission held a public hearing on February 18th and March 18, 2021 to receive input on the proposed subdivision plat; and

WHEREAS, the Planning Commission, on April 28th conducted a public hearing and forwarded a negative recommendation to the Town Council; and

WHEREAS, on XX XX, 2021 Town Council held a public hearing on the subdivision plats; and

WHEREAS, it is in the best interest of Hideout, Utah to deny the Shoreline Phase 2 Amended & Shoreline Phase 3 Subdivision plats because these subdivision plats do not comply with the Hideout Municipal Code, the Master Development Agreement (MDA) and the Technical Reports prepared by the Town Staff or other recorded agreements.

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

SECTION 1. DENIAL. The above recitals are hereby incorporated as findings of fact. The subdivision plats as shown in Exhibits A and B are denied subject to the following findings of fact, conclusions of law, and conditions not satisfied:

Findings of Fact

1. The property is located within the Town of Hideout along Recreation Drive.
2. For Phase 2 Amended, the total plat area is approximately 9.48 acres and includes 47 lots.
3. For Phase 3, the total plat area is approximately 9.71 acres and includes 47 lots.
4. Zoning for the property is the Resort Village Medium Density (RVMD) zoning district (a specified designation under the RSPA Zoning District).
5. The Town of Hideout entered into a Master Development Agreement (MDA) with the Master Developer on March 11, 2010.
6. Pursuant to the 2010 Master Development Agreement, no house constructed may be greater than 5,000SF in size without specific review (for impacts) and approval by the Planning Commission and Town Council.
7. All existing and required easements were not sufficiently incorporated onto the plat, including utilities, storm drainage, access, trails, snow storage, etc.
8. Town Staff and the Planning Commission expressed safety concerns regarding the proposed road alignment and road widths associated with this plat. The Wasatch County Fire Marshall recommended the road widths at 26'-0" wide for asphalt plus curb and gutter

(in accordance with the Town's Ordinance requirements).

9. The final plats have not been approved and signed by the Jordanelle Special Services District to ensure that requirements of the District are addressed.
10. Snow storage areas have not been delineated on the plats.
11. Town Staff and the Planning Commission expressed health and safety concerns with the extent of grading manipulated on site.
12. Each Phase has a separate final subdivision plat associated with it.

Conclusions of Law

1. The subdivision plats do not comply with Hideout Municipal Code, Title 12 nor do they comply with the 2010 Master Development Agreement (MDA).
2. The subdivision plats are not consistent with the applicable State law regarding subdivision plats.
3. The subdivision plats do not comply with the recommendations of the Wasatch County Fire Marshall in terms of road widths and emergency access requirements.
4. The Town is concerned that the public, or any person, be materially injured as a result of approval of the proposed subdivision plats.
5. Approval of the subdivision plat, without revisions, may adversely affect the health, safety and welfare of the citizens of Hideout.

Outstanding Conditions

1. The Town Attorney, Town Engineer and Town Planner reviewed the proposed form and content of the subdivision plats for compliance with State law, the Hideout Municipal Code, the Master Development Agreement (MDA) and outlined a number of outstanding issues that must be addressed prior to a positive recommendation by the Planning Commission.
2. Staff review of the March 11, 2010 Master Development Agreement (MDA) found areas of non-compliance and requested additional information relative to the following:
 - a. The MDA's recitals confirm the zoning for the entire area is RSPA (Resort Specially Planned Area) with specifically defined 'density pods' located throughout the entire district. The map, Exhibit B, depicting these areas is not clear in terms of sub-zoning classifications for the 'density pods' since the Town has only been provided with a black-and-white copy that doesn't allow the reader to decipher specifically designated areas. A color map that clearly outlines these 'density pods' shall be provided.
 - b. The MDA indicates an allowable density of 1,975 dwelling units. This is based upon the RSPA Zoning Designation that calculates density at 1.5 ERUs per acre. Based upon the total acreage illustrated in Exhibit B, 1,306, the maximum density should be revised to 1,959 dwelling units (1.5 ERUs * 1,306 acres). All dwelling units must be less than 5,000 SF unless the Planning Commission and Town Council review them for impacts and approve.
 - c. The MDA delineation of the total area includes 280 acres of land located outside of the Town of Hideout. It appears this land was used in the calculation of density allowances and must be removed since this land is not under the jurisdictional authority of the Town of Hideout. This would reduce the MDA density by 420 dwelling units (280 acres * 1.5 ERUs).
 - d. The existing Master HOA does not include a minimum of four (4) of the required planned uses pursuant the RSPA district (11.07.141). Within the entire Master HOA, there are currently only two (2) uses: Town homes and Single-family homes. Additionally, neither of the 'other required components' has been met:

the minimum requirement for 150 units in the Resort Village Zone should be explained by the Applicant or clarified on a map. And there are no 'retail, dining and entertainment facilities' as part of this proposed subdivision or any other subdivision within the Master HOA. These amenities – retail, dining and entertainment – must be constructed prior to the construction of additional residential units. The 2009 Town Code, Section 11.07.141, RSPA is very detailed in terms of these use requirements.

- e. ERU calculations: The 2009 Town of Hideout Code Section 11.07.140 and Appendix 5 clearly outline the maximum square feet allowed by use/configuration type. Based upon this table in Appendix 5, no single-family unit may exceed 5,000 without Planning Commission and Town Council assessment of the unit's impact to the MDA 'District.' There is no allowance for houses over 5,000 SF without an assessment by the Planning Commission and Town Council. The Master Developer should provide an assessment of the total square feet of all houses constructed to date to ensure this maximum size has not been violated. Smaller residential dwelling units may be allocated less ERUs than larger dwelling units as noted (units less than 1500 square feet would only be allocated 0.75 ERUs, units under 1000 square feet with 1.5 bathrooms or less would only be allocated 0.5 ERUs). The Master Developer should provide an assessment of total units constructed to date that meet these criteria.
 - f. The Town of Hideout's code requires topographic information prior to the approval of any subdivision. Additionally, Staff review of the MDA found that Section 11.2 requires approval of a grading plan prior to any construction. No grading is permitted without Town Engineer and Town Planner approval.
3. Notes allowing for non-exclusive public utility easements in the common areas have not been indicated on the plats as requested by the Town Engineer and JSSD; these notes/designated area must consistent with the utility plan, including drainage easements.
 4. All existing and required easements, based on review by the Town Engineer, Town Planner and JSSD must be shown and recorded on the plat, including utilities, storm drainage, access (public, utility and emergency), snow storage, trails and trailhead parking, etc. All existing recorded easements and agreements shall be referenced on the plats, including entry number, book and page.
 5. All approved public trails, consistent with the Master Development Agreement (MDA), the Parks Open Space & Trails (POST) Plan, and the Preliminary Plan presented to the Planning Commission in 2016, shall be shown on the plats.
 6. All streets should be constructed in accordance with the current Town Code requirements (26'-0" of asphalt plus curb and gutter); and a paved bike lane shall be incorporated into all new streets per Town Code.
 7. The construction plan set does not include the necessary details for the proposed retaining walls. Prior to a positive recommendation, this plan set should be updated to include retaining wall locations and sizes (including top of wall/TW and bottom of wall/BW elevation points).
 - a. The Applicant shall adhere to the Town's code and provide a detailed retaining wall plan set that must be approved by the Town Planner and Town Engineer.
 - b. A structural analysis of these walls must be provided once a final retaining wall plan is accepted by the Town Planner and Town Engineer.
 - c. A section of a typical tiered wall must be provided including materials, planting in the horizontal breaks, etc.
 8. Trails: Proposed trails (and surface type) have not been proposed or detailed and must be completed for Phase 2 Amended and Phase 3 and included on the construction plan set and

noted on the proposed subdivision with an easement to allow public use for pedestrians and bikes.

9. Streetscape amenities; lighting, signage, etc. shall be provided – construction details, sign type (if proposed), and materials/colors must be included in the plan set for review.
10. An updated Landscape Plan shall be provided for all of Phases 2 Amended and 3 for review. This plan shall include street trees, common area and yard landscaping, entry features, and slope stabilization plantings where necessary – slopes greater than 50%.

SECTION 2. EFFECTIVE DATE. This Ordinance shall take effect upon publication.

PASSED AND ADOPTED this XXth day of XX, 2021

TOWN OF HIDEOUT

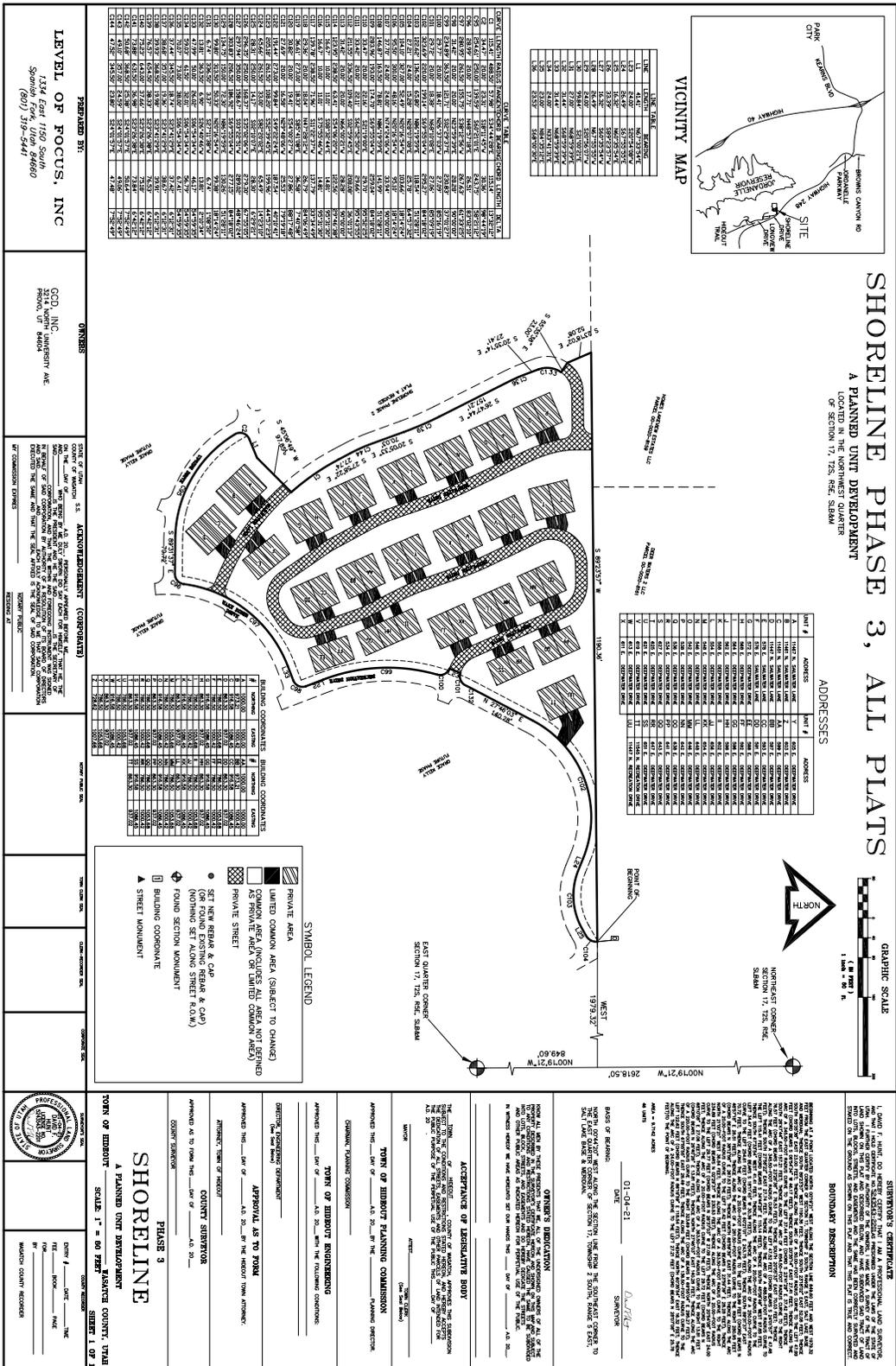
Phil Rubin, Mayor

ATTEST:

Alicia Fairbourne, Town Recorder

Exhibit

Exhibit B – Proposed subdivision plat for Shorelie Phase 3





SHORELINE PACKET

Hideout Canyon, UT

April 2021



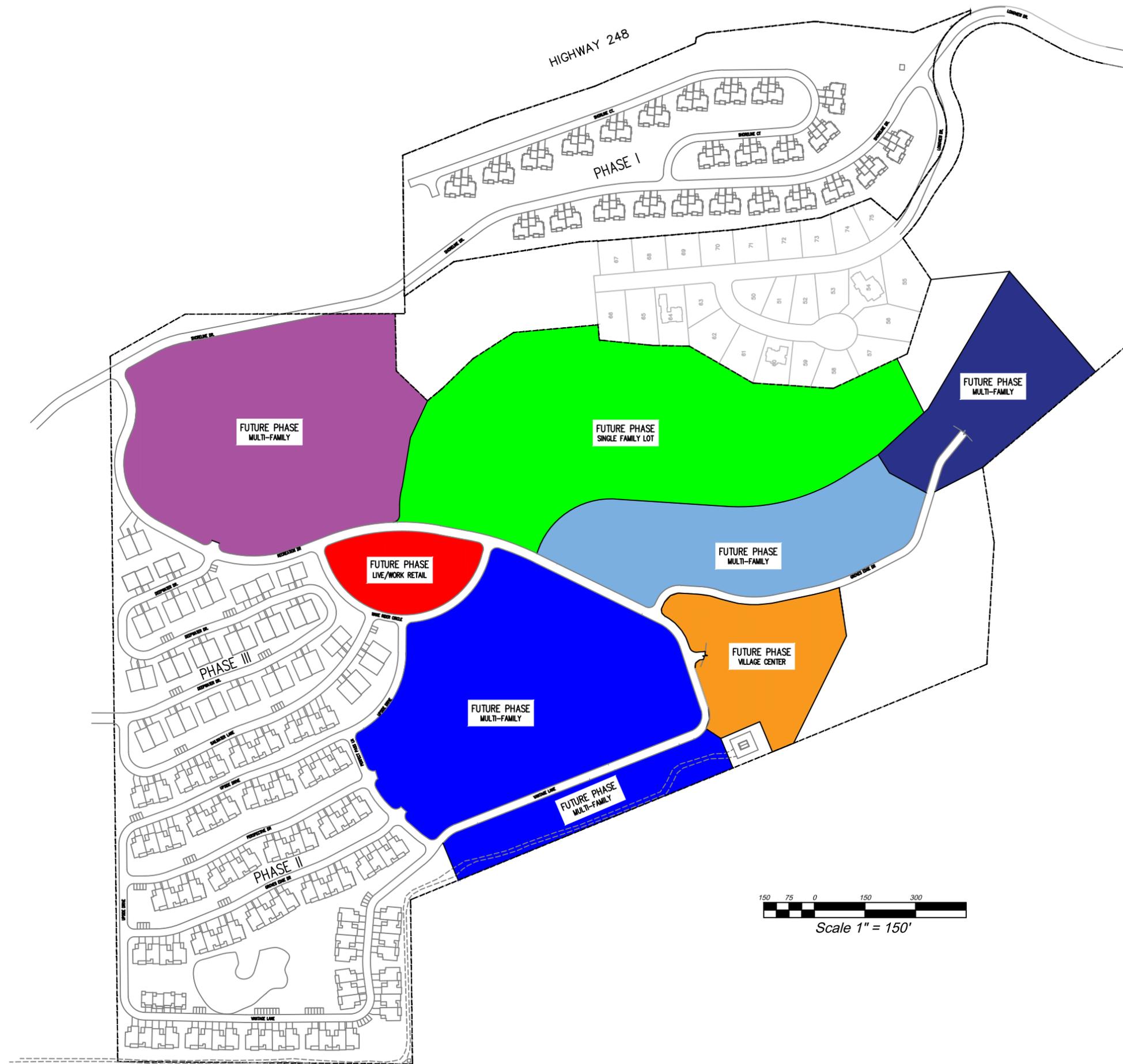
SHORELINE PACKET

Hideout Canyon, UT

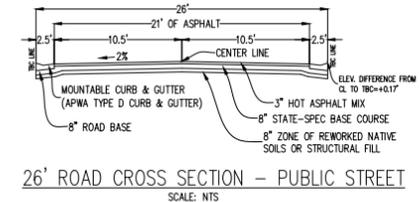
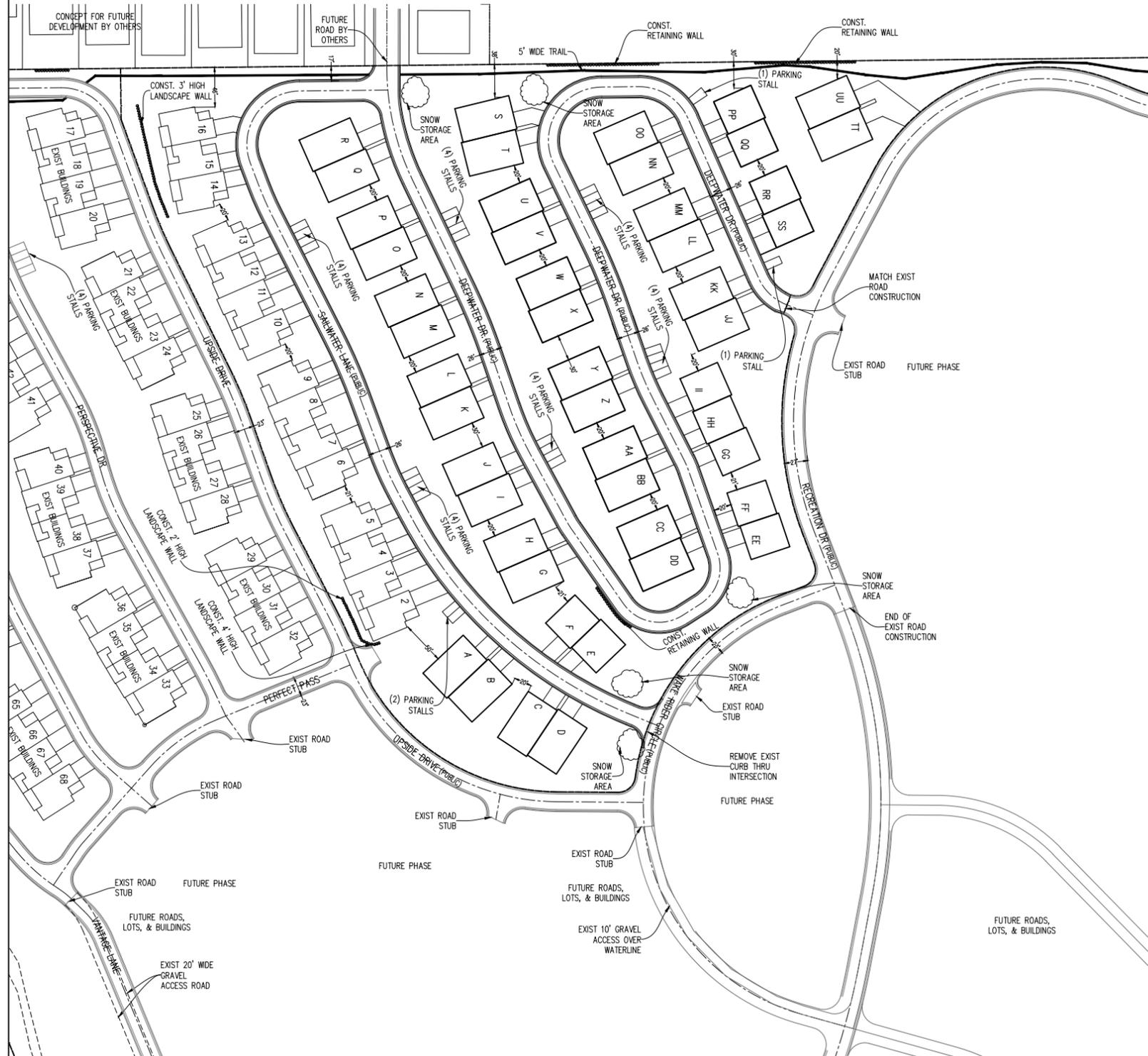
April 2021

CONTENT LIST

OVERALL CONCEPT PLAN	1
PHASE 3 SITE MAP	2
PHASE 2 LANDSCAPE PLAN	3
PHASE 2 LANDSCAPE PLAN	4
PHASE 3 SITE CONTEXT	5
PHASE 3 LANDSCAPE PLAN	6
ORIGINAL 3-STORY PLANS	7
NEW 2-STORY PLANS	8



SHORELINE - PHASE 3



- GENERAL NOTES:**
1. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH APWA STANDARDS AS MODIFIED BY THE TOWN OF HIDEOUT.
 2. SEWER AND WATER SHALL BE INSTALLED IN ACCORDANCE WITH HIDEOUT STANDARDS.
 3. PRIOR TO COMPLETION OF GRADING, A SOILS ENGINEER SHALL PREPARE A LETTER OF RECOMMENDATION BASED ON CBR ANALYSIS FOR THE PAVEMENT, BASE COURSE AND STRUCTURAL FILL COURSE (IF ANY) THICKNESS AND SUBMIT TO THE HIDEOUT ENGINEERING DEPARTMENT FOR APPROVAL.
 4. DUE TO THE FACT THAT HIDEOUT HAS SIGNIFICANTLY HIGH WATER PRESSURE PRIOR TO THE PRV STATIONS, ALL HOMES AT HIDEOUT ARE REQUIRED TO INSTALL A PRV VALVE TO PROTECT THE HOME FROM FAILURE OF A PRV STATION.
 5. STOP SIGNS, STREET LIGHTS, AND STREET SIGNS ARE SHOWN BY SYMBOLS ON THE DRAWINGS. REFER TO THE LEGEND.
 6. HIDEOUT STANDARDS WITHIN HIDEOUT CANYON REQUIRE USE OF THE LIGHTS THAT ARE FOUND IN PHASE 1 & 2 OF HIDEOUT. ALL FIRE HYDRANTS HAVE A LIGHT LOCATION WITHIN 10' TO AID IN THEIR LOCATIONS DURING THE WINTER. HIDEOUT SUPPORTS THE DARK SKY INITIATIVE.
 7. WATER DISTRIBUTION DESIGN SHALL MEET THE MINIMUM REQUIREMENTS OF THE UTAH DIVISION OF DRINKING WATER.
 8. 8" & 12" CULINARY WATER LINES ARE TO BE C-900 PVC.
 9. A WORK-IN ROW PERMIT MUST BE OBTAINED FROM THE TOWN PRIOR TO ROADWAY CUTS.
 10. ALL DRIVEWAYS ARE 20' MIN. LENGTH.

- SHEET INDEX**
- C1 COVER SHEET/ SITE PLAN
 - U1 OVERALL UTILITY & LIGHTING & SIGNAGE PLAN
 - U2 GAS & POWER PLAN
 - G1 OVERALL GRADING
 - G2 FINISHED GRADING PLAN
 - PP1 SAILWATER LANE PLAN/PROFILE
 - PP2 SAILWATER LANE PLAN/PROFILE
 - PP3 DEEPWATER DRIVE PLAN/PROFILE
 - PP4 DEEPWATER DRIVE PLAN/PROFILE
 - PP5 DEEPWATER DRIVE PLAN/PROFILE
 - PP6 OFF-SITE SEWER VANTAGE LANE PLAN/PROFILE
 - PP7 OFF-SITE SEWER VANTAGE LANE PLAN/PROFILE
 - PP8 STORM DRAIN PLAN/PROFILE
 - PP9 STORM DRAIN PLAN/PROFILE
 - SMP1 STORM WATER POLLUTION PREVENTION PLAN
 - D1 DETAIL SHEET
 - D2 DETAIL SHEET

OPEN SPACE SITE TABULATIONS

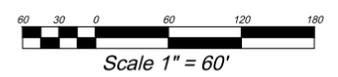
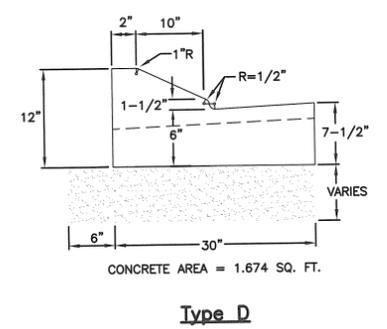
TOTAL AREA:	522,869 S.F. = 100%
OPEN SPACE AREA:	266,652 S.F. = 51.0%
IMPERVIOUS AREA:	256,217 S.F. = 49.0%

GUEST PARKING

GUEST STALLS PROVIDED:	28 STALLS
GUEST PARKING IN DRIVEWAYS (2 PER 62 UNITS):	124 STALLS
TOTAL GUEST PARKING:	152 STALLS

PROJECT MATERIAL SUBMITTAL NOTE:

CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS TO BE INCORPORATED ON THE PROJECT TO EXCEL ENGINEERING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



REVISIONS

Rev.	Date	Description
1	09/14/20	REVISED PER CITY COMMENTS
2	12/23/20	REVISED BUILDING OUTLINES
3	04/02/21	REVISED PER CITY COMMENTS

GENERAL CONSTRUCTION & DEVELOPMENT 3214 NORTH UNIV. AVE. #605 PROVO, UT 84604 (801) 434-8390		SHORELINE PHASE 3		UTAH
EXCEL ENGINEERING David W. Peterson, P.E., License #270393 12 West 100 North, Suite 201, American Fork, UT 84003 P: (801) 756-4504, david@excecivil.com		COVER SHEET/ SITE PLAN		Scale: 1"=60' Date: 06/06/20 C1

PHASE 3 SITE MAP
 Hideout Canyon, UT
 page 2



PLANT SCHEDULE OPENSACE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAULIP	INITIAL HEIGHT
DECIDUOUS TREES	4"	<i>Acer grandidentatum</i>	Bigtooth Maple	8.8 B	2" Cal	
EVERGREEN TREES	33	<i>Abies balsamea 'Glauca Compacta'</i>	Sabine Fir	8.8 B	7-9'	
SHRUBS	11	<i>Artemisia tridentata</i>	Utah Sagebrush	15 gal		
GRASSES	15	<i>Bromus sp.</i>	Hoargrass	5 gal		

PLANT SCHEDULE TYPICAL RESIDENTIAL LANDSCAPE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CAULIP	INITIAL HEIGHT
EVERGREEN TREES	8	<i>Abies balsamea 'Glauca Compacta'</i>	Sabine Fir	8.8 B	7-9'	
SHRUBS	4	<i>Artemisia tridentata</i>	Utah Sagebrush	5 gal		
GRASSES	15	<i>Bromus sp.</i>	Hoargrass	5 gal		



TYPICAL RESIDENCE LANDSCAPE

0' 20' 40' 80'
SCALE: 1" = 20' on 24"x36" Sheet

0' 80' 160' 320'
SCALE: 1" = 80' on 24"x36" Sheet



Shoreline Phase 2
HIDEOUT, UTAH

SHORELINE
PHASE 2
LANDSCAPE PLAN
Hideout Canyon, UT
page 3

CITY SUBMITTAL SET

L100

LANDSCAPE PLAN



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUETACKS AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

ATTENTION: EVERY EFFORT HAS BEEN MADE TO ENSURE ACCURACY WITH THESE DRAWINGS. QUANTITIES (if and as) LISTED ARE FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND QUANTITIES ON THESE PLANS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES BETWEEN QUANTITIES LISTED IN LEGENDS AND PLAN, WHERE DISCREPANCIES EXIST BETWEEN SPECIFICATIONS, DETAILS, AND/OR DRAWINGS, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT DRAWINGS ARE CONSISTENT WITH SURVEYED BASE INFORMATION. DURING CONSTRUCTION IF DISCREPANCIES ARE FOUND BETWEEN THESE PLANS AND THE SITE, CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.

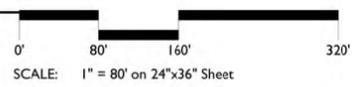


LANDSCAPE PLAN



ATTENTION: PRIOR TO PERFORMING ANY WORK ON THIS PLAN CONTRACTOR SHALL IDENTIFY THROUGH BLUESTAKES AND ON-SITE OBSERVATION ANY AND ALL UTILITIES AND HAZARDS OR CONDITIONS THAT MAY PREVENT WORK FROM BEING PERFORMED ACCORDING TO THESE PLANS ABOVE OR BELOW GROUND. IF CONDITIONS ARE FOUND THAT MAY PREVENT WORK FROM BEING PERFORMED AS PER PLAN, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO PROCEEDING. ANY DAMAGE TO UTILITIES SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY (I.E. ELECTRICAL, GAS, WATER, SEWER, ETC.).

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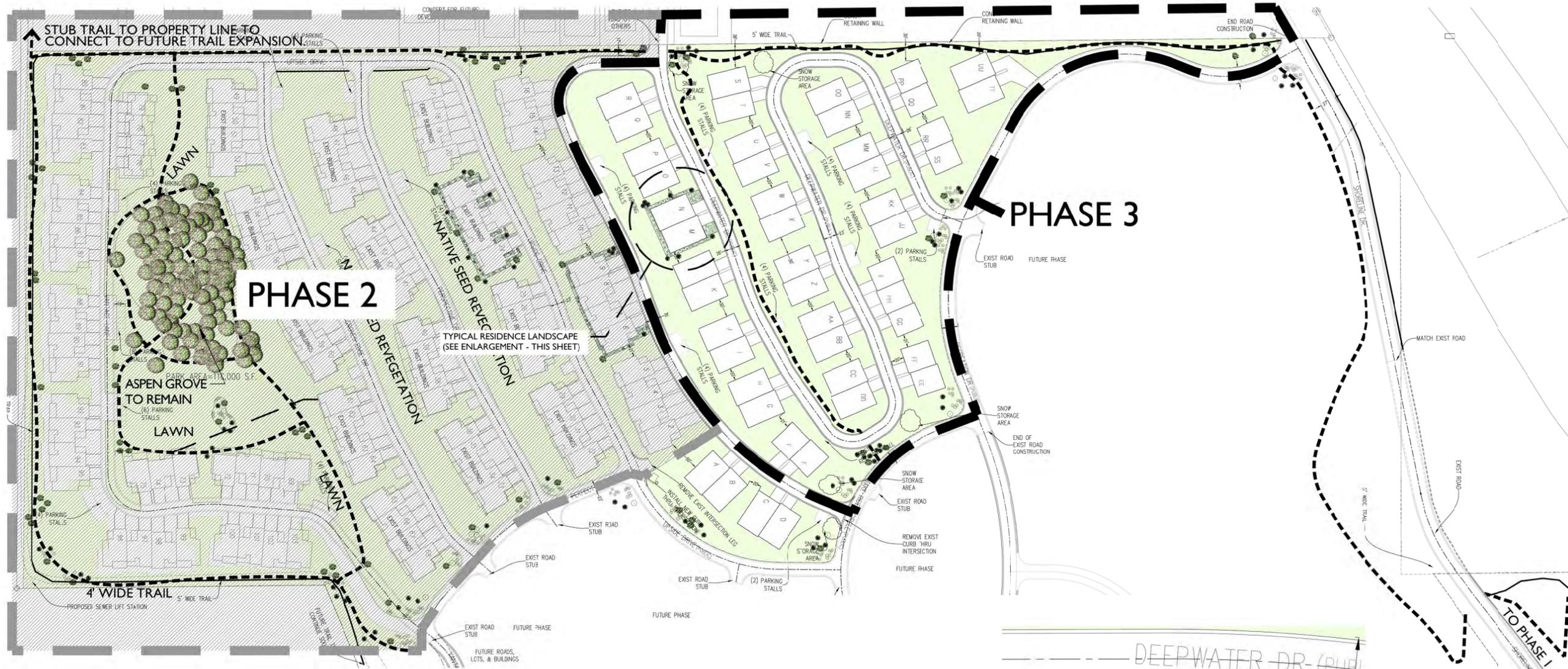
CITY SUBMITTAL SET

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Shoreline Phase 2
HIDEOUT, UTAH

SHORELINE
PHASE 2
LANDSCAPE PLAN
Hideout Canyon, UT
page 4

DATE: 31 May 2021 PROJECT NO.: 2019911



Shoreline Phase 3
HIDEOUT, UTAH

CITY SUBMITTAL SET

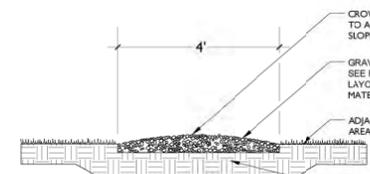
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PLANT SCHEDULE PHASE 3 PUBLIC GREENSPACE

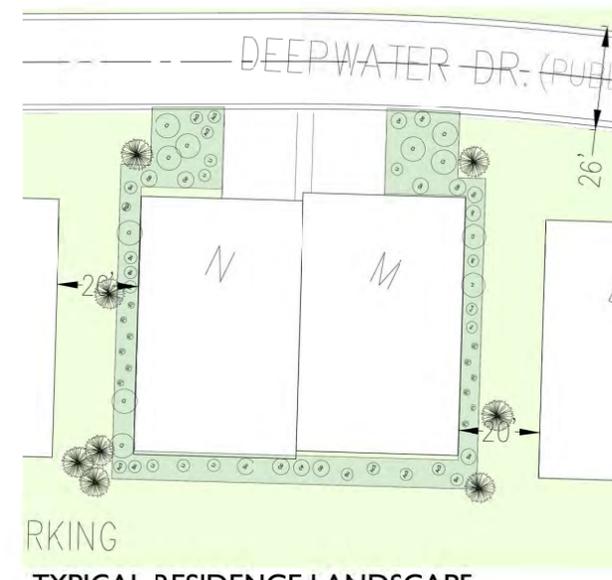
TREE	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	CAULUS	INITIAL HEIGHT
	12	Acer grandidentatum	Bignoniaceae Maple	B & B	2" Cal	
EVERGREEN TREES	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	CAULUS	INITIAL HEIGHT
	34	Abies balsamea 'Glauca Compacta'	Sitka Spruce	B & B		7'-9"
SHRUBS <th>QTY</th> <th>BOTANICAL NAME</th> <th>COPPER NAME</th> <th>CONTAINER</th> <th>HEIGHT</th> <th>WIDTH</th>	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	HEIGHT	WIDTH
	7	Amelanchier alnifolia	Ohio Spiceberry	18 gal		
	11	Carolinianus fraxinosa	Little Leaf Plumtree	5 gal		
	63	Chrysothamnus nauseosus	Robber Rabbitbrush	5 gal		
	26	Potentilla fruticosa	Shrubby Cinquifid	5 gal		
	4	Symphoricarpos oreophila	Mountain Snowberry	5 gal		
ANNUALS/PERENNIALS <th>QTY</th> <th>BOTANICAL NAME</th> <th>COPPER NAME</th> <th>CONTAINER</th> <th>HEIGHT</th> <th>WIDTH</th>	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	HEIGHT	WIDTH
	8	Asplenium adnigrum 'Clavatum Red'	Celestine	5 gal		
	4	Lupinus	Lupine	5 gal		
	1	Rhus glabra	Deerf Sumac	5 gal		
GRASSES <th>QTY</th> <th>BOTANICAL NAME</th> <th>COPPER NAME</th> <th>CONTAINER</th> <th>HEIGHT</th> <th>WIDTH</th>	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	HEIGHT	WIDTH
	9	Bromus sp.	Prairie Brome	5 gal		
	12	Festuca subsericea	Walloo Fescue	5 gal		

PLANT SCHEDULE PHASE 3 DUPLEX TYPICAL

EVERGREEN TREES	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	INITIAL HEIGHT
	8	Abies balsamea 'Glauca Compacta'	Sitka Spruce	B & B	7'-9"
SHRUBS <th>QTY</th> <th>BOTANICAL NAME</th> <th>COPPER NAME</th> <th>CONTAINER</th> <th>WIDTH</th>	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	WIDTH
	11	Carolinianus fraxinosa	Little Leaf Plumtree	5 gal	
	9	Potentilla fruticosa	Shrubby Cinquifid	5 gal	
	4	Symphoricarpos oreophila	Mountain Snowberry	5 gal	
ANNUALS/PERENNIALS <th>QTY</th> <th>BOTANICAL NAME</th> <th>COPPER NAME</th> <th>CONTAINER</th> <th>WIDTH</th>	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	WIDTH
	8	Asplenium adnigrum 'Clavatum Red'	Celestine	5 gal	
	4	Lupinus	Lupine	5 gal	
	1	Rhus glabra	Deerf Sumac	5 gal	
GRASSES <th>QTY</th> <th>BOTANICAL NAME</th> <th>COPPER NAME</th> <th>CONTAINER</th> <th>WIDTH</th>	QTY	BOTANICAL NAME	COPPER NAME	CONTAINER	WIDTH
	9	Bromus sp.	Prairie Brome	5 gal	
	12	Festuca subsericea	Walloo Fescue	5 gal	



1 GRAVEL/ROADBASE PATH
6" = 1'-0" P-CO-SHORE2-10



TYPICAL RESIDENCE LANDSCAPE

SCALE: 1" = 20' on 24"x36" Sheet

SCALE: 1" = 80' on 24"x36" Sheet

LANDSCAPE PLAN PHASE 3 - SITE CONTEXT



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PHASE 3
SITE CONTEXT
Hideout Canyon, UT
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PLANT SCHEDULE PHASE 3 PUBLIC GREENSPACE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	INITIAL HEIGHT
	12	<i>Acer grandidentatum</i>	Bigtooth Maple	B & B	2"	6'
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	INITIAL HEIGHT
	34	<i>Abies lasocarpa 'Gloosa Compacta'</i>	Subalpine Fir	B & B		7'-9'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH
	7	<i>Amelanchier utahensis</i>	Utah Serviceberry	15 gal		
	11	<i>Cercocarpus intricatus</i>	Little Leaf Mountain Mahogany	5 gal		
	63	<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush	5 gal		
	26	<i>Potentilla fruticosa</i>	Shubby Cinqufoil	5 gal		
	4	<i>Symphoricarpos oreophila</i>	Mountain Snowberry	5 gal		
ANNUALS/PRENNIALS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH
	8	<i>Aquilegia vulgaris 'Clementine Red'</i>	Columbine	5 gal		
	6	<i>Lupinus</i>	Lupine	5 gal		
	1	<i>Rhus glabra</i>	Dwarf Sumac	5 gal		
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH
	8	<i>Bromus sp.</i>	Mountain Brome	5 gal		
	12	<i>Festuca idahoensis</i>	Idaho Fescue	5 gal		

Shoreline Phase 3
 HIDEOUT, UTAH

CITY SUBMITTAL SET

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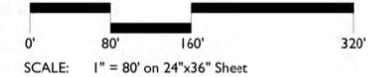
SHORELINE
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LANDSCAPE PLAN PHASE 3



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Original Shoreline 2A lots 1-16: 3-story Uphill plan with driveways off Upside



Amend Shoreline 2A lots 2-16 with same Downhill plans as rest of Shoreline 2, driveways to front off new road Sailwater

