



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARING

October 20, 2022

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Planning Commission of Hideout, Utah will hold its regularly scheduled meeting and public hearings electronically for the purposes and at the times as described below on Thursday, October 20, 2022

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's October 12, 2022 No Anchor Site determination letter.

All public meetings are available via ZOOM conference call and YouTube Live.

Interested parties may join by dialing in as follows:

Zoom 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 and Public Hearings

6:00 PM

I. Call to Order

1. [October 12, 2022 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [August 18, 2022 Planning Commission Minutes DRAFT](#)

IV. Public Hearings

1. [Consideration and possible recommendation to Town Council of the approval of Phases 2 and 3 of the Lakeview Estates subdivision.](#)
2. [Consideration and possible recommendation to Town Council of Phase 3 of the Deer Springs subdivision.](#)

V. Agenda Items

1. [Consideration of possible Site Concept Plan approval for the Deer Springs Cottages development.](#)
2. [Consideration and possible recommendation to Town Council regarding a Lot Amendment for the Venturi Property \(Parcels 00-0021-4873 and 00-0021-4874\) consisting of two, acre parcels to allow four residential homes.](#)

VI. Meeting Adjournment

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

File Attachments for Item:

1. October 12, 2022 No Anchor Site Determination Letter



October 12, 2022

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 16.27% of those tested since September 30, 2022. The seven-day number of positive cases has been, on average, 247 per day since October 5, 2022.

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>

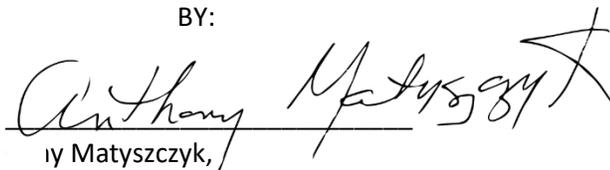
To join by telephone dial: US: +1 408-638-0986

Meeting ID: 4356594739

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

This determination will expire in 30 days on November 11, 2022.

BY:


Anthony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. August 18, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Regular Meeting and Public Hearings**
4 **August 18, 2022**
5 **6:00 PM**
6
7

8 The Planning Commission of Hideout, Wasatch County, Utah met in Regular Meeting and Public
9 Hearing on August 18, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19
10 pandemic.

11
12 Regular Meeting and Public Hearing

13 **I. Call to Order**

14 Acting Chair Glynnis Tihansky called the meeting to order at 6:05 PM and referenced the current No
15 Anchor Site letter which was included in the meeting materials. All attendees were present electronically.
16

17 **II. Roll Call**

18 **PRESENT:**

19 Acting Chair Glynnis Tihansky
20 Commissioner Jonathan Gunn
21 Commissioner Ryan Sapp *joined at approximately 6:09 PM*
22 Commissioner Donna Turner
23 Commissioner Rachel Cooper (alternate)

24 **EXCUSED:**

25 Chair Tony Matyszczyk

26 **STAFF PRESENT:**

27 Thomas Eddington, Town Planner
28 Cameron Platt, Town Attorney
29 Timm Dixon, Head of Engineering and Public Works
30 Alicia Fairbourne, Town Clerk
31 Kathleen Hopkins, Deputy Town Clerk

32 **OTHERS IN ATTENDANCE:** Dallin Quinn, Edwardo Sanchez-Woodworth, Nate Brockbank,
33 Brian Cooper, and others who may not have signed in using proper names in Zoom.
34

35 **III. Approval of Meeting Minutes**

36 There were no comments on the draft minutes of the June 3, 2022 and June 16, 2022 Planning
37 Commission meetings.

38 ***Motion: Commissioner Gunn made the motion to approve the June 3, 2022 Planning Commission***
39 ***Minutes. Commissioner Turner made the second. Voting Yes: Commissioners Cooper, Gunn,***
40 ***Tihansky, and Turner. Voting No: None. The motion carried.***

41 ***Motion: Commissioner Turner made the motion to approve the June 16, 2022 Planning Commission***
42 ***Minutes. Commissioner Gunn made the second. Voting Yes: Commissioners Cooper, Gunn, Tihansky,***
43 ***and Turner. Voting No: None. The motion carried.***
44

1 **IV. Public Hearing**

2 **1. Discuss and possibly make a recommendation to Town Council regarding a**
3 **lot/driveway amendment for Lots 38 and 39 of the Overlook Village subdivision**

4 Town Planner Thomas Eddington provided background on this matter and the reminded the Planning
5 Commissioners of a similar proposal made previously for properties just north of those in the current
6 request. He discussed the applicant's request to move the location of the driveway for Lots 38 and 39
7 and amend the adjacent limited common area off Longview Drive which would provide more
8 separation from the neighboring home, reduce some of the pavement area and minimize the steepness
9 of the driveway. He noted both property owners of these two lots were in agreement with the
10 proposal. He noted the proposed 16-foot driveway with 2 feet of gravel on each side would meet
11 Town Code and Fire District requirements. He also discussed the proposed retaining walls also met
12 Town Code. Mr. Eddington referred the Planning Commissioners to the Staff Report which discussed
13 protection of trail easements, all common area to be included in the plat, retaining walls, and slope
14 of the driveway to be less than a 14% grade. Mr. Dallin Quinn, representative of the applicant, was
15 introduced and noted driveway would be 11.9% slope and the Fire Marshall had visited the site and
16 provided feedback which was reflected in the driveway design.

17 Mr. Eddington stated he had spoken with T-O Engineers to confirm the proposed amendment was
18 acceptable to the Town Engineer. Acting Chair Tihansky asked if the proposed grade of the driveway
19 was similar to the original plan. Mr. Quinn responded it was and added the owner of the neighboring
20 lot 38 had approached the applicant with safety concerns given the proximity of Lot 39's current
21 driveway location which would be just a few feet away from the home on Lot 38. Mr. Quinn stated
22 the proposed location would be safer, especially in ice conditions.

23 Commissioner Jonathan Gunn asked whether affected neighbors had been notified of this request.
24 Mr. Eddington responded this type of amendment did not require specific notification to neighbors
25 beyond the 10-day public notice filing which had been filed. Town Clerk Alicia Fairbourne added as
26 this matter was not a zoning change request, there was no requirement for communication other than
27 the public hearing notice. In response to a question from Commissioner Gunn, Mr. Dallin responded
28 he had not had any discussions with other neighbors regarding the application.

29 Mr. Brian Cooper, a member of the Town's Infrastructure Committee asked if the 16-foot driveway
30 was sufficient to meet safety requirements. Mr. Eddington responded the original plat did not specify
31 driveway width, however the proposed 16 feet of pavement with 2 feet of gravel on each side did
32 meet Town Code. Mr. Quinn added the Fire Marshall had requested the additional gravel sides at a
33 site visit with the owner and builder. Commissioner Gunn asked if there was a preference for gravel
34 rather than additional asphalt; Mr. Eddington responded this was intended to reduce watershed.

35 There being no further questions from the Planning Commissioners, the Public Hearing was opened
36 at 6:21 PM. There were no public comments. The Public Hearing was closed at 6:22 PM.

37 ***Motion: Commissioner Sapp moved to make a positive recommendation to the Town Council to***
38 ***approve a lot/driveway amendment for Lots 38 and 39 of the Overlook Village Subdivision.***
39 ***Commissioner Gunn made the second. Voting Yes: Commissioners Cooper, Gunn, Sapp, Tihansky***
40 ***and Tuner. Voting No: None. The motion carried.***

41 Mr. Quinn was excused and departed the meeting.

1 **V. Agenda Items**

2 **1. Presentation and discussion of a concept plan for the Cottages at Deer Springs**

3 Mr. Eddington provided background on this item and reminded the Planning Commissioners they
4 had visited to site in 2021 when the applicant, Mr. Nate Brockbank, had requested input on a
5 proposed apartment complex at this location. Mr. Eddington noted the proposed apartment
6 complex concept plan was not well received by the Planning Commissioners, and Mr. Brockbank
7 was now seeking input on a different project which would consist of 35 cottage units and a
8 clubhouse. Mr. Eddington reported the proposed cottage units would range in size from 1,200-
9 2,000 square feet and were being proposed as nightly rentals which were not currently approved
10 beyond Deer Springs Phase 1 and KLAIM subdivisions.

11 Mr. Brockbank stated he had met with the Town's economic development committee and town
12 staff to discuss ideas for this location which consisted of 8 ½ acres of relatively steep (20-40%
13 sloped) terrain along Jordanelle Parkway.

14 Acting Chair Tihansky asked about the location of overhead powerlines on or near this proposed
15 site. Mr. Eddington confirmed there could be no structures built within this powerline corridor.
16 Commissioner Donna Turner asked about the location of an electrical transformer in the vicinity as
17 well.

18 Mr. Eddington referenced the 2017 Deer Springs Master Development Agreement (MDA) which
19 was updated in 2021 and provided for 30 units in Phase 8 rather than the 35 units in the proposed
20 concept plan. He added there was no clubhouse or commercial development included in the
21 existing MDA, which would need to be updated.

22 Commissioner Rachel Cooper asked whether the buildings near the power corridor might be
23 relocated with open space to surround the powerlines. Mr. Eddington responded the powerline
24 easements could be used for trails. Mr. Brockbank added the proposed building locations were
25 well outside the power line easements.

26 Mr. Brockbank discussed the project and noted the intention was for his team and partner to own
27 and manage the development of small rental homes which would be intended primarily as
28 nightly/short-term rental units. He stated a nightly rental revenue study was conducted to evaluate
29 potential revenues for the Town, and his intention was to transfer a portion of his MIDA resort and
30 sales tax revenues to the Town which would also be able to collect other sales and room taxes. He
31 stated the preliminary revenue study indicated additional revenues to the Town amounting to
32 several million dollars over a twenty-year period.

33 In response to a question from Acting Chair Tihansky, Mr. Brockbank stated the clubhouse
34 amenities would be for the use of the development's renters, rather than broader public use. Mr.
35 Brockbank also stated he expected all the units to be short-term/resort rentals, and he discussed the
36 proposed 35 smaller rental units would utilize fewer Equivalent Residential Units (ERU's) than
37 the originally approved 30 town homes.

38 Discussion ensued the overall ERU's specified in the MDA, and the impact of this project's
39 density and ERUs on the remainder of the Deer Springs development. Mr. Eddington explained
40 ERU calculations are used to estimate infrastructure and water usage. He noted 1 ERU is allocated
41 to less than a 5000 square foot home, and smaller units of less than 1,500 square feet would
42 represent a fractional .75 ERU allocation. He stated these cottage units were desirable from an
43 ERU standpoint but noted the plan for short term rentals would need to be addressed in the MDA.

44 Further discussion ensued regarding the market demand for nightly rentals given the proximity of
45 other such communities, whether this type of development would be supported by the Hideout
46 community based on comments provided in the recent Town Resident Survey, tradeoffs between

1 potential attractive tax revenues for the Town through short term rentals versus permanent step-
2 down or starter home residential development, and options to incorporate small commercial
3 development as part of this project.

4 Mr. Brockbank stated if there was support for this project, he could commence construction of this
5 Phase as early as 2023. Commissioner Turner stated she was more receptive to this proposal than
6 she had been to the previous apartment project given its lower density but added she would like to
7 see some type of commercial development included in the plan. Commissioner Gunn agreed and
8 stated he would like to see some commercial development planned along Jordanelle Parkway
9 given the growth expectations in the area.

10 In response to a question from Commissioner Gunn, Mr. Brockbank responded he had secured
11 sufficient water rights for the proposed project. Mr. Brockbank also confirmed there were no
12 issues with regard to sewer infrastructure or the need to construct a sewer pump station at this
13 proposed site. Commissioner Gunn stated the project seemed worth pursuing, he did not see any
14 insurmountable obstacles based on this discussion and he looked forward to seeing more details.

15 Mr. Brockbank thanked the Planning Commissioners for their feedback which he intended to
16 incorporate into the plan which he would formally submit at a future date.

17
18 **V. Meeting Adjournment**

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

20 ***Motion: Commissioner Gunn moved to adjourn the meeting. Commissioner Turner made the***
21 ***second. Voting Yes: Commissioners Cooper, Gunn, Sapp, Tihansky and Turner. Voting No: None.***
22 ***The motion carried.***

23 The meeting adjourned at 7:09 PM.

24
25
26
27 _____
28 Kathleen Hopkins, Deputy Town Clerk

File Attachments for Item:

1. Consideration and possible recommendation to Town Council of the approval of Phases 2 and 3 of the Lakeview Estates subdivision.



Staff Report for Lakeview Estates

To: Hideout Planning Commission

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

Re: Final Plat Recommendation for Lake View Estates – **Phases 2 & 3**

Date: October 15, 2022

Submittals: The original Application was approved by the Town Council on October 8, 2020. The Town Council subsequently approved two extensions to record the subdivision (the final approval was on December 9, 2021). The proposed phasing of the full subdivision is now being proposed for review and approval by the Planning Commission and Town Council.

Overview of Complete Subdivision Site Conditions

Land Area: 22.40 acres

Zoning: Residential Medium Density (RMD)

MIDA: This property is located within the MIDA boundary – Project Area 4

Proposed Uses: Single-family dwellings, rights-of-way, utility infrastructure, trails and park space – all permitted per the Zoning Ordinance

Proposed Lots 69 Lots

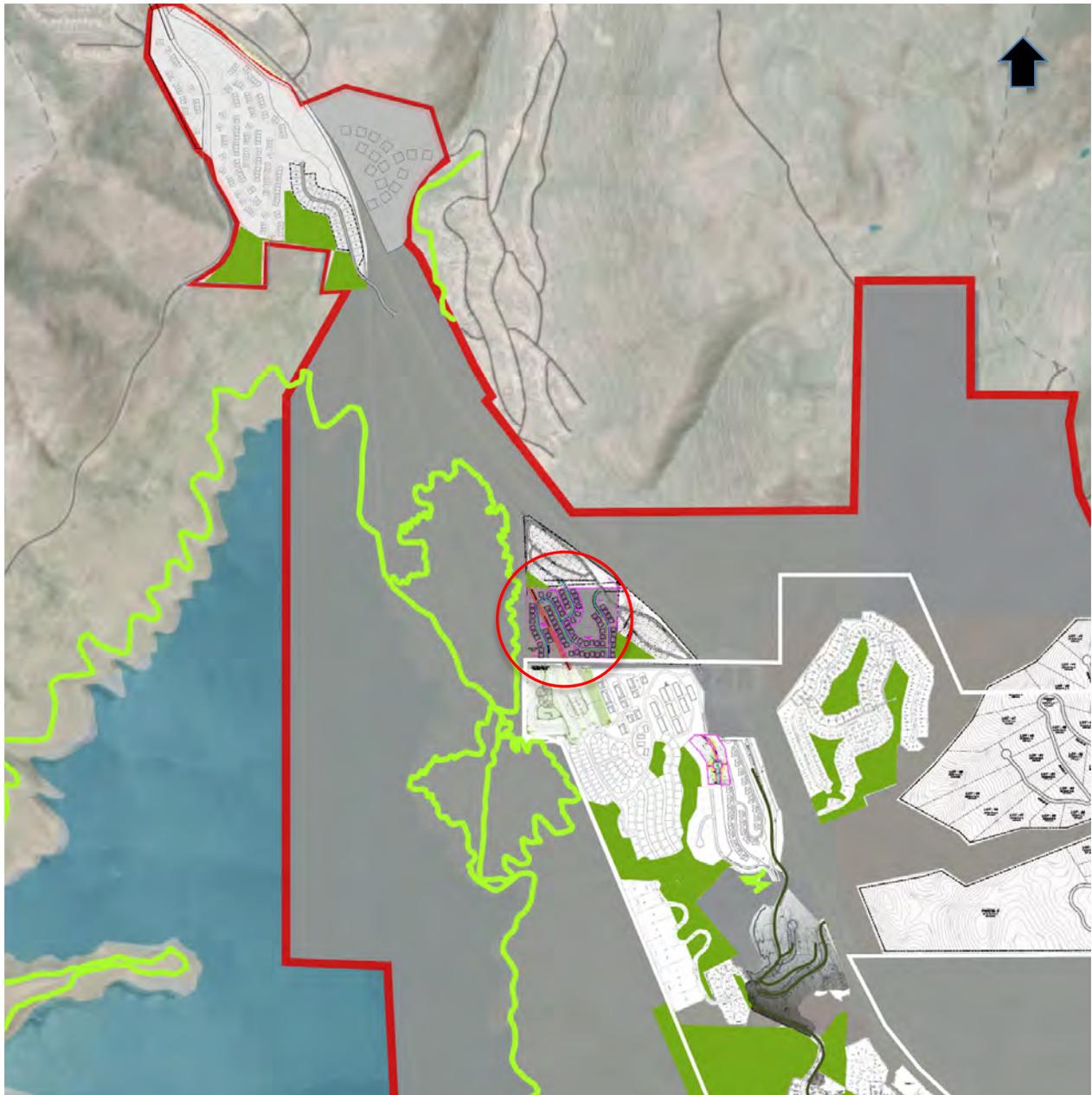
Density/Lot Size: +/- 3 units per acre proposed

Required Setbacks: Front: 20'
Rear: 20'
Side (distance between buildings): 10' per original approval

Max Height: 42' maximum (3 ½ stories)

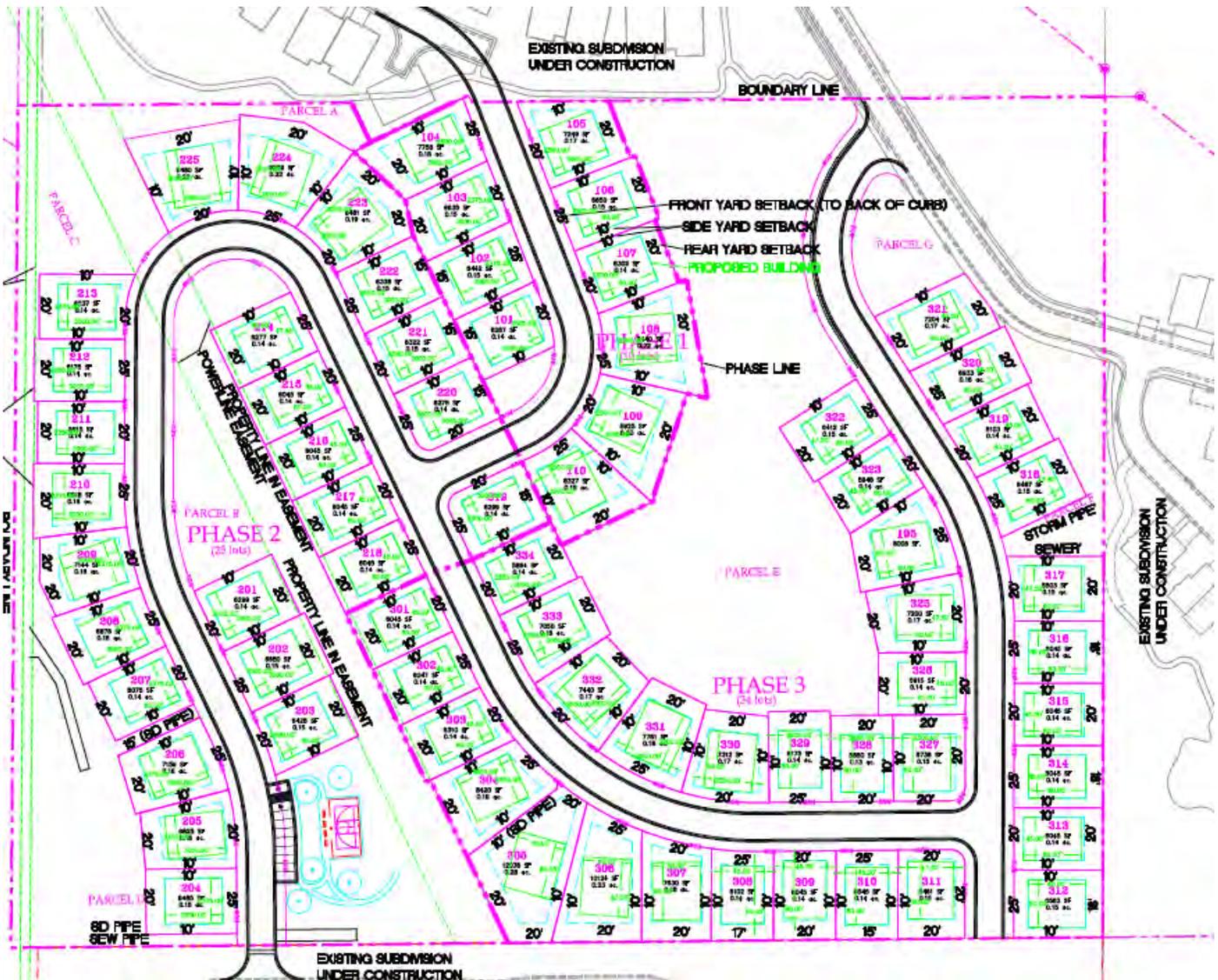
Open Space Requirement: 20% of total area

Lakeview Estates in Town Context



The proposed development is located south of Deer Waters and north of Shoreline (Phase 2).

Approved Full Site Subdivision Layout (Submitted in August 2020 and Favorably Recommended by the Planning Commission in September 2020)





General Site and Subdivision Requirements

Layout, Design and Setbacks:

- The new proposal includes +/- 65' wide x 100' deep lots
- This equates to a building envelope of +/- 45'+ wide x 60' deep

- Prior to the revised design for the full subdivision in late 2021, the original approval at the Planning Commission approved a plan set with deed restrictions that required varied front setbacks of 30' (with some 25' setbacks)
 - The new proposal has alternating 20' and 25' setbacks from back of curb and gutter (the *minimum* front yard setback for the RMD zone is 20' as measured from the back of curb and gutter).
 - Applicant to confirm the deed restriction has been updated, approved, and signed.
 - The reduced rear yard setbacks are only permitted subject to a required staggered front building setback throughout the neighborhood. This necessitates the reduction of the 20' rear yard setback to 15' (or 17' or 18') to create the desired variation in the streetscape building wall for the following lots:
 - Lot 219 – 15' rear yard setback
 - Lot 221 – 15' rear yard setback
 - Lot 222 – 15' rear yard setback
 - Lot 308 – 17' rear yard setback
 - Lot 310 – 15' rear yard setback
 - Lot 314 – 18' rear yard setback
 - Lot 316 – 18' rear yard setback

- The original plan indicated 10' side yard setbacks; these preliminary plats will adhere to those minimum required setbacks.

Outstanding Issues/Conditions to be Addressed on a Newly Submitted Site Plan or Construction Plan Set

Parks & Open Space

- The Applicant must calculate the area dedicated to open space (in acres and as a percent of the total proposed subdivision area). A minimum of 20% of the total subdivision area must be dedicated to open space.
- The active open space area has been pushed downslope from Deer Waters Phase 2 to the area along the Public Utility Easement (PUE) that bisects the Lakeview Estates neighborhood. Confirmation is necessary regarding:

- What is proposed in the active open space where the half-basketball court is proposed. A detailed plan shall be submitted.
- The stairwell proposed between Lots 317 and 318 to connect Lakeview Estates to the park/pickleball courts in Deer Waters should be shown as an easement and the type of stairs and railing (and lighting?) should be provided.
- Park and open space amenities, as originally approved, are to be constructed simultaneously with Phase 2.
- What exactly is proposed for the dog wash in Phase 2? Is a building or canopy proposed? Details of the structure/space shall be provided.
- Trail locations and typology (materials) must be included on the final set of plans. The trail under the powerlines, within the PUE, should be paved. Clarification of the trail proposed along the north side of Phase 2 (where it intersects with Phase 1 and the Deer Waters development) – how close is the trail to the houses? Will the existing Gambrel Oak groves be protected?

Land Dedication to the Town

- To ensure future trail access to the State Recreation Land – Jordanelle State Park – the Applicant must dedicate a small area (10' x 10' or 20' x 20') contiguous to the west boundary with the State Park to the Town so that there is 'public' land on either side of the boundary line. This is a requirement for future trail connectivity between Hideout and the State Park.

Snow Storage

- The Applicant must illustrate snow storage areas on site; these areas must be located outside of proposed Lot boundaries.

Retaining Walls

- The Applicant confirmed the newly proposed plan reduced the number and size of the retaining walls. Based on the plan, the wall at the property line (service road) is about 10' high, the next one upslope is about 8' high, and the top two walls range from 6' to 10 high. The Applicant must include the exact locations of these walls and provide sections of all proposed retaining walls. Additionally, proposed wall type, materials, should be provided (stacked boulders are required per Town Ordinance).

Detention Basin

- The Applicant shall provide the location and submit an updated design with associated details to ensure a seamless relationship to the natural characteristics of the area.
- No embankment shall be greater than a 3:1 slope and no rock or concrete material may be used in the storm water basin.



- The natural storm water basin shall be planted with native vegetation and this must be provided as part of an overall Landscape Plan (plant species, locations, sizes, etc.)
- Any proposed fencing must be approved by the Town Planner.

Sensitive Lands (11.06.117(O))

All sensitive lands should be identified on the proposed subdivision plan – steep slopes, wetland areas, natural drainage ravines, poor soils, etc.

Recommendation

Staff recommends the Planning Commission review the proposed final plats for Phases 2 and Phase 3 of the Lakeview Estates subdivision and continue to the next scheduled Planning Commission meeting. This will allow the Applicant the time to address the many outstanding issues and conditions outlined in this staff report.

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.

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	25.50'	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

ADDRESS TABLE

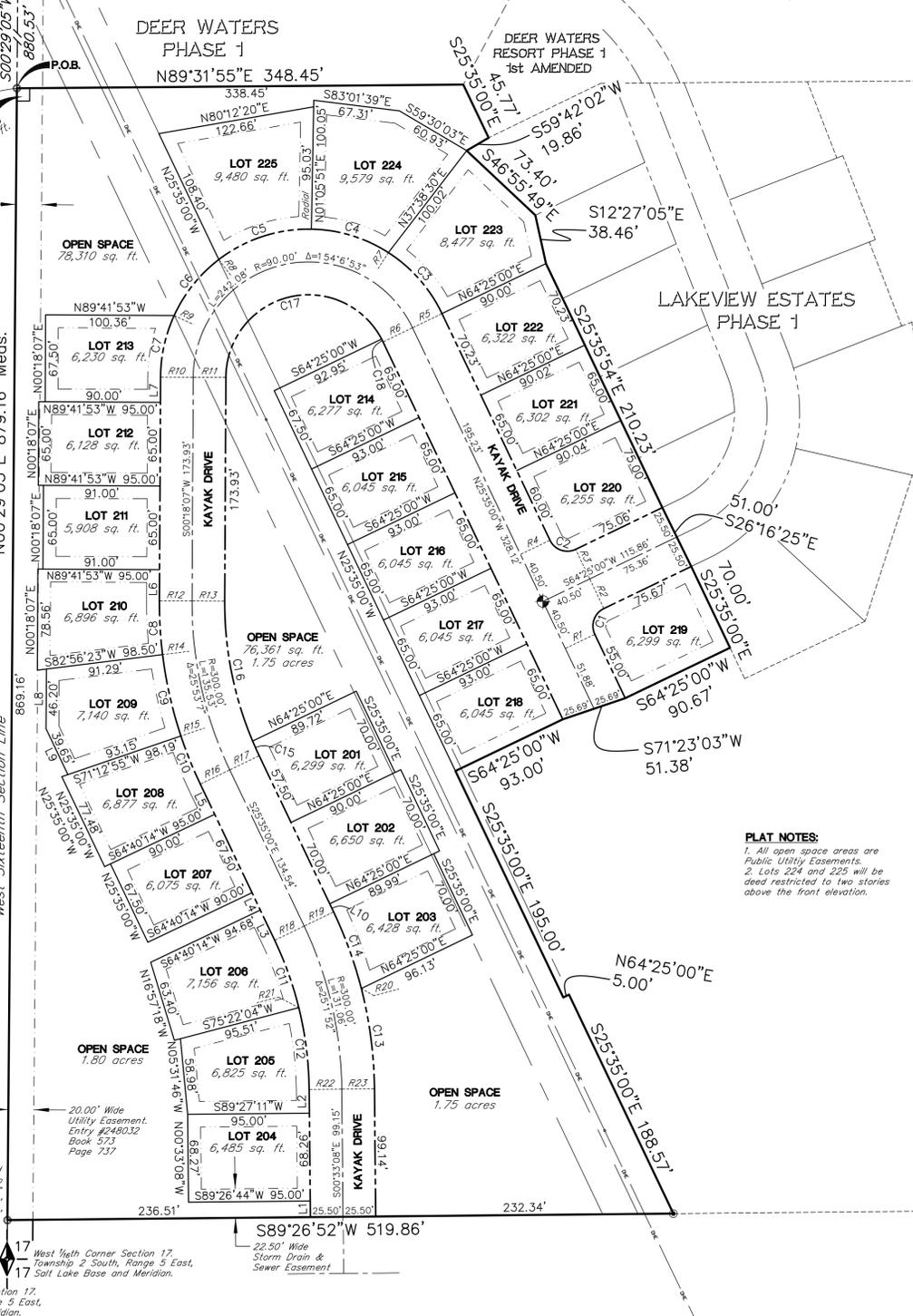
LOT	ADDRESS
201	392 EAST KAYAK DRIVE
202	398 EAST KAYAK DRIVE
203	382 EAST KAYAK DRIVE
204	369 EAST KAYAK DRIVE
205	376 EAST KAYAK DRIVE
206	383 EAST KAYAK DRIVE
207	389 EAST KAYAK DRIVE
208	395 EAST KAYAK DRIVE
209	401 EAST KAYAK DRIVE
210	405 EAST KAYAK DRIVE
211	411 EAST KAYAK DRIVE
212	415 EAST KAYAK DRIVE
213	421 EAST KAYAK DRIVE
214	442 EAST KAYAK DRIVE
215	448 EAST KAYAK DRIVE
216	452 EAST KAYAK DRIVE
217	456 EAST KAYAK DRIVE
218	484 EAST KAYAK DRIVE
219	487 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



- 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
 - OA = OVER ALL DISTANCE
 - (R) = RADIAL BEARING

PLAT NOTES:
1. All open space areas are Public Utility Easements.
2. Lots 224 and 225 will be deed restricted to two stories above the front elevation.

ACQUIRED LANDS OF THE UNITED STATES OF AMERICA
BUREAU OF RECLAMATION
WARRANTY DEED
ENTRY 152575, BOOK 210, PAGE 465
N00°29'05"E 879.16' Meas.
S00°39'54"W 2662.32'
West Sixteenth Section Line
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.



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.

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 LAKE VIEW 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. All OPEN SPACE is dedicated as easements for public utility, drainage purposes, trails, and HOA amenities. All trails are dedicated for public use. All open space parcels are dedicated to the HOA. In witness we have hereunto set our signatures.

Signed this _____ day of _____ 2022.

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

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF _____ }
On the _____ day of _____ 2022, 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 _____ 2022.

United States of America Bureau of Reclamation

BY: _____
TITLE: _____

WASATCH COUNTY RECORDER

ENTRY NUMBER _____

FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____

DAY OF _____ 2022, IN BOOK _____, AT PAGE _____ OF THE OFFICIAL RECORDS.

DEPUTY COUNTY RECORDER _____

APPROVAL AS TO FORM
Approved this _____ day of _____ 2022
by the Hideout Town Attorney

Attorney, The Town of Hideout

THE TOWN OF HIDEOUT ENGINEER
Approved this _____ day of _____ 2022.
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 _____, 2022.

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 _____, 2022.
Subject to the following conditions: _____

Attest: _____ Mayor: _____

WASATCH COUNTY SURVEYOR
Approved as to form
this _____ day of _____ 2022
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

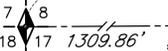
N89°33'19"E (ROS 1608) BASIS OF BEARING
N89°36'36"E 5328.77' (Meas.)
S89°36'52"W 2619.54' (Meas.)
1309.68'

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.

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

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



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

Stamp #15 356548

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

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

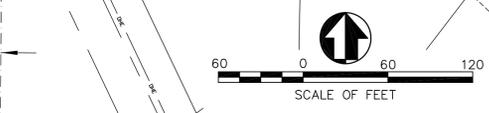
West 1/4th Corner Section 17,
Township 2 South, Range 5 East,
Salt Lake Base and Meridian.

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

DEER WATERS
PHASE 1

DEER WATERS
RESORT PHASE 1
1st AMENDED

DEER WATERS
PHASE 2



LEGEND

- 29/32 = 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
- OA = 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



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

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 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 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 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 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) South 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.



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 3, and hereby dedicate, grant and convey to The Town of Hideout, Utah, and all those parts or portions of said tract of land designated as streets, and all Open Space areas as easements for public trails, and 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

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

SHEET 1 OF 2

When Recorded Return To:

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

Ent 516850 Bk 1402 Pg 244-248
Date: 21-MAR-2022 10:53:32AM
Fee: \$42.00 Check Filed By: TC
MARCY M MURRAY, Recorder
WASATCH COUNTY CORPORATION
For: HOLMES LAKEVIEW ESTATES LLC

Tax Parcel No.:

AMENDED 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 Holmes Lakeview Estates, LLC ("**Owner**").

RECITALS

A. Owner owns certain real property ("**Property**") located in Wasatch County, known as Wasatch County Tax Parcel No. 00-0020-8159, and more particularly described on **Exhibit A** hereto.

B. On July 9, 2019, the prior Owner entered into a Deed Restriction entry number 465529, Bk 1257, Pg. 491-499 with a tax parcel number of 00-0020-8159, in exchange for a rezone the property from "Mountain" to the "Residential Medium Density" classification identified in Section 11.07.143 of the Town's code.

C. Owner voluntarily entered into this Restriction for the express benefit of the Town in connection with the rezone of the Property.

D. Owner and Town agree to amend the Deed Restriction to reduce the front yard setback and the driveway lengths from twenty-five (25') to twenty feet (20').

E. The Parties agree that the intent of this Amendment is to allow for adjacent structures to have a staggered or alternating pattern of driveway lengths and setbacks of twenty feet (20') or twenty-five feet (25') or greater if applicable.

F. This Amendment results in a better subdivision layout, overall design, a reduced site and number of retaining walls, less density, and the proposed 20' front setback meets the requirements of the current zone.

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 as 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 feet (20').

3. Minimum Driveway Length. Residential structures will have a minimum driveway length of twenty feet (20'). Adjacent structures should generally have a staggered or alternating pattern of driveway lengths of twenty feet (20') or twenty-five feet (25') or greater if applicable.

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

EXHIBIT A**(Legal Description of Property)**

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 00-0020-8159 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; 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 South 68°47'25" West 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.

October 18, 2022

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

RE: Lakeview Estates Phases 2 and 3 Plat Approval Renewal

Mayor Rubin,

It is our understanding that the approval for Lakeview Estates is being reviewed for renewal. As part of this application, the developer has provided an updated Plat for Phase 2 (dated January 11, 2022), but the only plat we had to review for Phase 3 was one we previously had on file dated November 1, 2021. If there is an updated version, it should be submitted to Staff for distribution to Council. Lakeview Estates initially received final approval on October 8, 2020, with conditions. Some of the conditions which are still applicable are:

- Inclusion of a plat note indicating all open space and park amenities would commence construction at the start of Phase Two.
- Submittal of a final design for the park area and dog wash station (and structures)
- 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 foot by ten foot.
 - It appears that this is provided on the plat as Parcel H. We do not see where Parcel H is defined, however. It should be reviewed by the Town’s contracted Planner and Town Council for satisfaction of the requirements of the trail system.
- Possible parking to be located on Parcels B and G; layout must be approved by the Town Planner and Engineer.
 - The approved plan set has 6 parking stalls in Parcel G (Phase 3), 10 in the open space where the park is next to Lot 203 in Phase 2, 7 next to Lot 201 in Phase 2, and 3 in the NW open space next to Lot 225 (Phase 2).
 - The open space areas are established as public utility easements so this should suffice for the parking stalls in these areas. Alternatively, the parking stalls could be included as part of the ROW if the Council desires further clarity on the plat.
- (Not identified as a Condition of Approval). The meeting minutes documents an explanation from Mayor Rubin about a plan for a new Town lift station.
 - Since this Town Council meeting, the Town has moved forward with the construction of a new Town lift station off Vantage Lane near the existing Shoreline Phase 2 lift station. Once completed, this lift station will function as 1. A replacement to the Town’s existing Dead

Man's Gulch Lift Station, and lift stations in Shoreline Phase 2, Deer Waters Phase 1, and Deer Waters Phase 4 (Planned). Also part of this plan is to construct a new sewer force main (pressurized pipe) to the JSSD lift station near the Deer Springs development.

- This new "Vantage Lane Lift Station" is under construction but won't be done until approximately middle of next year. The new force main has not begun construction. (GCD is in charge of the contracting and construction of this lift station. More specific time tables should be obtained from them).
- Some of the units in Lakeview Estates rely on this new lift station being completed.
- It was discussed among all stakeholders (Town, developers, and Engineers) on May 9th, 2022 that 20 total building permits could be issued in Lakeview Estates before the station is online.
 - The 10 lots in Lakeview Estates Phase 1 did not receive a plat note limiting building permits, so these lots are to be reduced from that 20 count.
 - Therefore, ***we recommend that a plat note be added to the mylars for Phases 2 and 3 that a maximum of 10 building permits may be issued between Phases 2 and 3 before the Vantage Lane Lift Station is completed.***
- [Additional Requirement, not in Meeting Minutes] Prior to plat recordation, a performance bond must be posted in the approved amount required to complete the infrastructure for Phases 2 and 3. To our knowledge, the Town currently only has received posted warranty bonding for the entire subdivision and posted performance bonding for Phase 1.

There may have been some completion of these items without T-O Engineers being aware. These comments and conditions of approval from the initial approval meeting minutes should be addressed by the applicant. We recommend that the Town Council consider the applicant's approach and establish conditions of approval for plat recordation.

Please let us know what questions you have. We would be happy to discuss these comments with you.

Sincerely,
T-O Engineers



Dillon Bliler, P.E.
Project Engineer

File Attachments for Item:

2. Consideration and possible recommendation to Town Council of Phase 3 of the Deer Springs subdivision.



Staff Review of Deer Springs Phase 3 Plan Submittal

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Deer Springs – Preliminary Subdivision for Phase 3 w/ Park and Amenity Space

Date: October 15, 2022

Submittals: The Applicant submitted the following plans:

- *Phase 3 - Construction Plans dated June 25, 2021*

Phase 3 – Project Background

The Applicant has worked closely with staff during the prior phases of the Deer Springs project and Phases 2a and 2b are currently underway with horizontal infrastructure improvements presently under construction.

Phase 3 includes the following:

- 27 lots (all configured as four-plexes and one tri-plex)
- A park area with covered picnic areas and an amphitheatre (per MDA)
- A dog park
- Trails to connect to Phases 1 and 2a/2b
- Extension of Belaview Way and construction of a new right-of-way, Two-Point Circle

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



The phase under review is Phase 3 (the map above indicates Phase 4 due to the fact the overall Deer Springs project had a different phasing plan when originally submitted and mapped in Google Earth above).

The site is situated just to the west of SR 248 and slopes down/away from the SR 248 right-of-way.

**Proposed Building Massing
(View is Looking SE Along SR 248)**

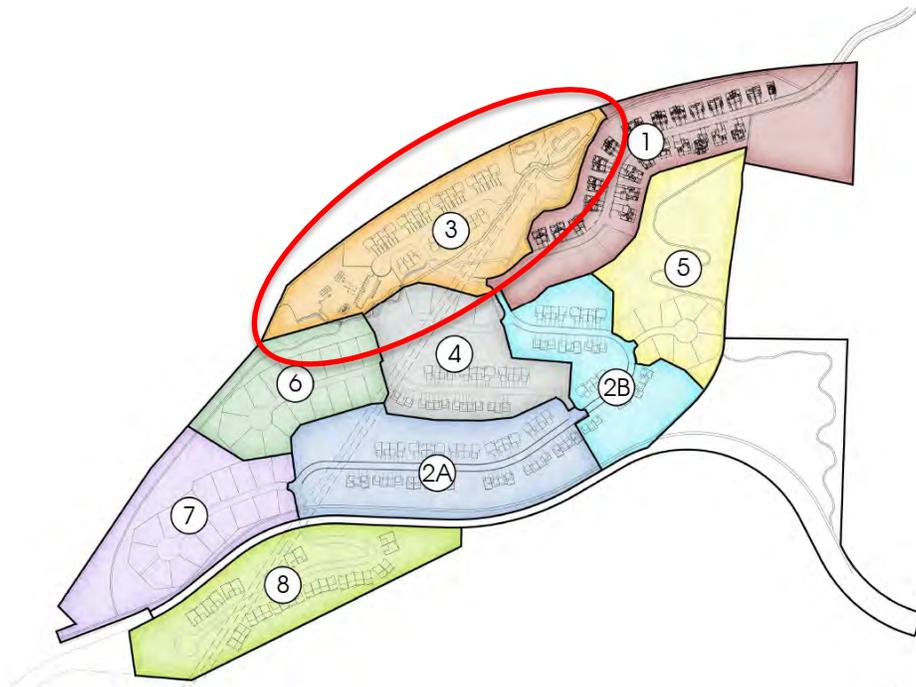




General Site Plan per Master Development Agreement (MDA)



Phasing Configuration per the Most Recent MDA Phasing Plan



Outstanding Issues/Conditions:

1. Retaining walls: Sheets GR01 – GR04 indicate a series of two (sometimes three) retaining walls tiered at heights exceeding the maximum 5'-0" allowance for a tiered retaining wall structure. These shall be revised to ensure compliance with the Town Code maximum allowed heights.
2. 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 and dog park to be completed prior to the issuance of any Certificates of Occupancy for Phase 3.

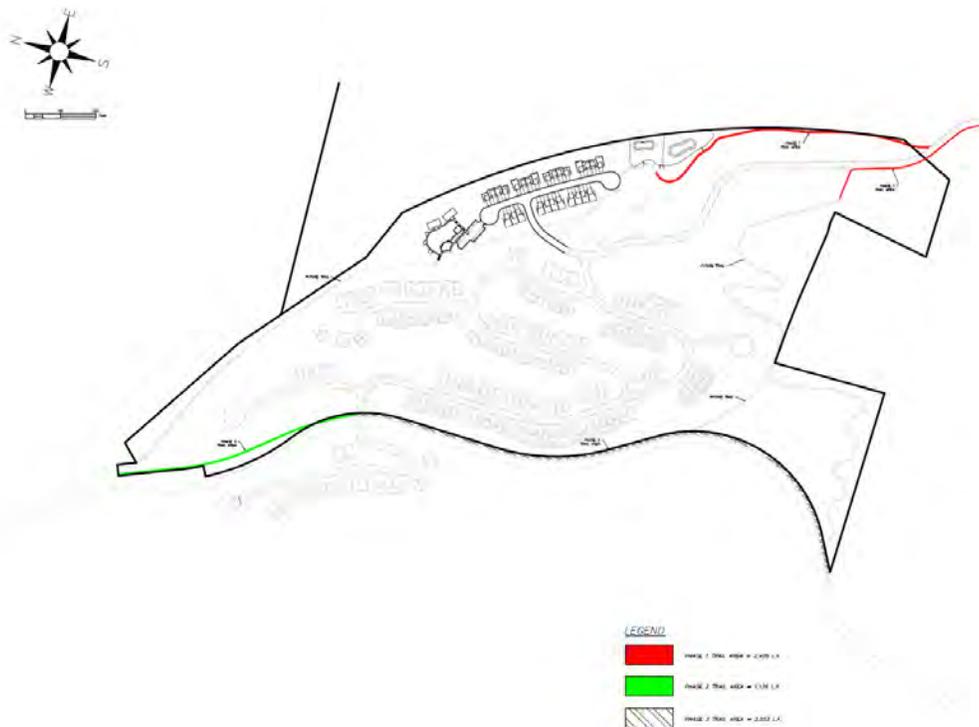
The proposed amenities for the park have not been provided and should be included in the construction plan set. The following list includes the amenities approved and agreed upon per the Master Development Agreement (MDA) – exact MDA language in italics:

- 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
3. Complete Site and Landscape Plans for the Park area and Dog Park should be provided (or updated as necessary).
 4. Trails: Proposed trails (and surface type) to be completed as part of Phase 3 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. The following map does not clearly indicate proposed Phase 3 trail improvements:



5. Streetscape amenities; lighting, signage, etc. should be provided on the construction plan set. These should match Deer Springs Phase 1, 2a and 2b.
6. 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.



Recommendation

The Planning Commission should review the submitted site/construction plan set and provide direction for new and/or revised submittals. Once the general site plan issues have been addressed, the Applicant will need to finalize the proposed subdivision plat for review and approval. The Planning Commission should consider continuing this project to the next regularly scheduled Planning Commission meeting.

Exhibit A – Deer Springs Phase 3 Site/Construction Plan

NOTE:
 EACH UNIT WILL BE SERVICED BY A 1" CULINARY WATER LATERAL
 AND A 4" SEWER LATERAL.

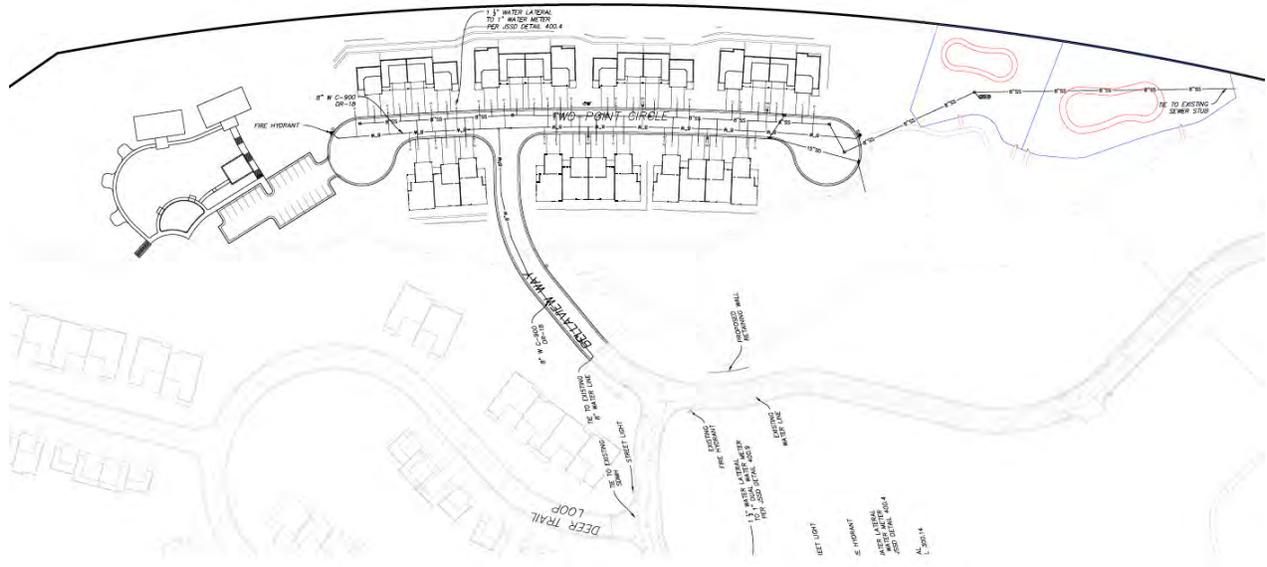
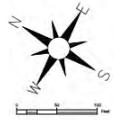


Exhibit B – Proposed Park (Landscape Plan to be provided)

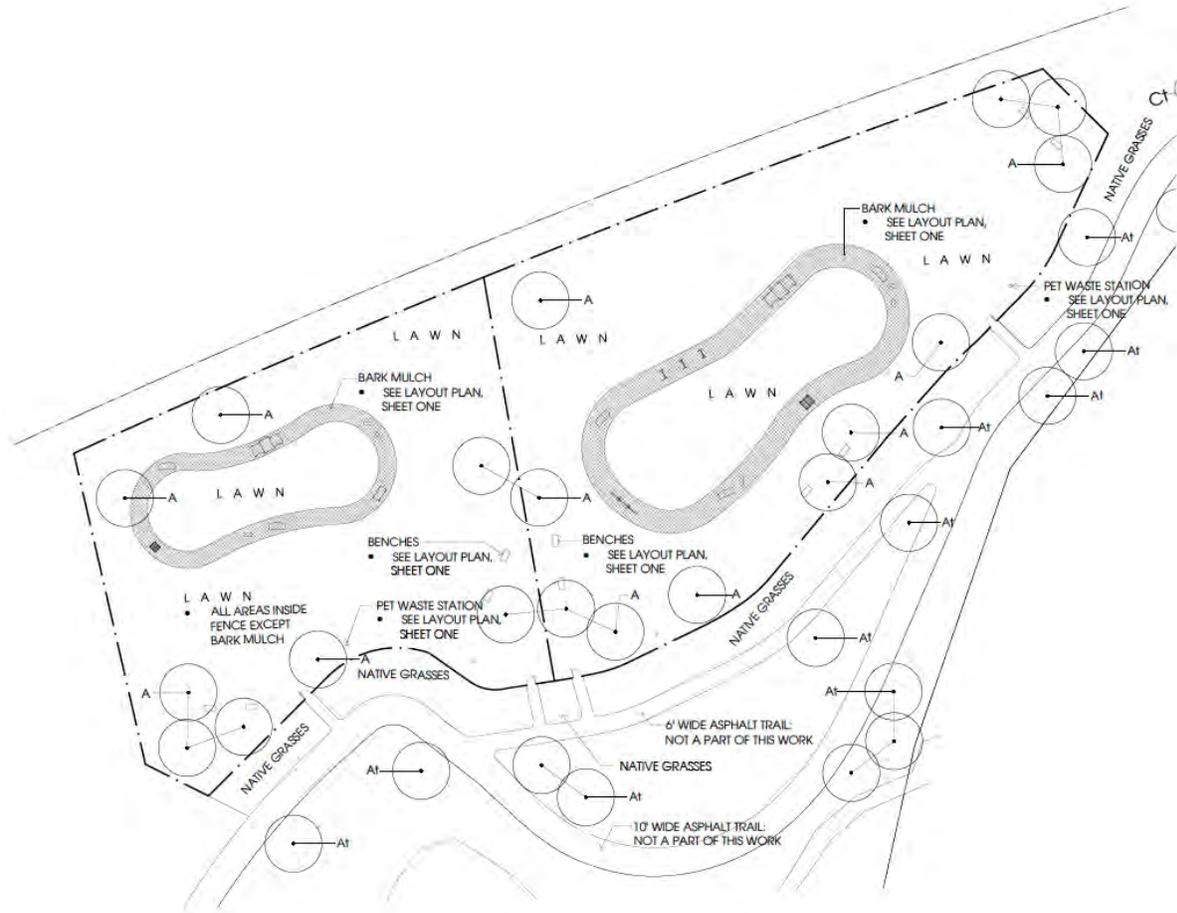


Construction

- Community Park - Deer Run
1. Boulder retaining wall 5'
 2. Hand Shelter structure
Columns: 7" x 7" steel
Cross of steel post 4"
Roof: 24 gage 16" steel
on 16" x 16" steel beams
 3. Plastic Tables: Inland Nur
turer Cedar: Roundtop
Big T (Association, 13488)
Dishes for table
 4. Paving of Asphalt with
 5. 6" ft wide capitol hole on
 6. 4" ft wide capitol hole on
 7. Concrete walk 4" thick
 8. Concrete slope 2' wide
 9. Concrete side 4" thick
 10. Concrete curb 4" ft
 11. 6" foot high bench with de
mounting. As manufact
Inland Nur: 900/3311
 12. Play Equipment: Inland
Nur: Nurturing, Plastic
Deck Color: Dark Blue
Full and complete co
nstruction complete
Bike and table color
Area: on Powerstroke
(type: 4420, 80) 302 0702
MANUFACTURED WOOD P
manufactured by Fibre T
13. Rocking Chair: Inland
14. Excavate three stations:
a. 40' station
b. 50' station
c. 60' station
d. 70' station
e. 80' station
f. 90' station
g. 100' station
h. 110' station
i. 120' station
j. 130' station
k. 140' station
l. 150' station
m. 160' station
n. 170' station
o. 180' station

Holmes Homes . 126 W

Exhibit C – Proposed Dog Park (w/Landscape Plan)



August 19, 2021

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

RE: Deer Springs Phase 3 Review

Dear Mayor Rubin,

We have concluded a review of the second cycle plan set for Deer Springs Phase 3 (formerly Phase 4). We are treating this review as final and have the following comments:

1. Please submit the following missing items
 - a. Existing Vegetation Plan / Final Landscaping Plan
 - i. Please indicate that slopes 2:1 and steeper should be stabilized by erosion control mats.
 - b. Draft Plat
 - i. Show or describe snow storage easements on the plat.
2. Grading / Drainage Plan
 - a. Show existing and proposed contour labeling on the 5 or 10-foot intervals on the overall grading plan.
 - b. Show slope labels on proposed mass grading slopes.
 - c. Show storm drain features on the drainage plan. They are not shown on the utility plan either.
 - d. Upsize the storm drain line from 15 to 18" Ensure proper cover. This is necessary for maintenance reasons.
 - e. Show and better detail on the drainage plan the daylighting of the storm drain. Please describe or detail the storm drain basin improvements or outlet structure and drainage deposition. It was also not clear on the Phase I plans that were approved prior to our assignment as the Town Engineers.
 - f. Some slopes exceed 60%. What methods will be used to seed these steep slopes? Please indicate and explain.
3. Retaining walls
 - a. Section 10.08.18
 - i. A variance will need to be granted by the Town Council for the 6' terrace heights.
 - b. Present a retaining wall design plan and cross sections.
 - i. Ensure that your plan view shows the correct footprint accounting for the lateral distance used up by the rockery front batter angle. Plans show only 2' lateral distance occupied by the walls.
4. Street Plan
 - a. Cross Section

- i. There should be 8" minimum untreated base course.
 - ii. Correct the detail under the roadway cross section to meet the requirements of Town Code 10.08.14.4. Ensure that there is a comment stating the requirement of sub-section 3 regarding over excavation where native soils classify from A-5 to A-7.
 - iii. Specify the base course under the curb and gutter.
 - b. Can you line up the stationing alignment with the center line of the cul-de-sacs? The cul-de-sacs should have a maximum centerline vertical grade of 5% or less.
 - c. The curb and gutter is still drawn through the entrance to the park. Please ensure that the storm drain returns are designed properly for this connection.
 - d. Construction of this Phase cannot compromise the emergency access that allows for all Units to be constructed in Phase 1. Phase 2 should be completed first with connection through to Jordanelle Parkway, or an alternate routing of the emergency access should be constructed off the S end of Phase 3.
 - e. Please extend, or provide a separate profile view of the storm drain line.
5. Utility Plan
- a. Please add unit numbering labels to all plan views, including utility plans.
6. Trail Plan
- a. Include a trail cross section showing layer thicknesses.
7. Storm Drain report
- i. This will need to be reviewed upon submission.
 - 1. The drainage study we have on file (dated December 2020) does not include calculations for this Phase. Send us an updated drainage plan to account for this Phase's improvements.
8. SWPPP / Erosion Control Plan
- i. Callouts aren't lined up on the plan view.
 - ii. Place a limits of disturbance line.
 - iii. Label where silt fence will go.
 - iv. Label washout.
9. Park Plans
- a. The labels are numbered wrong on the park layout.
 - b. Ensure that you have water rights for the park landscaping irrigation.
 - c. Provide bottom of wall and top of wall dimensions for the retaining walls in the park.
 - d. Include these walls in your retaining wall design report. (For all walls over 4')
10. Details
- a. Please provide a detail of the bollard lights at the fire hydrants.
 - b. You are missing a curb detail.
 - c. Modify Grading notes 1 and 2 to define 2H:1V as the steepest slopes. You can limit sliver cuts and fills by having short runs of steeper, but this should be described, rather than a blanket statement that slopes should be steeper than a 2H:1V.



Sincerely,
T-O Engineers

A handwritten signature in blue ink that reads 'Ryan Taylor'.

Ryan Taylor, P.E.
Project Manager

File Attachments for Item:

1. Consideration of possible Site Concept Plan approval for the Deer Springs Cottages development.



Staff Review of Concept Plan Submittal

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Deer Springs – Future Phase 8 Proposal – Revised Cottage Plan

Date: October 15, 2022

Submittals: The Applicant submitted the following plans:

- *Updated (August 30, 2022) Cottage Site/Concept Plans for Future Phase(s) of the Deer Springs Development (located along Jordanelle Parkway on the upslope site)*
-

The Applicant, Nate Brockbank, pursuant to input from the Planning Commission at the August 15, 2022 meeting, revised the Application for Concept Review for a proposed cottage development in a future phase (Phase 8 of the MDA Phasing Plan for Deer Springs). The revised concept includes a neighborhood commercial component as directed by the Planning Commission.

Updated Concept Plan

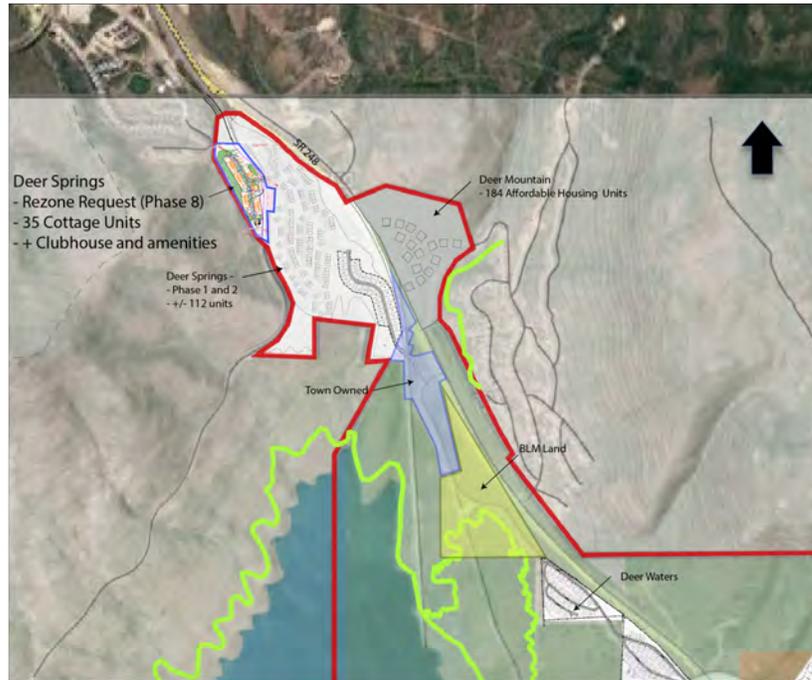
- The Application is for 35 cottage units (35 ERUs if each is proposed to have greater than 1,500 SF).
- A small neighborhood commercial site has been added to the site plan (the Town would need to change the underlying zoning designation to allow this use).
- The proposal includes: a clubhouse with a pool, firepit, workout room, meeting area, and 49 additional parking spaces
- The Applicant would like nightly rentals for each of these units; nightly rentals are not currently allowed per the Hideout Town Code.



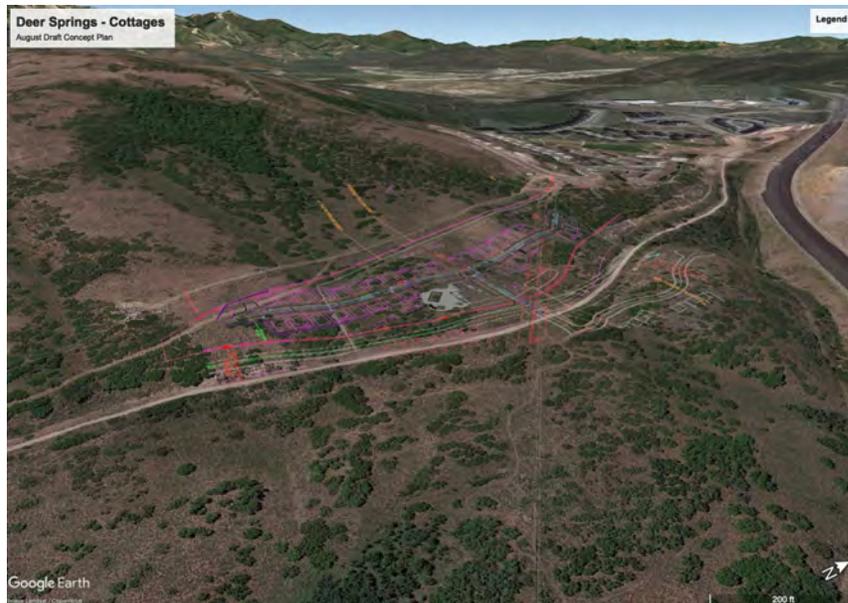
Overview of Current Site Conditions

Land Area:	8.60 acres
Zoning:	Mountain Zoning (w/Planned Performance Development Overlay allowing reduced setbacks per the MDA)
MIDA:	This property is located within the MIDA boundary
Allowed Uses:	Single-family dwellings, rights-of-way, utility infrastructure (and townhouses per the MDA)
Minimum Lot Size:	1 acre (w/reduced lot sizes per the MDA)
Setbacks:	Front: 30' Rear: 30' Side (distance between buildings): 20' <ul style="list-style-type: none">• All can be reduced per the MDA
Height:	35' maximum
Lot Coverage:	28% of lot area (can be reduced per the MDA)
Open Space Requirement:	20% of area
ERU Allowance:	30 units per the MDA (assume 30 ERUs if units are greater than 1,500 SF) for this phase of Deer Springs

Map of Proposed Rezone and Surrounding Area



Google Earth Image Illustrating Steep Slopes





Planning Issues

The Planning Commission should discuss the following planning issues associated with development on this site:

- The 2017 Master Development Agreement (MDA), updated in 2021, allows for 30 units on this site and would have to be amended to allow for additional density for this concept plan.
- The new Zoning Code subdivision standards require sites with greater than 30% slopes to meet additional site planning criteria including: changes to existing grade greater than 5'-0" on more than 10% of the site require moving proposed lots/structures away from the steepest slopes on site, possible increased setbacks, possible reduced massing, visual analysis submittal, etc.
- The MDA does not allow for a clubhouse on this site and would have to be amended if the Planning Commission.
- The excess parking as proposed will require significant grading of the site, and new retaining walls, to level grade for these spaces.
- The slopes in this area are quite steep (almost all of the site exceeds 30% slopes) and will require significant grading and the removal of native vegetation.
- Retaining walls for the cottages on the south side of the property require a 27'-0" retaining wall per the draft concept plan. The Zoning Ordinance allows for a maximum of two 5'-0" retaining walls spaced five feet apart.
- The Applicant, per Town Code 11.06.16, must submit the concept plan to the Wasatch County Fire Department for review and comment.
- Nightly rental units are not allowed per the Hideout Town Code.



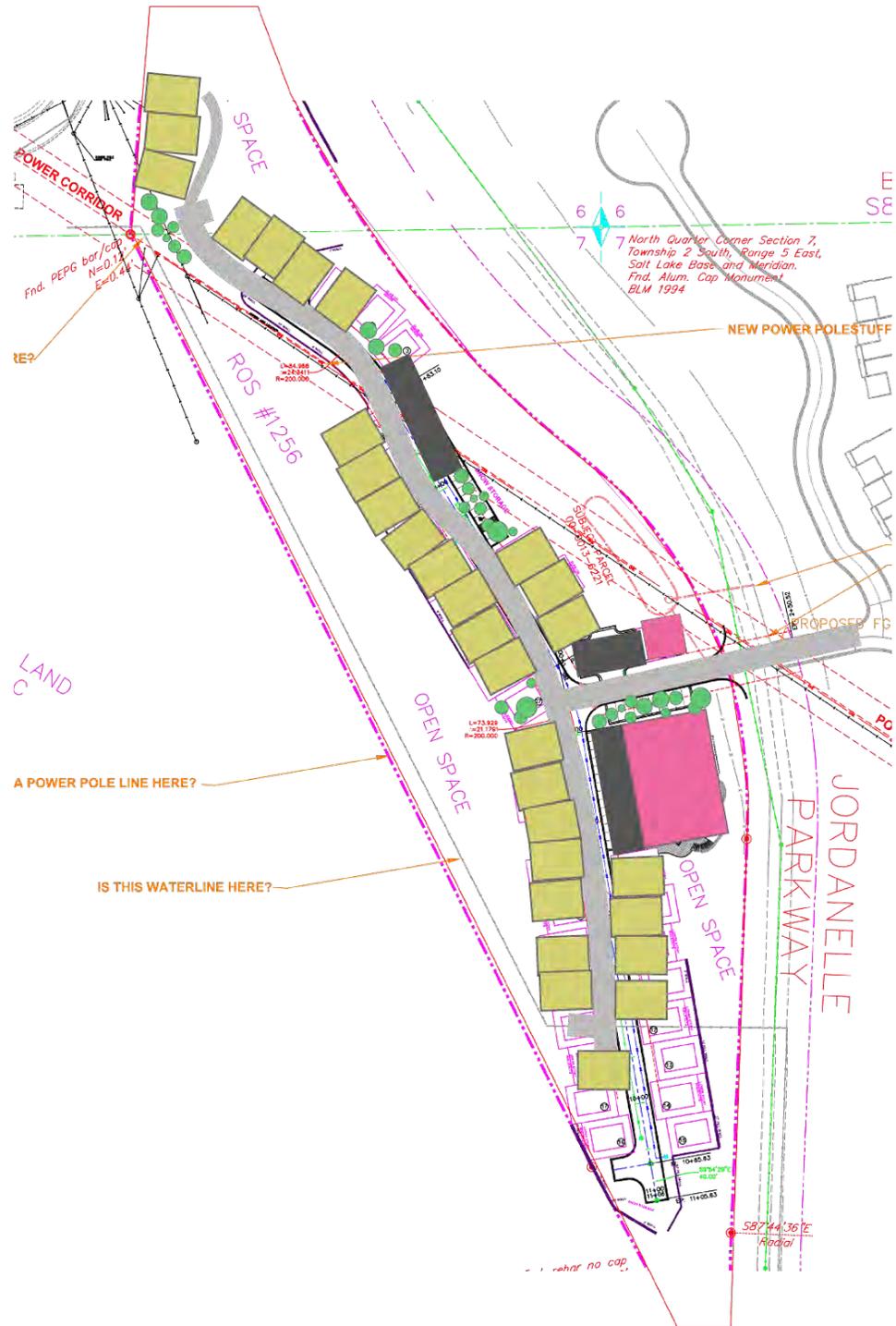
Recommendation

The Planning Commission should review the proposed concept plan and provide input and direction for the Applicant.

The attached exhibit by staff is a very draft revision of the submitted site plan that may accomplish the following:

- Reduction in size and number of retaining walls
- Reduction in excess parking
- Increased staggering of lot/structure layout
- Increased opportunities for preservation of existing landscape and/or open space pockets
- The concept plan should consider combining the club house with the neighborhood commercial (café, etc.) mix uses, conserve space and share parking

Exhibit A



October 18, 2022

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

RE: Nate Austin Concept – Deer Crest

Mayor Rubin

We were presented the concept plan for the proposed development on the west, uphill side of Jordanelle Parkway. The document is titled “Concept #1 – Nate Austin CONCEPT 8-30-22a”. We have the following comments which we feel should be considered as part of this discussion.

- There may be 30% slope issues on the north and south ends of this property.
- Roadway cross section/ROW should match that of Deer Springs Phase 2. They have drawn it at 22' of asphalt. This doesn't meet Hideout's safety standards.
- They will need to submit a water model. These pressures may be difficult to achieve since this will be a new pressure zone for the Town.

Please let us know what questions you have. We would be happy to discuss these comments with you.

Sincerely,
T-O Engineers



Dillon Bliler, P.E.
Project Engineer

File Attachments for Item:

2. Consideration and possible recommendation to Town Council regarding a Lot Amendment for the Venturi Property (Parcels 00-0021-4873 and 00-0021-4874) consisting of two, acre parcels to allow four residential homes.



Staff Review of Concept Plan Submittal

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

Re: Venturi Subdivision – Concept Plan

Date: October 15, 2022

Submittals: The Applicant submitted the following plans:

- *October 3, 2022 Site/Concept Plan Application*
 - *September 29, 2022 Site/Concept Plan Package*
-

The Applicant, Nassar Shorbatani, originally proposed to up-zone this property from two lots to four lots on this property and, to initiate the process, submitted a couple of concept plans for consideration in fall 2020 with a revised plan-set presented in 2021. None of the concepts were favorably considered by the Planning Commission.

The Applicant has resubmitted the Application for Concept Review to up-zone the property from two lots to four lots and has revised the site plan to include a new, presumably private, road to address the increased density.

Process

The process required for this concept plan review is as follows:

1. Concept Plan review (for four lots where two lots are permitted per zoning). If this is not approved by the Planning Commission, the Applicant will proceed to a subdivision application for two lots. If approved, the applicant can move forward with an application to rezone the property to allow more density.
2. Application to rezone the property (likely to Residential 3 [R3]).
3. Application for a subdivision to create four lots.



Updated Concept Plan

- The existing zoning allows for two single-family units to be constructed (each must have a minimum lot size of one acre).
- The Application is to double the density from two lots to four lots (each approximately one-half acre in size).
- The site/concept plan includes a newly proposed eyebrow road off of Shoreline Drive.

Overview of Current Zoning and Site Conditions

Land Area:	2.62 acres
Zoning:	Mountain Residential (MR) Zoning
MIDA:	This property is located outside the MIDA boundary
Allowed Uses:	Single-family dwellings, rights-of-way, utility infrastructure
Minimum Lot Size:	1 acre
Setbacks:	Front: 50' (60' from major road) Rear: 30' Side (distance between buildings): 25'
Height:	35' maximum
Open Space:	70% per lot
Equivalent Residential Unit (ERU)	1 ERU per lot
Shared Driveway:	Requires a Conditional Use Permit (CUP)

Map of Proposed Concept Plan, w/ Required Re-zone, and Surrounding Area



Updated Concept Layout Submitted by Applicant



Planning Issues

The Planning Commission should discuss the following planning issues associated with development on this site:

- Does the Planning Commission support the resulting up-zone that the concept plan would require? The single-family product, with 70% open space per lot as originally envisioned for this area, provides for housing type variation and differentiation in this area that is overwhelmingly duplex product.
- The slopes in this area are quite steep (much of the site exceeds 30% slopes) and will require significant grading and the removal of native vegetation
- Retaining walls for the cottages on the south side of the property require a 27'-0" retaining wall per the draft concept plan. The Zoning Ordinance allows for a maximum of two 5'-0" retaining walls spaced five feet apart.



- The new Zoning Code subdivision standards require sites with greater than 30% slopes to meet additional site planning criteria including: changes to existing grade greater than 5'-0" on more than 10% of the site require moving proposed lots/structures away from the steepest slopes on site, possible increased setbacks, possible reduced massing, visual analysis submittal, etc.
- This concept plan does not include connecting North Shoreline Court to North Shoreline Drive as recommended by the Town Engineer and EMS.
- The Applicant shall confirm that proposed Lakeview Drive will be a private road and not maintained by the Town. The Applicant shall confirm the length of the proposed private road. It appears to be greater than 250' and must meet EMS/Fire Marshall requirements.
- Snow storage areas appear to be too small, located on steep slopes, and not easily accessible to snow plows.
- The Applicant shall provide information regarding stormwater retention information.
- The Applicant, per Town Code 11.06.16, must submit the concept plan to the Wasatch County Fire Department for review and comment.

Input from the Director of Public Works and Engineering:

- The Applicant must provide the total length of the proposed road.
- The radii at each end of the road should be increased to improve access for EMS vehicles.
- Provide better snow storage locations that are more accessible.
- The Applicant shall confirm the road is intended will be designated a private road.

Recommendation

The Planning Commission should review the proposed concept plan and provide input and direction for the Applicant.

As a reminder, the process required for this concept plan review is as follows:

1. Concept Plan review (for four lots where two lots are permitted per zoning). If this is not approved by the Planning Commission, the Applicant will proceed to a subdivision application for two lots. If approved, the applicant can move forward with an application to rezone the property to allow more density.
2. Application to rezone the property (likely to Residential 3 [R3]).
3. Application for a subdivision to create four lots.



Exhibit A

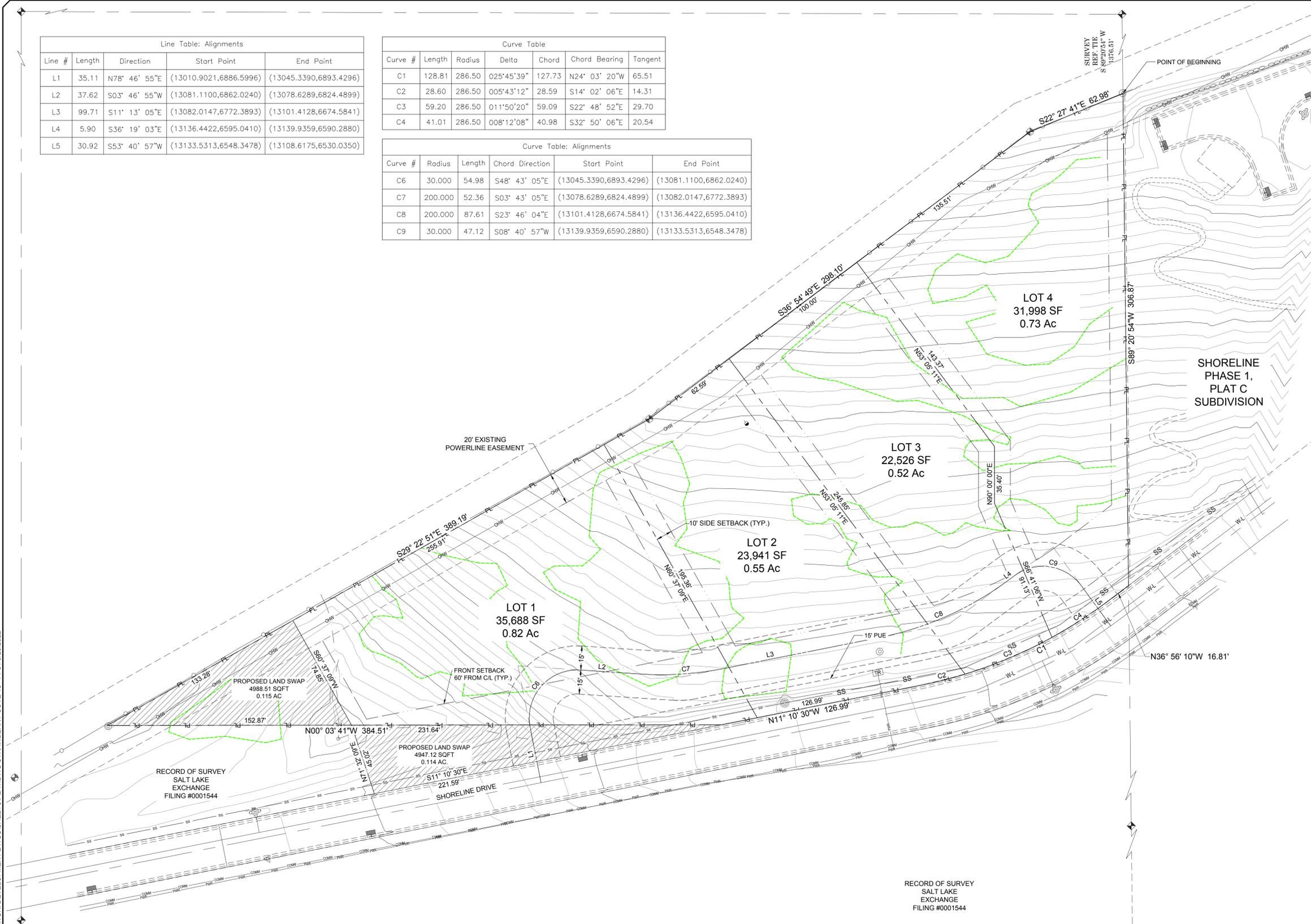
Submitted Concept Plan Package
September 29, 2022

See Attached Documents

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	35.11	N78° 46' 55"E	(13010.9021,6886.5996)	(13045.3390,6893.4296)
L2	37.62	S03° 46' 55"W	(13081.1100,6862.0240)	(13078.6289,6824.4899)
L3	99.71	S11° 13' 05"E	(13082.0147,6772.3893)	(13101.4128,6674.5841)
L4	5.90	S36° 19' 03"E	(13136.4422,6595.0410)	(13139.9359,6590.2880)
L5	30.92	S53° 40' 57"W	(13133.5313,6548.3478)	(13108.6175,6530.0350)

Curve Table						
Curve #	Length	Radius	Delta	Chord	Chord Bearing	Tangent
C1	128.81	286.50	025°45'39"	127.73	N24° 03' 20"W	65.51
C2	28.60	286.50	005°43'12"	28.59	S14° 02' 06"E	14.31
C3	59.20	286.50	011°50'20"	59.09	S22° 48' 52"E	29.70
C4	41.01	286.50	008°12'08"	40.98	S32° 50' 06"E	20.54

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C6	30.000	54.98	S48° 43' 05"E	(13045.3390,6893.4296)	(13081.1100,6862.0240)
C7	200.000	52.36	S03° 43' 05"E	(13078.6289,6824.4899)	(13082.0147,6772.3893)
C8	200.000	87.61	S23° 46' 04"E	(13101.4128,6674.5841)	(13136.4422,6595.0410)
C9	30.000	47.12	S08° 40' 57"W	(13139.9359,6590.2880)	(13133.5313,6548.3478)



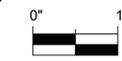
BOUNDARY DESCRIPTION

BEGINNING ON THE U.D.O.T. R.O.W. OF STATE ROAD 248 PROJECT NO. NF-61(3) AND THE QUARTER SECTION LINE OF SECTION 17, TOWNSHIP 2 SOUTH RANGE 5 EAST, S.L.B. & M. SAID POINT LIES SOUTH 89° 20' 54" WEST A DISTANCE OF 1378.51 FEET ALONG 1/4 SECTION LINE.

THENCE CONTINUING SOUTH 89° 20' 54" WEST ALONG 1/4 SECTION LINE A DISTANCE OF 308.87 FEET TO THE EASTERLY BOUNDS OF SHORELINE DRIVE. THENCE ALONG SAID SHORELINE DRIVE THE FOLLOWING 3 COURSES: NORTH 36° 56' 10" WEST A DISTANCE OF 16.81 FEET TO THE BEGINNING OF A CURVE, SAID CURVE BEARS TO THE RIGHT THROUGH AN ANGLE OF 25° 45' 39", HAVING A RADIUS OF 286.50 FEET ALONG THE ARC A DISTANCE OF 128.81, AND WHOSE LONG CHORD BEARS NORTH 24° 03' 20" WEST A DISTANCE OF 127.73 FEET. THENCE NORTH 11° 10' 30" WEST A DISTANCE OF 126.99 FEET TO THE BOUNDARY LINE CREATED IN DEEDS OF DISTRIBUTION IN PROBATE #63239 DATED DEC. 30 1980 ENTRY #121830, THENCE NORTH 00° 03' 41" WEST ALONG SAID BOUNDARY BY ENTRY #121830 DISTANCE OF 384.51' TO THE SAID U.D.O.T. R.O.W. OF SAID STATE ROAD 248, THENCE ALONG SAID U.D.O.T. R.O.W. THE FOLLOWING COURSES SOUTH 29° 22' 51" EAST A DISTANCE OF 389.19 FEET TO U.D.O.T. R.O.W. MARKER, THENCE SOUTH 36° 54' 49" EAST A DISTANCE OF 298.10 FEET TO A U.D.O.T. R.O.W. MARKER, THENCE SOUTH 22° 27' 41" EAST A DISTANCE OF 62.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,191 SQ. FT. OR 2.62 ACRES

N:\PROJ\2022 SM PROJECTS\VENTURI DEVELOPMENT\DWGS\SHEETS\PLAT.DWG STRAWBERRY COVE 15 - PP01 9/29/2022

	50 EAST 100 SOUTH HEBER CITY, UTAH 84032 (435) 854-6600	514 EAST 1860 SOUTH PROVO, UTAH 84066 (435) 315-3742	 BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST ACCORDINGLY FOR A HALF SIZE SHEET.	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>REV. BY</th> <th>ISSUE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO	DATE	REV. BY	ISSUE													VENTURI PLAT A AMENDED RESIDENTIAL DEVELOPMENT CONCEPTUAL PLAT	LOCATED WITHIN WASATCH COUNTY, UTAH. A PART OF THE N.E. & S.E. 1/4 SEC. 17, T. 2 S., R. 5. E. S.L.B.&M.	DESIGNER XXX CAD XXX REVIEWED XXX PROJECT NO. 18SB006 DRAWING PRELIM PLAT SHEET NO. 02 OF 05
	NO	DATE		REV. BY	ISSUE																		
3341 SOUTH 4000 WEST WEST VALLEY CITY, UTAH 84120 (801) 955-9605	50 EAST 100 SOUTH PRESTON, IDAHO 83263 (208) 852-3742	60 NORTH 800 WEST VERNAL, UTAH 84078 (435) 781-2113																					

N:\PROJECTS\VENTURI DEVELOPMENT\DWGS\SHEETS\SNOW STORAGE_PLAN.DWG STRAWBERRY COVE 15 - PP01 9/29/2022



50 EAST 100 SOUTH
HEBER CITY, UTAH 84032
(435) 854-6600

514 EAST 1860 SOUTH
PROVO, UTAH 84606
(435) 315-3742

3341 SOUTH 4000 WEST
WEST VALLEY CITY, UTAH 84120
(801) 955-5605

50 EAST 100 SOUTH
PRESTON, IDAHO 83263
(208) 852-3742

60 NORTH 800 WEST
VERNAL, UTAH 84078
(435) 781-2113

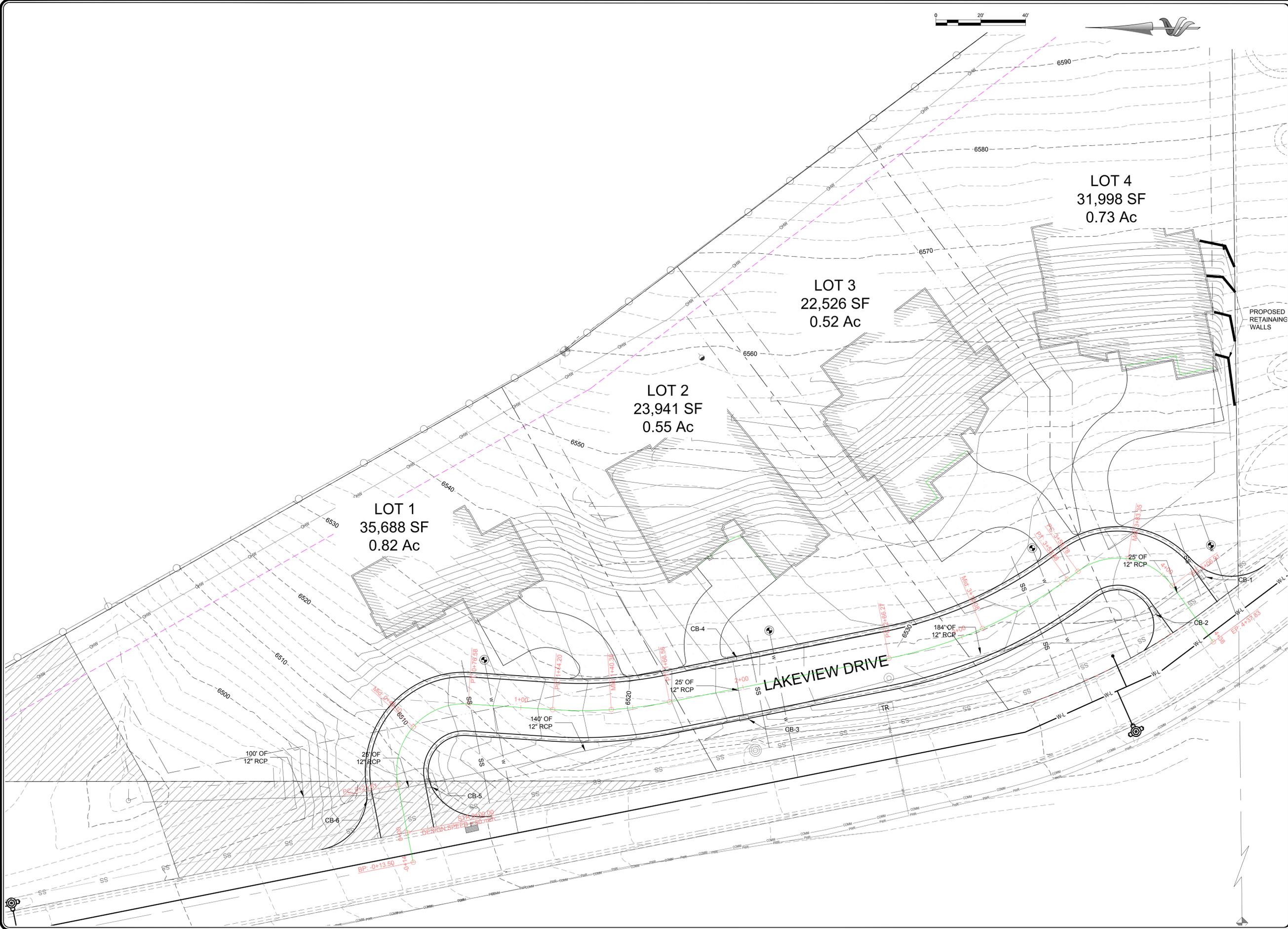
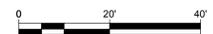


REVISIONS			
NO	DATE	REV. BY	ISSUE

VENTURI PLAT A SNOW STORAGE PLAN

LOCATED WITHIN WASATCH COUNTY, UTAH. A PART OF THE N.E. & S.E. 1/4 SEC. 17, T. 2 S., R. 5. E. S.L.B.&M.

DESIGNER XXX	CAD XXX
REVIEWED XXX	PROJECT NO. 18SB006
DRAWING PRELIM SNOW PLAT	
SHEET NO. 03 OF 05	



CONSTRUCTION NOTES

LEGEND

PWR	EXIST POWER
G	EXIST GAS
	EXIST WATER
IRR	EXIST IRRIGATION
SS	EXIST SEWER
TEL	EXIST TELEPHONE
SD	EXIST STORM DRAIN
FO	EXIST FIBER OPTIC
X	EXIST FENCE
	EXIST EDGE OF ROAD
	EXIST MAJOR CONTOUR
	EXIST MINOR CONTOUR
	EXIST DITCH FLOW LINE
	NEW EDGE OF ROAD
	NEW MAJOR CONTOUR
	NEW MINOR CONTOUR
	NEW DITCH FLOW LINE
	NEW PROPERTY LINE
	PROPERTY BOUNDARY
	UTILITY EASEMENT

WARNING
CALL BLUE STAKES



REVISIONS

1.	
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DRAWN:	CRS
DESIGNER:	CRS
REVIEWED:	JNS
PROJECT #	

SCALES

HORIZ:	1"=30'
VERT:	
(24" x 36" SHEET)	

PROJECT NAME:
VENTURI SUBDIVISION

SHEET TITLE:
DRAINAGE AND UTILITY

PLAN SET:	SHEET
PERMIT	04 OF 05

9/29/22



CONSTRUCTION NOTES

LEGEND

PWR	EXIST POWER
G	EXIST GAS
W	EXIST WATER
IRR	EXIST IRRIGATION
SS	EXIST SEWER
TEL	EXIST TELEPHONE
SD	EXIST STORM DRAIN
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- - -	EXIST MAJOR CONTOUR
- - -	EXIST MINOR CONTOUR
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WARNING
CALL BLUE STAKES



REVISIONS

1.	

DRAWN: CRS
 DESIGNER: CRS
 REVIEWED: JNS
 PROJECT #

SCALES

HORIZ: 1"=30'
 VERT: -
 (24" x 36" SHEET)

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME:
VENTURI SUBDIVISION

SHEET TITLE:
FIRE TRUCK ANALYSIS

PLAN SET: PERMIT
 SHEET: 05 OF 05

N:\PROJ\2022\3M\PROJECTS\Vertical Development\DWG\Sheet\Fire Truck Analysis.dwg

October 18, 2022

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

RE: Concept Venturi Plat A Amended

Mayor Rubin

We were presented the Concept plan for the proposed Venturi Subdivision Plat A Amendment. The document is dated October 18, 2022. Overall, the concept plan is favorable compared to previous versions (e.g. this version is better than the plan with the road on the east side). We do have the following comments, however, which we feel should be considered as part of this discussion.

- They show the access easement (or drive) at 30'. The smallest ROW in the code is 51'.
 - If discussions have been had to only have an easement for the road, the smallest cross section, the neighborhood road is 31' from top back of curb to top back of curb. They show 30'.
- The storm drain is smaller than we will accept. 18" is necessary for maintenance.
- We'll need a simple drainage report for this project.
- What do the green lines mean on Sheet 2?
- Can be resolved at final, but a couple of the scales are wrong.
- There are over 30% slopes on the N end of the property. Those should be excluded with a building envelope.

Please let us know what questions you have. We would be happy to discuss these comments with you.

Sincerely,
T-O Engineers



Dillon Bliler, P.E.
Project Engineer