



HIDEOUT, UTAH PLANNING COMMISSION REGULAR MEETING AND PUBLIC HEARINGS

April 21, 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, April 21, 2022.

This meeting will be an electronic meeting without an anchor location pursuant to Planning Commission Chair Anthony Matyszczyk's April 11, 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. [April 11, 2022 No Anchor Site Determination Letter](#)

II. Roll Call

III. Approval of Meeting Minutes

1. [February 17, 2022 Planning Commission Minutes DRAFT](#)

IV. Public Hearings

1. [Discussion and possible recommendation to Town Council regarding an amendment to the Official Town of Hideout Zoning Map to rezone Parcel 00-0021-4873 and 00-0021-4874 \(the "Venturi Property"\) from Mountain \(M\) Zone to Resort Specially Planned \(RSPA\) Zoning designation within a Residential Single Family \(RSF\) Density Pod – **CONTINUED TO A DATE CERTAIN OF MAY 19, 2022**](#)
2. Discussion 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 for four residential homes – **CONTINUED TO A DATE CERTAIN OF MAY 19, 2022**
3. [Discussion and possible recommendation to Town Council regarding a Lot Amendment to combine Lots 74 and 75 in the Soaring Hawk Subdivision](#)

V. Agenda Items

1. Discussion and possible approval of amending language in Hideout Municipal Code 4.04.140 to refer to the Hideout Fee and Rate Schedule for business license fees

VI. Meeting Adjournment

File Attachments for Item:

1. April 11, 2022 No Anchor Site Determination Letter



April 11, 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 3.8% of those tested since March 31, 2022. The seven-day average number of positive cases has been, on average, 101 per day since April 6, 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>

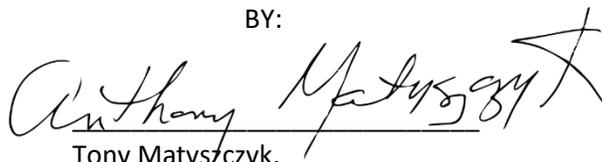
To join by telephone dial: US: +1 408-638-0986

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 May 11, 2022.

BY:


Tony Matyszczyk,
Planning Commission Chair

ATTEST:


Kathleen Hopkins, Deputy Town Clerk



File Attachments for Item:

1. February 17, 2022 Planning Commission Minutes DRAFT

1 **Minutes**
2 **Town of Hideout**
3 **Planning Commission Regular Meeting and Public Hearing**
4 **February 17, 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 February 17, 2022 at 6:00 PM electronically via Zoom meeting due to the ongoing COVID-19
10 pandemic.
11

12
13 Regular Meeting

14 **I. Call to Order**

15 Chair Tony Matyszczyk called the meeting to order at 6:08 PM and referenced the current No Anchor
16 Site letter which was included in the meeting materials. All attendees were present electronically.
17

18 **II. Roll Call**

19 **PRESENT:**

20 Chair Tony Matyszczyk
21 Commissioner Ryan Sapp
22 Commissioner Glynnis Tihansky
23 Commissioner Donna Turner
24 Commissioner Bruce Woelfle
25 Commissioner Rachel Cooper (alternate)
26 Commissioner Jonathan Gunn (alternate)

27 **STAFF PRESENT:**

28 Thomas Eddington, Town Planner
29 Polly McLean, Town Attorney
30 Cameron Platt, Town Attorney
31 Ryan Taylor, Town Engineer
32 Jan McCosh, Town Administrator
33 Timm Dixon, Head of Engineering and Public Works
34 Alicia Fairbourne, Town Clerk
35 Kathleen Hopkins, Deputy Town Clerk

36 **OTHERS IN ATTENDANCE:** McKay Christensen, Todd Amberry, Andrew Moran, Jared
37 Fields, Karen Liebrecht, Jack Walkenhorst, Carol Tomas, Bret Rutter, Lee Hutter, Nate Rapuano, David
38 Salzman and others who may not have signed in using proper names in Zoom.
39

40 **III. Approval of Meeting Minutes**

41 There were no comments on the draft minutes of the January 20, 2022 Planning Commission.

42 ***Motion: Commissioner Woelfle made the motion to approve the January 20, 2022 Planning***
43 ***Commission Minutes. Commissioner Tihansky made the second. Voting Aye: Commissioners***
44 ***Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.***

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49

IV. Public Hearings

1. Discussion and possible recommendation to Town Council regarding a Subdivision/Lot Amendment to Hideout Canyon lot 37 (parcel 00-0020-7851)

Chair Matyszczyk asked Town Attorney Polly McLean whether it was appropriate for the Planning Commission to approve this item if the Homeowners Association (HOA) had not yet approved it. Ms. McLean explained the Town and HOA had separate regulations and it would be appropriate to consider this item now and ask the Applicant about the status of the HOA approval.

Mr. Andrew Moran, the engineer representing the Applicant, stated it was his understanding the HOA was onboard with the Amendment subject to Town approval however he was not aware of anything in writing to this effect.

Mr. Thomas Eddington, Town Planner, provided an update on this matter since it was last discussed at the November 2021 meeting. He reminded the Planning Commissioners the Applicant was requesting a change in driveway location to provide a new point of entry to the lot and create separate driveways for Lots 36 and 37. He discussed the conditions of approval which had been addressed since the last meeting. These items included a revised plat to change the area around the retaining walls to be designated as common space rather than limited common space, confirmed retaining walls would meet Town Code, addressed a back out area for safety conditions, and confirmed the distance from the nearest driveway was 75 feet from the proposed new driveway location which would provide sufficient site lines. It was also noted the property owners of adjacent Lot 36 had provided their approval of the driveway change. He noted the approval could also be conditioned on approval by the HOA, which may be more restrictive. He indicated the Applicant had submitted both the home design and this lot amendment to the HOA so the approval processes were running simultaneously.

Commissioner Bruce Woelfle asked whether the design provided for turnaround in the driveway or would require backing out into the road. Mr. Moran replied it could be designed to provide for a turnaround space. Commissioner Woelfle asked about the retaining wall height, slope and curb height; Mr. Moran responded curb would provide safety in addition to the heated driveway. Mr. Moran noted the maximum slope was between 8% and 9%, and the curb would be a standard 6 inches. Commissioner Woelfle asked whether the driveway would lead straight into the garage. Mr. Moran noted it would.

Mr. Ryan Taylor, Town Engineer stated he agreed with Mr. Eddington’s discussion of the issues and was available to answer any questions on the engineering review. Commissioner Glynnis Tihansky asked about the “triangles” noted on the plot map; Mr. Moran responded they are site triangles and indicate the site area for view of oncoming traffic and would limit landscaping within that location.

Commissioner Jonathan Gunn asked if courtesy notices were mailed to impacted neighbors. Town Clerk Alicia Fairbourne responded the public notice was filed twelve days prior to the meeting but there was no requirement to mail the notice to surrounding property owners. Ms. McLean confirmed individual mailing of the public notice was not required for this type of plat amendment. Commissioner Woelfle stated he had reached out to the property owners of adjacent Lot 36 to inform them of the requested plat amendment and this meeting, and noted they did not oppose it as they preferred not to have a shared driveway.

1 There being no further questions from the Planning Commissioners, Chair Matyszczyk opened the
2 floor for public input at 6:26 PM. There were no questions from members of the public. The Public
3 Hearing was closed at 6:28 PM. Chair Matyszczyk asked for a motion to make a recommendation to
4 Town Council regarding the matter.

5 *Motion: Commissioner Woelfle moved to make a positive recommendation to Town Council*
6 *regarding Subdivision/Lot Amendment to Hideout Canyon lot 37 (parcel 00-0020-7851),*
7 *subject to the conditions of approval included in the Staff Report and pending HOA approval.*
8 *Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczyk, Tihansky,*
9 *Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.*

10
11 **2. Discussion and recommendation to Town Council regarding a concept plan for the**
12 **Boulders at Hideout Development**

13
14 **3. Discussion and recommendation to Town Council regarding a Master**
15 **Development Agreement (MDA) to Town Council regarding the Boulders at**
16 **Hideout Development**

17
18 **4. Discussion and recommendation to Town Council regarding an amendment of the**
19 **Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-**
20 **8182, 00-0020-8184, and 00-0020-8185 (the “Boulders at Hideout Development”)**
21 **from Mountain (M) zone to Neighborhood Mixed Use (NMU), R20 (Residential**
22 **20), R6 (Residential 6), and R3 (Residential 3)**

23
24 Chair Matyszczyk confirmed each of the Planning Commissioners had visited the proposed
25 development site.

26
27 Mr. Eddington provided an overview and update on the project since the last Planning Commission
28 meeting and referred to the Staff Report included in the meeting materials which reflected several
29 items which were updated to address comments and feedback from the Planning Commissioners. He
30 noted the proposed development consisted of 112 acres, currently zoned Mountain (M) and with
31 proposed concept density of 610 units/keys representing 577 Equivalent Residential Units (ERUs).
32 He noted this density amounted to 5.35 units per acre. He detailed the proposed density would include
33 150 hotel rooms, a 20 room Bed and Breakfast, and 400 residential units across a variety of housing
34 types. He asked the Planning Commissioners to consider their comfort level with the level of
35 proposed density. He noted Messrs. McKay Christensen and Todd Amberry from the development
36 team were present and available to answer any questions.

37
38 In response to questions from Commissioner Tihansky regarding the number and building types of
39 the condominium units, Mr. Christensen noted there would be five buildings, each three stories with
40 underground parking to take advantage of the property’s slopes. He noted there would be additional
41 surface level parking. Commissioner Tihansky asked if the condominiums could be mixed in with
42 the other housing options to provide for more variety; Mr. Amberry responded that would not be
43 feasible as different builders would work on the various building types and at differing stages of the
44 project. He also noted it would be complicated to mix the condominiums with other home types for
45 a variety of construction, staging and logistical reasons. Mr. Christensen added there would be a
46 variety of building architectural designs, floorplans, and elevations to suit the property’s topography

1 to avoid any monotonous appearances. Commissioner Woelfle noted it was critical to include a
2 variety of building types to avoid the appearance of row homes.

3
4 Commissioner Tihansky stated she was uncomfortable with the overall proposed density and asked
5 if there were other options which could concentrate more of the buildings and maximize open space.
6 Commissioner Woelfle asked about the design of the condominium buildings; Mr. Christensen
7 replied they would not be multistory town homes, but rather a stacked flat design, with central
8 corridors and interior stairs and elevators, with approximately 21 units per building. He also stated
9 there would be parking both beneath the units and outside, with additional visitor parking spaces also
10 provided.

11
12 Commissioner Ryan Sapp noted the importance of sufficient parking and asked if the small homes
13 would have garages. Mr. Christensen responded all homes would have two car garages at a minimum.
14 He noted a more detailed parking plan would be developed to address questions raised regarding
15 parking plans for the hotel, restaurants, fitness center and other amenities. He also noted details for
16 the amphitheater would be forthcoming.

17
18 Commissioner Tihansky returned the discussion to the topic of density and probed on the potential
19 to drastically reduce the residential units from the 400 range down to 200. Mr. Christensen explained
20 the proposed level of density was required to support the investment in infrastructure and amenities
21 required for the project. Mr. Amberry referenced the expected costs for water and sewer infrastructure
22 and acceleration/deceleration lanes for SR-248 as examples of expensive outlays that would not be
23 reduced with fewer units and reduced density.

24
25 Commissioner Donna Turner asked whether water rights had been secured. Mr. Christensen
26 responded he was confident sufficient water rights would be obtained. Chair Matyszczyk asked how
27 water needs could be calculated without more detailed landscape and irrigation plans. Mr. Christensen
28 replied landscape plans would be submitted at the platting phase and noted calculations would be
29 made for both culinary and irrigation water needs. He noted the intention to minimize disturbed areas
30 around all the buildings to minimize irrigation needs.

31
32 Chair Matyszczyk asked about a potential underpass at SR-248. Mr. Amberry responded this was
33 under discussion and the development team would contribute to this project in partnership with the
34 Town and Utah Department of Transportation (UDOT). Mr. Christensen added this matter would
35 ultimately be determined by UDOT, and while he was comfortable contributing towards the costs, he
36 asked why other developers in the town had not been requested to participate in such a project.
37 Commissioner Tihansky noted other developments had been approved under prior administrations.
38 Chair Matyszczyk noted matching grant funds may be available to help pay for the underpass project.

39
40 Mr. Eddington asked what infrastructure items would qualify for Public Improvement District (PID)
41 financing. Mr. Amberry responded some items which would benefit the taxpayers repaying the bond
42 would be financed under the PID.

43
44 Commissioner Turner noted safety issues should be considered with pedestrian and bike crossing of
45 SR-248; Mr. Eddington noted this was an important factor which would help in working with UDOT
46 and seeking grant money. Commissioner Rachel Cooper asked whether a traffic light would be
47 required at the development's main entrance; Mr. Amberry replied this decision would be driven by
48 UDOT, based on demand determined by traffic impact studies and community input.

1
2 Commissioner Gunn asked to hear about plans for fire and emergency response services needs based
3 on this proposed density and the Town's expected overall growth. Commissioner Sapp asked whether
4 there would be a connection to the adjacent property (Golden Eagle) due east of the development.
5 Mr. Christensen replied he would like to see this connection with Golden Eagle be a break gate rather
6 than a permanent road to better manage traffic into the development. Mr. Taylor referred to the letter
7 from T-O Engineering included in the materials and noted the Golden Eagle development parcel
8 below this property could be a potential connection point for the two developments and the potential
9 location for a traffic light. Commissioner Woelfle asked if an entrance could be constructed across
10 from Hideout Trail; Mr. Taylor replied he had not studied the location but noted the land was owned
11 by another developer and the steep grade could be an issue.

12
13 Commissioner Sapp asked if there was a lower number of any residential unit types the developer
14 could build which would still work for the project. Mr. Christensen responded with the additional
15 retail space and other amenities contemplated, he felt the project was appropriate, however if any
16 reduction in housing could be managed it would be in the count of condominium units. He discussed
17 potentially building street level retail space beneath the condominium units which could be converted
18 into residential units if commercial leasing was not successful. Mr. Amberry added the residential
19 density was expected to support the retail and other amenities to make the project a success. Mr.
20 Christensen noted each condominium building would cost \$20-25 million to build, with 25% required
21 in cash down payments and personal guarantees for the balance to be financed. He shared his concerns
22 with carrying a large mortgage on property that could not be leased.

23
24 Commissioner Tihansky asked if it might be feasible to set aside 5-10 acres for the Town to develop
25 for the retail component and reduce the number of residential units. Mr. Christensen replied that much
26 acreage was not available.

27
28 Commissioner Turner asked if a retail area could be constructed closer to the entrance of the
29 development. Mr. Christensen replied he would be concerned with that layout given homeowners
30 would not be comfortable living next to such an area, and he noted 5-10 acres would support 100,000
31 square feet of retail space and the commensurate parking, which he did not believe would be viable.
32 Mr. Christensen suggested any retail development should consist of small, mixed-use retail, perhaps
33 10,000-12,00 square feet, to be located near the hotel, restaurants, and other amenities, not separated
34 from them. He also mentioned Town-owned property near the Ross Creek entrance to the Jordanelle
35 State Park which could be developed for some commercial or retail use, either with this development
36 team or other partners.

37
38 Commissioner Gunn noted existing Hideout residents still needed many commercial amenities,
39 including restaurants with takeaway services and retail. Mr. Christensen replied the developer would
40 perform a comprehensive plan with the Town to identify priorities, such as pizza and other carryout
41 businesses which he hoped would be included in the development. Mr. Amberry reminded the
42 Planning Commissioners of the potential grocery store location at the Black Rock intersection which
43 has remained undeveloped after several years and was a much better location for such a business.

44
45 Commissioner Sapp asked about the timeline for the project if approved. Mr. Christensen replied they
46 were hoping for a positive recommendation at this meeting to move forward to Town Council
47 approval. Infrastructure and engineering design phases would then commence. Commissioner
48 Tihansky referred to the Engineer's comments in the Staff Report and noted items such as retention

1 basins, road locations and grading could alter the density projections. She stated she would like to
2 see open space maximized with the density concentrated in smaller footprints throughout the project.
3 Mr. Amberry replied the development team would address the engineering items and would work
4 tirelessly to accommodate as much of the Planning Commission and Town Council requests as
5 possible.
6

7 Mr. Taylor noted the concept plan could vary greatly once the actual engineering review was
8 conducted to evaluate the slopes and grading, which could reduce the potential density. He suggested
9 a grading study be conducted as soon as possible to ensure the project could be built as envisioned
10 and to meet the developer's economic requirements. Commissioner Tihansky noted the extensive
11 excavation and flattening of the land in the Shoreline development which she hoped would not be
12 repeated in this project. Mr. Amberry replied the project would be designed to maintain as much of
13 the property's topography as possible.
14

15 Commissioner Sapp asked whether nightly rentals were envisioned for the various housing types
16 beyond the hotel. Mr. Christensen replied they did expect nightly rentals for the condominiums and
17 town homes at a minimum.
18

19 Ms. McLean noted the need to discuss the draft Master Development Agreement (MDA) and rezone
20 request in addition to approval of the concept plan. She suggested the rezone approval be contingent
21 on having certain conditions met. She also asked if the emergency access easement with Golden
22 Eagle had been incorporated. Mr. Taylor responded yes, this easement had been addressed.
23

24 Commissioner Sapp asked how important nightly rentals were to the success of the development and
25 noted his concerns with potential loss of a sense of community from extensive nightly or short-term
26 rentals. Mr. Christensen replied nightly rentals were important as they would be an attractive selling
27 feature for the units, although a final analysis of these economics had not been completed.
28

29 Commissioner Tihansky stated that beyond her concerns with the density, she liked the concept plan
30 and was concerned if this development project was not approved, what might a future developer
31 propose instead. She said she was inclined to approve the proposal subject to the conditions discussed
32 and outlined in the Staff Reports.
33

34 Commissioner Woelfle asked about the locations of the casitas and their views and shared his
35 concerns with the related density of the villas, casitas and town homes. Chair Matyszczyk asked about
36 the lot sizes and square footage for the single-family homes; Mr. Christensen noted work needed to
37 be done to finalize these details, but expected the average lot size to be 0.5 acres.
38

39 Mr. Taylor noted a large drainage area which may need to remain open in order to comply with Town
40 Code for storm water management, and could impact this concept plan and road design.
41

42 Commissioner Cooper asked what the phasing plan would look like. Mr. Christensen replied the
43 project would begin with infrastructure construction from the two entrances at SR 248 and
44 construction of development pods after that. In response to Chair Matyszczyk's question regarding a
45 timeline for moving forward, Mr. Christensen noted before they could close on the property purchase,
46 initial priorities would include finalizing the MDA, addressing the rezone conditions, completing a
47 more detailed concept plan and creating the PID. After that, platting would take place. They would
48 begin planning with UDOT on the lane construction on SR-248 and potential underpass. He estimated

1 the engineering and code vetting issues would take 4-6 months, and initial road construction one year.
2 He noted the planning with UDOT could take some time.

3
4 In response to a question from Commissioner Turner regarding excavation and view preservation,
5 Mr. Christensen stated these matters would be addressed in the detailed platting process.
6 Commissioner Turner noted the increased density was a lot to ask for, but she liked what had been
7 proposed. She stated she did not want to approve the project without having the questions regarding
8 parking, SR-248 pedestrian access and fire safety matters properly addressed. Mr. Christensen stated
9 the development team had been working closely with Town staff, and he expected that would
10 continue going forward as they worked to deliver the items the Town requested.

11
12 There being no further questions from the Planning Commissioners, Chair Matyszczyk opened the
13 Public Hearing at 8:37 PM.

14
15 Mr. Bret Rutter, Hideout resident, noted the requested density of this project and the 20,000+
16 approved units in the surrounding Jordanelle area, and asked for specific analysis of “gets and gives”
17 for the Town. He noted conflicted discussions regarding the challenges for successful retail as well
18 as increased tax revenue for the Town. He asked for more specifics including analysis of a hotel’s
19 expected tax revenues on both a gross and net basis. He did not see the need for more residential
20 development in the Town and noted the sense of community would not be enhanced by overnight
21 and short-term rentals. Beyond another pond, beach, pickleball courts, amphitheater and some
22 possible retail, he stated he did not see what the Town would be gaining. He requested the Planning
23 Commission be provided a summary of the financial “gets and gives” from the development. He
24 noted the PID would be paid back, so there was not an out-of-pocket expenditure by the developer.
25 He asked for specifics on what the Town would get versus its additional responsibilities to support
26 the development.

27
28 Commissioner Woelfle stated he had not seen these financial details. Mr. Eddington said initial
29 estimates for the specialty hotel’s tax revenue was between \$200,00 and \$250,000 per year, transient
30 taxes were estimated between \$150,000 and \$200,000 per year, sales tax revenue for the remaining
31 retail and residential property taxes at \$450,000 per year.

32
33 Mr. Christensen stated he estimated first year tax revenues of \$658,000 from hotel sales taxes, all
34 property taxes, transient and retail taxes. He estimated growth to \$850,000 per year at buildout and
35 \$1 million per year by year 5 in total tax revenues.

36
37 Mr. Rutter noted property taxes typically were spent on services, so should be netted out of additional
38 tax revenue estimates. He noted these figures were not that compelling and suggested a better plan
39 might be to maximize overnight accommodations in order to maximize tax revenues. He also asked
40 if the rezone was approved and the developers were not able to proceed for any reason, could another
41 developer come in and build more. He asked if another project might provide higher net revenues for
42 the Town.

43
44 Ms. McLean asked about the methodology used to calculate Equivalent Residential Units (ERUs)
45 and if it might be evaluated under different zoning classifications. Mr. Christensen suggested the
46 MDA specify a limitation of ERUs granted to 577.

1 Mr. Jared Fields, attorney for Mustang Development, developer of the adjacent Soaring Hawk and
2 Golden Eagle communities, asked if the rezone was granted and the project fell through, should a
3 restriction on the total number of units be included in the approval. He noted the number of units
4 was not included in the draft MDA included in the meeting materials. Commissioner Tihansky asked
5 if the rezone approval could be granted specific to this development.
6

7 Ms. McLean discussed the rezone amendment ordinance which had just been circulated to the
8 Planning Commissioners and would be included in the updated meeting materials and noted the
9 rezone approval would be contingent on all conditions of approval being met and would be repealed
10 if not so met within one year. She also discussed the draft MDA which was a placeholder and would
11 be updated to include the various conditions discussed here and with the Town Council. She noted
12 one of the main conditions included the developer's obligation to obtain sufficient water rights.
13

14 Ms. McLean suggested the Planning Commissioners vote on a motion which would contain all the
15 conditions included in the Staff Report and added in this meeting's discussion. She reminded the
16 Planning Commissioners they were being asked to make a positive or negative recommendation to
17 Town Council, which would be meeting on this matter on March 3 and March 10.
18

19 There being no further public comments, the Public Hearing was closed at 8:55 PM.
20

21 Discussion ensued regarding the list of subject conditions to be considered in the approval. Mr.
22 Christensen stated he was not comfortable with items which were not under his control, such as the
23 potential underpass project, an access road from Golden Eagle or fire safety issues which would be
24 guided by the county fire marshal, being listed as a condition of approval. Discussion also ensued
25 regarding the maximum ERUs to be approved based on the final engineering and infrastructure
26 analysis. Mr. Christensen stated he needed to know the number of ERUs to close on the property
27 purchase.
28

29 Commissioner Gunn asked if the fire department determined a half-acre site was necessary to build
30 a new fire station, would that be a deal killer for the developer. Mr. Amberry stated this fire marshal
31 discussion would occur during the plat approval process, not the rezoning approval.
32

33 ***Motion: Commissioner Tihansky moved to approve a Concept Plan for the Boulders at Hideout***
34 ***Development, subject to the conditions of approval to be outlined in the Master Development***
35 ***Agreement. Commissioner Turner made the second. Voting Aye: Commissioners Matyszczyk,***
36 ***Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.***
37

38 ***Motion: Commissioner Turner moved to recommend to Town Council a Master Development***
39 ***Agreement regarding the Boulders at Hideout Development, subject to the following list of***
40 ***conditions of approval discussed per the Staff Reports:***

- 41 • ***Maximum density allowance: +/-610 Units/"Doors" (or +/-577 ERUs; or***
- 42 ***5.35 units per acre proposed)***
- 43 • ***Undisturbed area requirements shall be 45% of the site***
- 44 • ***A minimum square foot (or acreage allotment) for commercial***
- 45 ***development***
- 46 • ***All roads must meet the Town Code standards***

- *All trails and open space must be approved by the POST Committee*
- *Design Standards and review process shall be included in a Development Agreement*
- *Traffic analysis must be at a level B or higher for all areas of the proposed development*
- *Any updated zoning standards shall be applicable for the development*
- *An easement across The Boulders property to Golden Eagle to connect the two neighborhoods, for emergency access at a minimum*
- *Visitor parking shall be included to adequately address commercial, parks, trails and other users' needs*
- *The Applicant will work with the Town, Utah Department of Transportation and other parties to explore the feasibility of construction of a tunnel under SR-248 and will contribute to the cost of the project*
- *A plan for storm water drainage and retention basins will be created and meet Town Code and Engineering approvals*
- *A pond maintenance plan shall be created and approved by the Town Engineer*

Commissioner Tihansky made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner and Sapp. Voting Nay: None. Abstaining: Commissioner Woelfle. The motion carried.

Motion: Commissioner Tihansky moved to recommend to Town Council an amendment of the Official Town of Hideout Zoning Map to rezone parcels 00-0020-8181, 00-0020-8182, 00-0020-8184, and 00-0020-8185 (the "Boulders at Hideout Development") from Mountain (M) zone to Neighborhood Mixed Use (NMU), R20 (Residential 20), R6 (Residential 6), and R3 (Residential 3), subject to the conditions a) to limit Equivalent Residential Units (ERUs) to 577, b) the rezone will not take effect for one year, and c) the conditions of approval listed in the Master Development Agreement are met and inclusive of the following conditions of approval as discussed per the Staff Reports:

- *The density for the entire Boulders Concept Plan should be reduced or, at a minimum, shall be capped at 577 ERUs and in approximately the same configuration as included in the Applicant's ERU calculation table included in the Staff Report.*
 - *The Applicant indicated a reduction of density in the 'big house condos' could be considered, specifically to accommodate additional commercial development on the first floor(s)*
- *If infrastructure or site conditions limit are not suitable to allow a density up to 577 ERUs, the Planning Commission and/or the Town Council may limit the maximum allowable ERUs*
- *A minimum of 45% (or 50 acres) of the proposed Boulders Concept Plan (112 acres) shall remain undisturbed – trees, vegetation, slope, etc. shall remain in a natural condition.*
- *The Boulders Concept Plan layout shall take precedent at time of Subdivision application (Preliminary Plat) when considering massing and building typology.*

- *A Public Infrastructure District (PID) may be requested by the Applicant. This requires approval by the Town Council.*
- *Determine a minimum threshold for NMU commercial development – a minimum square feet dedicated to commercial uses. This development (retail pad) as well as the hotel, the bed-and-breakfast, and the community center (fitness center, etc.) must be incorporated into the first phase or two of any permitted development activity (complete by award of any building permits for ERUs associated with the second half of the project).*
- *A financial contribution to an underpass under SR248 (location to be determined) in the amount of \$2.5mn - \$5mn; Town Council to review and determine.*
- *Any approved rezoning approval would be contingent upon the Applicant successfully addressing all conditions (as incorporated into a Master Development Agreement) within one year. If any of the conditions of the Development Agreement aren't met by February 17, 2023, (one year) then the Rezone Ordinance will no longer be effective and shall be repealed. The zoning for the full 112-acre site will revert back to the original Mountain (M) zoning designation.*
- *Consider finalizing (and reducing the breadth of) the zoning district boundary lines at time of subdivision application.*

Commissioner Sapp made the second. Voting Aye: Commissioners Matyszczyk, Tihansky, Turner, Sapp and Woelfle. Voting Nay: None. The motion carried.

V. Meeting Adjournment

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

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

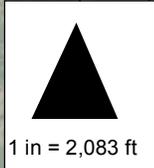
The meeting adjourned at 9:17 PM.

Kathleen Hopkins, Deputy Town Clerk

File Attachments for Item:

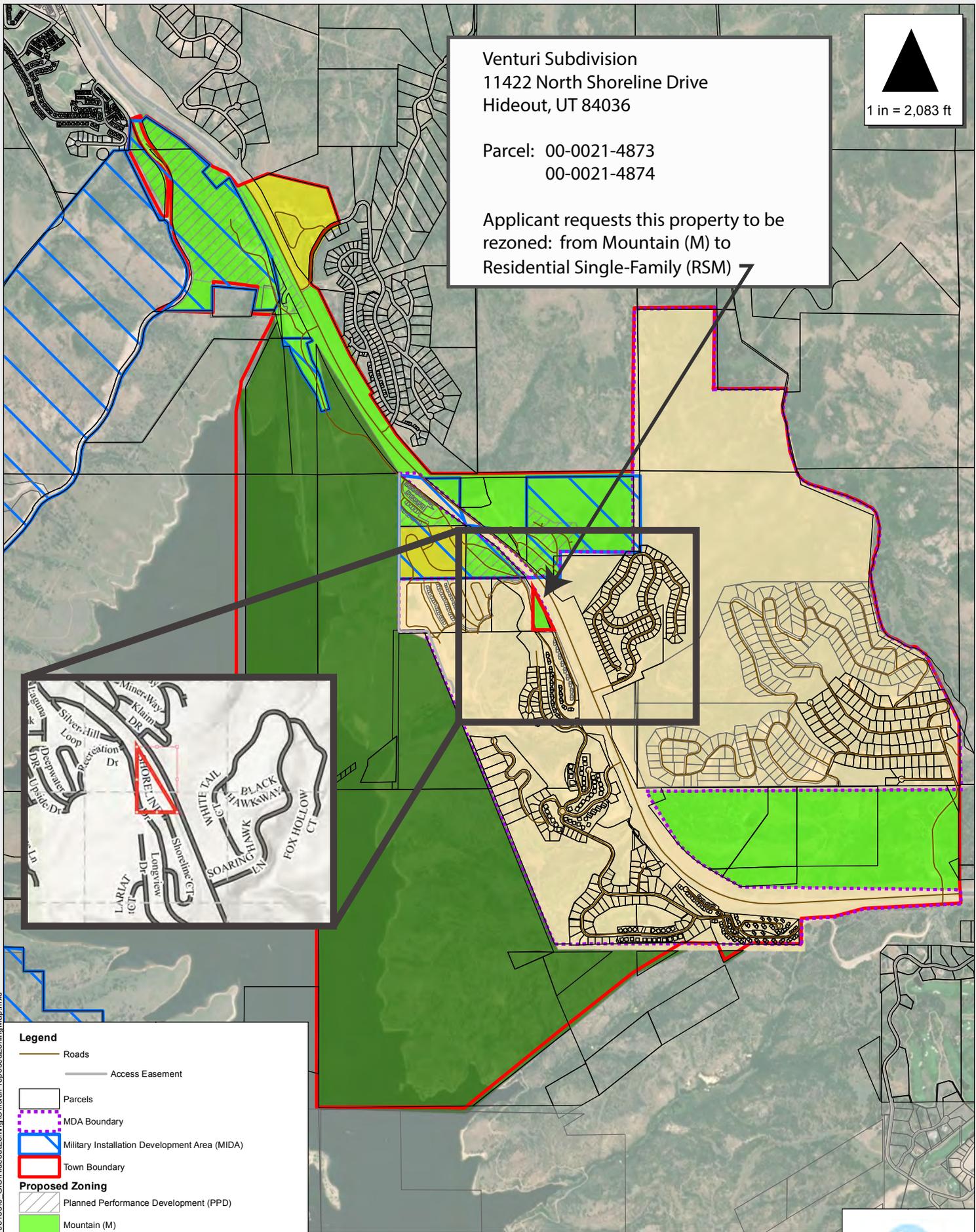
1. Discussion and possible recommendation to Town Council regarding an amendment to the Official Town of Hideout Zoning Map to rezone Parcel 00-0021-4873 and 00-0021-4874 (the “Venturi Property”) from Mountain (M) Zone to Resort Specially Planned (RSPA) Zoning designation within a Residential Single Family (RSF) Density Pod – ***CONTINUED TO A DATE CERTAIN OF MAY 19, 2022***

Venturi Subdivision
 11422 North Shoreline Drive
 Hideout, UT 84036



Parcel: 00-0021-4873
 00-0021-4874

Applicant requests this property to be rezoned: from Mountain (M) to Residential Single-Family (RSM)



- Legend**
- Roads
 - Access Easement
 - Parcels
 - MDA Boundary
 - Military Installation Development Area (MDA)
 - Town Boundary
- Proposed Zoning**
- Planned Performance Development (PPD)
 - Mountain (M)
 - Open Space (OS)
 - Residential Medium Density (RMD)
 - Resort Specially Planned Area (RSPA)

TOWN OF HIDEOUT PROPOSED ZONING MAP
 DRAFT DATE: 12/8/2021



Document Path: P:\19016886_GIS\Hideout\Zoning\Official\Proposed\Zoning_Map.mxd

From: Redacted
To: Redacted
Subject: RE: Venturi Property Re-Zoning Public Hearing
Date: Thursday, April 21, 2022 1:45:50 PM

From: Redacted
Date: Thu, Apr 14, 2022 at 9:27 PM
Subject: Re: Venturi Property Re-Zoning Public Hearing
To: Town of Hideout Redacted
Cc: Thomas Eddington Jr. Redacted

Respectfully to City Council,

I am the developer at Sundown Ridge at Hideout which is the development currently underway directly to the south -- adjacent to the Venturi Property.
As a brief reminder, prior to my purchasing my development parcel from Plumb Holdings, the Plumbs had requested the rezoning of my parcel from Mountain Zone back to Residential Single Family. As I understand it, this is the nearly identical situation now being requested for this adjacent property.

Mine is [both] a concern and a question:

When my parcel was granted the rezoning back to RSF from Mountain, as I understand it, the city was very adamant about placing a very specific Deed Restriction on the plat which has made for some degree of difficulty in completing the Sundown Ridge development.

Will this same Deed Restriction be placed on this Venturi Property rezoning request [as this is associated with the very same parcel]?

-- Why or Why not?

Recap of Deed Restriction:

1. Single Family Residences restricted to 5000 sq ft or ERU impact must be addressed with the city and granted special approval.
2. 35 foot height restriction.

Thank you for your time and consideration.

Respectfully,

Jason J. Day
Sundown Ridge at Hideout
700 E. Longview Dr.
Redacted

From: Redacted
To: [hideoututah](#)
Cc: Redacted
Subject: 4/21 meeting comments
Date: Wednesday, April 20, 2022 7:18:07 PM

To whom it may concern,

My wife and I vigorously oppose and do not approve the proposed re-zoning changes of parcels 00-0021-4873 and 00-0021-4874 the Venturi Property. We oppose the change from Mountain Zone of 2 home sites to Resort Specially Planned zoning designation. We also do not approve of changing or converting Shoreline Ct from a cut de sac with nice hiking trails down to Shoreline dr, to a through street.

We own 11307 N. Shoreline Ct, and this is our primary residence. We have are tired of dealing with the endless construction and over crowding within Shoreline , with no infrastructure within the town of Hideout and within Shoreline to support the massive amount of new homes.

Sincerely

Tim and Beth Driscoll

From: Redacted
To: hideoututah
Subject: 11319 N Shoreline Court
Date: Thursday, April 21, 2022 9:11:49 AM

Hi my name is Reed Johnson we purchased our condo in 2021 for 1.250,000. When discussing the purchase with my wife and our realtor location location location was our primary focus not only for a home but for investment purposes. While focusing on location the cul-de-sac and low traffic was a huge reason to spend the extra money for the home we eventually purchased. Adding not only to the density of the neighborhood but connecting our street to another street eliminates the cul-de-sac and will immediately change the neighborhood and what we thought we were originally purchasing. We are not only writing this email to voice our strong disapproval to not only jamming 4 new homes into a lot originally purchased to house 2 but also the proposal to drastically change our street from a lightly traveled cul-de-sac to a busy through street.

Thank you

Reed Johnson
Taryn Johnson

Sent from my iPhone

From: Redacted
To: hideoututah
Subject: 11319 North Shoreline Court
Date: Thursday, April 21, 2022 9:32:06 AM

Hi my name is Reed Johnson we purchased our home at 11319 North Shoreline Court in October 2021 for 1.25 million. When discussing the purchase with our realtor and my wife location,location, location was obviously a huge factor in our decision to purchasing that particular home. When discussing location N. Shoreline Court being a lightly traveled cul-de-sac was a deal breaker for us. Proposing the addition of four new homes on a lot that was originally purchased to house two homes is not the only issue. With that, the elimination of the cul-de-sac by making N. Shoreline Court a through street will change N. Shoreline Court into what was originally a lightly traveled street, on a cul-de-sac to a busy through street. We are writing this email to express our strong disapproval of these proposal.

Thank you

Reed Johnson
Taryn Johnson

Sent from my iPhone

From: Redacted
To: hideoututah
Subject: Fwd: 4/21 Meeting- rezoning Vote
Date: Wednesday, April 20, 2022 7:01:16 PM

Additionally, we DO NOT want the Shorleline Court cul de sac opened as a through street.

Take care,
Stacey & Eric

----- Forwarded message -----
From: Stacey Millhorn Redacted
Date: Wed, Apr 20, 2022 at 6:37 PM
Subject: 4/21 Meeting- rezoning Vote
To: <hideoututah@hideoututah.gov>

Good evening,

We live at 11317 N Shorleline Court.

We DO NOT want or approve the rezoning of parcels 00-0021-4873 and 00-00214874.

Take care,
Stacey & Eric Millhorn
Redacted

From: Redacted
To: hideoututah
Subject: Fwd: Zoning change of Venturi Property
Date: Wednesday, April 20, 2022 6:20:59 PM

To be clear about our prior email to the Commission - We do not approve of the re-zoning of parcels 00-0021-4873 and 00-0021-4874 and do not want to see unnecessary increased traffic on our street around our home. We do not want to see Shoreline Ct converted from a full de sac to a through street.

Sue & Jeff Foote

Sent from my iPhone

Begin forwarded message:

From: Redacted
Date: April 20, 2022 at 5:58:57 PM MDT
To: hideoututah@hideoututah.gov
Subject: Zoning change of Venturi Property

Hello Hideout Planning Commission members,

We were recently notified of the subject zoning plan change request. We live on Shoreline Court where the road is only 18 feet wide. Shoreline Court is clearly not designed or able to handle any higher car traffic than the current planning.

Any additional planned units would exceed the load even greater than current.

The road has sharp bends that make large truck traffic impassable for heavy delivery. Shoreline Court is most definitely not designed as a through route and should never connect back to Shoreline Drive on the north end.

Please let us know if you any any questions regarding this input to the Commission.

Regards,

Sue & Jeff Foote
11254 N Shoreline Ct
Hideout, UT. 84036

From: Redacted
To: hideoututah
Subject: Hideout Planning for 00-0021-4873 and 00-0021-4874 and Shoreline Court
Date: Wednesday, April 20, 2022 8:31:37 PM

This email is in response to the rezoning request for the two parcels referenced above. Based on my understanding of the facts and the proposal, I am of the opinion to keep the Mountain Zone and NOT approve the request for Resort Specially Planned Zone. I prefer not to increase the density of Hideout. Also, I am in favor of keeping Shoreline Court a cul -de-sac and NOT making it a through street.

Thank you for your consideration on these matters.

Gary Dixon
11201 N SHORELINE DR
Hideout, UT 84036
Redacted

From: Redacted
To: [hideoututah](#)
Subject: Parcels 00-0021-4873 and 00-0021-4874
Date: Wednesday, April 20, 2022 5:47:53 PM

I am writing to express my opinion that I do NOT want Parcels 00-0021-4873 and 00-0021-4874 to be converted into 4 house lots rather than 2. I do NOT want the cul-de-sac to be turned into a through street.

Ann Bloomquist
11143 N Shoreline Drive

From: Redacted
To: [hideoututah](#)
Subject: Rezoning
Date: Thursday, April 21, 2022 8:48:11 AM

Good morning this is Taryn and Reed Johnson at 11319 N Shoreline Court.
We absolutely DO NOT want or approve the rezoning of parcels 00-0021-4873 and 00-00214874.

Taryn and Reed

From: Redacted
To: hideoututah
Subject: Rezoning meeting on 4/21
Date: Wednesday, April 20, 2022 6:50:33 PM

Dear Hideout Town Council,

We are owners of Shoreline court #49 located in the last building on Shoreline Ct. We love our quiet cul de sac location and that was a factor in choosing this particular unit to purchase. We oppose any plans to change Shoreline Ct to a through street to connect to the "Venturi Property" and also connect to Shoreline Drive. This would fundamentally change the nature of all residences along the upper row of homes on Shoreline Ct and is not fair to all of the owners of these properties that have invested heavily in their homes. Regarding density of the property there is already so much density in our section of Hideout I cannot see adding further density near Shoreline Ct. There is a very nice trail that goes from the end of our cul de sac down to Shoreline Dr and doubling the density on the "Venturi Property" will only increase encroachment on the trail and degrade the solitude of the trail experience.

We have been aware that there were two lots just to the north of our location but I always assumed the access would be from Shoreline drive and that the density of building would be in line with the higher end single family homes in other areas of Hideout and so wouldn't be as impactful to our home. Changing the density and creating access from Shoreline Ct would no doubt decrease the serenity of our home and devalue our property. We do not feel it is fair or reasonable to make the rezoning of the "Venturi Property" as presented to us in the recent letter we received.

Respectfully,
Michael and Sarah Boyer
11373 N Shoreline Ct
Hideout, UT 84036

From: Redacted
To: hideoututah
Subject: Rezoning-Venturi Property
Date: Thursday, April 21, 2022 8:12:58 AM

Hideout Planning Commission,

We are very much opposed to the rezoning of the "Venturi Property" parcels 00-0021-4873 & 00-0021-4874. The developer knowingly purchased these lots to build 2 homes, increasing the density only serves to benefit the developer by increasing their profits to the detriment of Hideout residents.

As residents of Shoreline Ct, we are also opposed to converting this into a through street. What purpose would this serve other than to increase traffic on Shoreline Ct., clear more natural land and eliminate more hiking trails from the community.

It's time that town officials put the interest of the residents they represent first and stop catering to developers who are only concerned with increasing profits.

We moved to Hideout as it was a quiet area with beautiful views and landscape that provided a great quality of life. Poor decisions and planning are resulting in a dense overly populated urban jungle that will soon become a very undesirable place to live. In just 3 years we now look out our windows and see nothing but asphalt rooftops.

Thank you,
Frank Pizzolo

From: Redacted
To: hideoututah
Cc: Redacted
Subject: Venturi Property rezoning proposal
Date: Wednesday, April 20, 2022 6:52:52 PM

As residents and owners at Shoreline in Hideout Canyon, we strongly oppose the proposed re-zoning of parcels 00-0021-4873 and 00-0021-4874 (the "Venturi Property") from Mountain Zone to Resort Specially Planned Zoning Designation for the purpose of increasing the density of homes on this parcel from 2 to 4 homes. We are already seeing the significant effects of the increased density of housing in our area around Shoreline, and also the highly negative consequences of continuous construction going on around our neighborhood. We do not need, nor do we want a further increase in the density of housing that is already planned in our neighborhood.

We were also told that there are plans to build a street that will connect Shoreline Court with these new homes and change Shoreline Court from a quiet cul-de-sac into a busy through street connecting up with Shoreline Drive below. We do not want to see unnecessary increased traffic on our streets in our neighborhood around our homes. This through street would likely also result in taking out the currently existing trail that many of us use for recreation which we also highly oppose. Therefore, we are also strongly opposed to any plans to make Shoreline Ct. a through street in the future.

Sincerely,

Glen and Donna Frick

11365 N. Shoreline Ct.

Hideout, UT 84036

Redacted

From: Redacted
To: hideoututah
Subject: Venturi Property
Date: Thursday, April 21, 2022 9:11:57 AM

Hideout Planning Commission,

I am strongly opposed to the re-zoning of parcels
00-0021-4873 and

00-0021-4874. It is not in the best interest of the Hideout residents. There is too much construction in our area and it's affecting our quality of life here. We've seen a huge increase in traffic and housing in the last 2-3 years. It has to stop. I live on Shoreline Ct. and do not want my street to be converted from a cup de sac to a through street. It's about time the town officials do what's in the best interest of the home owners and not be concerned about the profits of the developers.

Sent from my iPhone Michele Fiorenza

From: Redacted
To: hideoututah
Subject: Zoning Designation "Venturi Property"
Date: Thursday, April 21, 2022 5:52:59 PM

Dear Members of the Hideout Planning Commission:

On the agenda tonight is a proposition to re-zone parcels 00-0021-4873 and 00-0021-4874 from Mountain Zone to Resort Specially Planned Zone. As residents of Hideout in the Shoreline neighborhood, we are vigorously opposed to this rezoning. The ever crowding of more buildings into the limited amount of land is reducing the quality, beauty, and value of Hideout, and this proposed rezoning will distinctly impact the Shoreline neighborhood, which is already quite dense.

We are opposed to the proposal to change Shoreline Court from a cul de sac to a through street connecting with Shoreline Drive. We are opposed to building this road and taking out the recreational trail that we frequently use from the top of Shoreline Court down to Shoreline Drive.

Please keep the zoning for this parcel as it currently is, and do not allow for four homes to be built on this parcel rather than the two homes currently allowed. Thank you for listening to the residents you represent!

John and Janet Hunter
11181 N. Shoreline Dr
Hideout, UT

From: Redacted
To: hideoututah
Subject: Opposed to re-zoning of Venturi Property
Date: Thursday, April 21, 2022 4:54:54 PM

I am writing to let you know about my strong opposition to the rezoning of the Venturi property which would make Shoreline Court a through street. There is already way too much traffic in our neighborhood with trucks rattling by all day long, even on weekends. The quality of life for us on Shoreline court would be immeasurably changed. Not to mention this may constitute an illegal "taking" of our property rights.

I urge you to vote "no" on this poorly conceived idea which will have lasting consequences on our neighborhood.

Thank you for your consideration

Robin Richmond
Cell: Redacted
Redacted
11363 N. Shoreline Court
Hideout, UT 84036

--

File Attachments for Item:

3. Discussion and possible recommendation to Town Council regarding a Lot Amendment to combine Lots 74 and 75 in the Soaring Hawk Subdivision



Staff Review of Proposed Subdivision Amendment (Lot Combination) for the Planning Commission

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

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

Re: Soaring Hawk – Lot 74 & 75 Lot Combination

Date: April 16, 2022

Submittals: The Applicant submitted the following plans:

- *Subdivision Amendment Application dated 17 February 2022*
- *Proposed Subdivision Plat (1 February 2022)*

Overview of Current Site Conditions

Site Area: Lot Size for Lot 74: 0.24 acres
Lot size for Lot 75: 0.22 acres

Zoning: Residential Specially Planned Area (RSPA) and within a Resort Village High Density Pod (RVHD)

Required Setbacks: NA (none) per the Zoning Ordinance
Per the Plat:
Front: 6'-0" Public Utility Easement + 10'-0" = 16'-0" total
Sides: 6'-0" Public Utility Easement = 6'-0" total
Rear: 6'-0" Public Utility Easement + 15'-0" = 21'-0"

Max Height: The height allowance in the Residential Single Family (RSF) zoning district for similar single-family structures is 35'-0". The RSPA (RVHD Pod) allows heights up to eight stories; NA for this site.



Planning Overview

The Applicant is proposing to combine two lots (Lot 74 and 75) to create a single lot (0.46 acre total) to construct a single-family dwelling unit (5,436 SF total house size). Lot combinations are allowed per the Hideout Town Code; there is no maximum size lot permitted in the RSPA Zoning District - Resort Village High Density (RVHD) pod.

Staff recommends the following conditions for the lot combination approval:

1. The primary dwelling unit is generally proposed to be constructed on what is delineated as Lot 75. It appears Lot 74 will generally be used as open space. The Applicant shall confirm that natural grade and native vegetation will not be disturbed on Lot 74.
2. No driveways or parking pads are permitted on Lot 74.
3. No accessory structures are permitted on Lot 74
4. No additional square feet are requested or approved for the proposed house.
5. The Applicant must adhere to all requirements of the Master HOA, including Design Review Committee (DRC) requirements.
6. The Town must verify that no utility lines exist in the Public Utility Easement (PUE) that currently separates Lot 74 and Lot 75 (6'-0" on either side of lot line for a total width of 12'-0" wide). If utilities currently exist, the PUE must remain in place. If no utilities currently exist, the PUE may be abandoned in coordination with the Town Engineer.

Recommendation

Staff recommends the Planning Commission review the proposed Subdivision Amendment to combine two lots into one larger lot and favorably recommend the proposal to the Town Council with the conditions outlined in this report and those of the Town Engineer.

A NEW DESIGN FOR THE

LIZ & DYLAN RESIDENCE

LOT 74 & 75
SOARING HAWK

11562 N WHITE TAIL CT.
HIDEOUT, UT 84032

PROJECT REVISIONS			Index of Drawings	
#	DATE	DESCRIPTION	Sheet Number	Sheet Name
				Architectural
			OT-1	TITLE
			TOPO	SURVEY
			A1.1	SITE PLAN
			A2.0	1/4' LOWER LEVEL PLAN
			A2.1	1/4' MAIN LEVEL PLAN
			A2.2	GROSS AREA PLANS
			A2.3	NET AREA PLANS
			A3.0	3D AXONOMETRIC VIEWS
			A3.1	1/8' ELEVATIONS
			A4.1	ROOF PLAN

Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	1,824 SF
MAIN LEVEL	2,261 SF
TOTAL FINISHED	4,084 SF
GARAGE	760 SF
MECH.	51 SF
STOR. / MECH.	132 SF
TOTAL UNFINISHED	943 SF
TOTAL INSIDE OF WALL	5,027 SF

Outside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	1,953 SF
MAIN LEVEL	2,427 SF
TOTAL FINISHED	4,380 SF
GARAGE	898 SF
STOR./ MECH.	158 SF
TOTAL UNFINISHED	1,056 SF
TOTAL OUTSIDE OF WALL	5,436 SF

Deck/Patio SQFT	
LOCATION	SQUARE FOOTAGE
COVERED ENTRY	150 SF
GUEST DECK	61 SF
GYM DECK	117 SF
LOWER PATIO	402 SF
MAIN DECK	800 SF
MASTER DECK	109 SF
TOTAL DECK/PATIO	1,639 SF

DEFERRED SUBMITTAL

- ALL DEFERRED SUBMITTALS AND CHANGES TO PLANS MUST BE:
- FIRST APPROVED BY THE ARCHITECT OF RECORD PRIOR TO SUBMITTING TO THE BUILDING OFFICIAL.
 - STRUCTURAL ENGINEER TO APPROVE ALL STRUCTURAL PLANS.
1. FIRE SPRINKLER PLANS (Modified NFPA 13D)
 2. GAS PIPING SCHEMATIC TO BE PROVIDED BY CONTRACTOR
 3. TRUSS PLANS (IF APPLICABLE)
 4. STUCCO SYSTEM (IF APPLICABLE)
 5. LANDSCAPE SPRINKLER PLAN
 6. CONSTRUCTION MITIGATION PLAN
 7. GEOTECHNICAL SURVEY (IF APPLICABLE AS DETERMINED BY BUILDING OFFICIAL)
 8. SPECIAL INSPECTION CERTIFICATE FROM OUTSIDE INSPECTIONS FOR ALL WELDING ON THIS PROJECT
 9. CONTRACTOR TO PROVIDE EXTERIOR LIGHTING SPECS PRIOR TO FOUR-WAY INSPECTION
 10. (3) BACKFLOW PREVENTORS TO BE INSTALLED
 11. POOL DESIGN BY OTHERS (IF APPLICABLE)

Code Analysis

- UTAH STATE ADOPTED CODES AS OF JULY 1, 2019
- | | |
|-------------|----------------------|
| - 2015 IRC | BUILDING OCCUPANCY |
| - 2018 IBC | R-3 |
| - 2018 IPC | TYPE 5B CONSTRUCTION |
| - 2018 IMC | TWO STORIES |
| - 2018 IFGC | |
| - 2017 NEC | |

1 FEBRUARY 2022

REVISIONS

THE ARCHITECT'S DESIGN AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT'S DESIGN AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

A NEW DESIGN FOR THE :
LIZ & DYLAN RESIDENCE
11562 N WHITE TAIL CT.
HIDEOUT, UT 84032
LOT 74 & 75
SOARING HAWK

UP WALL
DESIGN
1930 S. 1100 E., S.L.C., UT 84106
(801) 485-0708

OT-1

ARCHITECT	OWNER	STRUCTURAL ENGINEER	GENERAL CONTRACTOR	VICINITY MAPS
UPWALL DESIGN JOSH ARRINGTON 1930 SOUTH 1100 EAST SALT LAKE CITY, UTAH 84106 (801) 485-0708 EMAIL: josh@upwalldesign.com	LIZ SUMNER & DYLAN BRANDT 2617 EAGLE COVE DR. PARK CITY, UT 84060 (541) 213-8723 liz.sumner@gmail.com brandtdylan2@gmail.com	- - - -	- - - -	

LOTS 74 AND 75 SOARING HAWK SUBDIVISION PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17,
TOWNSHIP 2 SOUTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY
WASATCH, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plot is a correct representation of said survey.

LEGAL DESCRIPTION

All of Lot 75, SOARING HAWK PHASE 2 SUBDIVISION; according to the Official Plat thereof, on file and of record in the Office of the Wasatch County Recorder.

Lot 74, Soaring Hawk Phase 2 Subdivision, according to the official plat thereof on file and of record in the office of the Wasatch County Recorder.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found original surveyor monuments as shown on this plat.
2. Field work for this survey was performed May 28, 2020, and July 7, 2020 and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the properties.
4. A Title Report was not provided to the surveyor and only easements and setbacks per subdivision plat were located as part of this survey. This owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, Soaring Hawk Subdivision Phase 2 (Entry No. 414035) (all aforementioned documents on file and of record in the Wasatch County Recorder's Office), a previous survey of Lot 74 completed and recorded by this surveyor in June of 2020, and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: sanitary sewer manhole, Elevation=6870.0' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set and found as shown.



- LEGEND**
- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
 - Found Monument (As-Noted)



(435) 649-9467

Alliance Engineering Inc.

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
JASON WYNNE
TOM LUND

DATE: 7/21/20

EXISTING CONDITIONS & TOPOGRAPHIC MAP
11572 AND 11572 N WHITE TAIL COURT
HEBER CITY, UTAH 84032

FOR: LIZ SUMNER
JOB NO.: 3-7-20
FILE: X:\Soaring Hawk\dwg\srv\srvy2020\xxxxx-Lot 75 Soaring hawk\lot 75 soaring hawk pros.d

SHEET
1
OF
1

SITE GENERAL NOTES

1	CONTRACTOR TO FIELD VERIFY LOCATION OF UTILITY LINES AS REQUIRED.
2	CONTRACTOR TO FIELD VERIFY MIN. 3'-0" SEPARATION BETWEEN GAS AND ELECTRICAL LINES.
3	REESTABLISH NATURAL GRADE AND NATURAL VEGETATION. PROVIDE TEMP. IRRIGATION TO ASSURE ESTABLISHED VEGETATION.
4	SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR TO AN APPROVED DRAINAGE COURSE, BUT NOT ONTO NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FT. (IRC R401.3).
5	RETAINING WALLS (4' OR SUPPORTING A SURCHARGE), SWIMMING POOLS, SOLAR AND/OR GEO-THERMAL HEATING SYSTEMS, AND PHOTO-VOLTAIC-AND/OR WIND-GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS. SEPARATE PLANS, SPECIFICATIONS AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED PRIOR TO ISSUANCE OF THESE PERMITS.

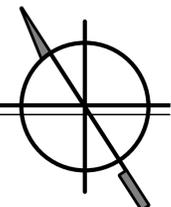
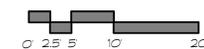
KEYNOTES

NUMBER	DESCRIPTION
--------	-------------



SITE
PLAN

SCALE: 1" = 10'-0"



1 FEBRUARY 2022
REVISIONS

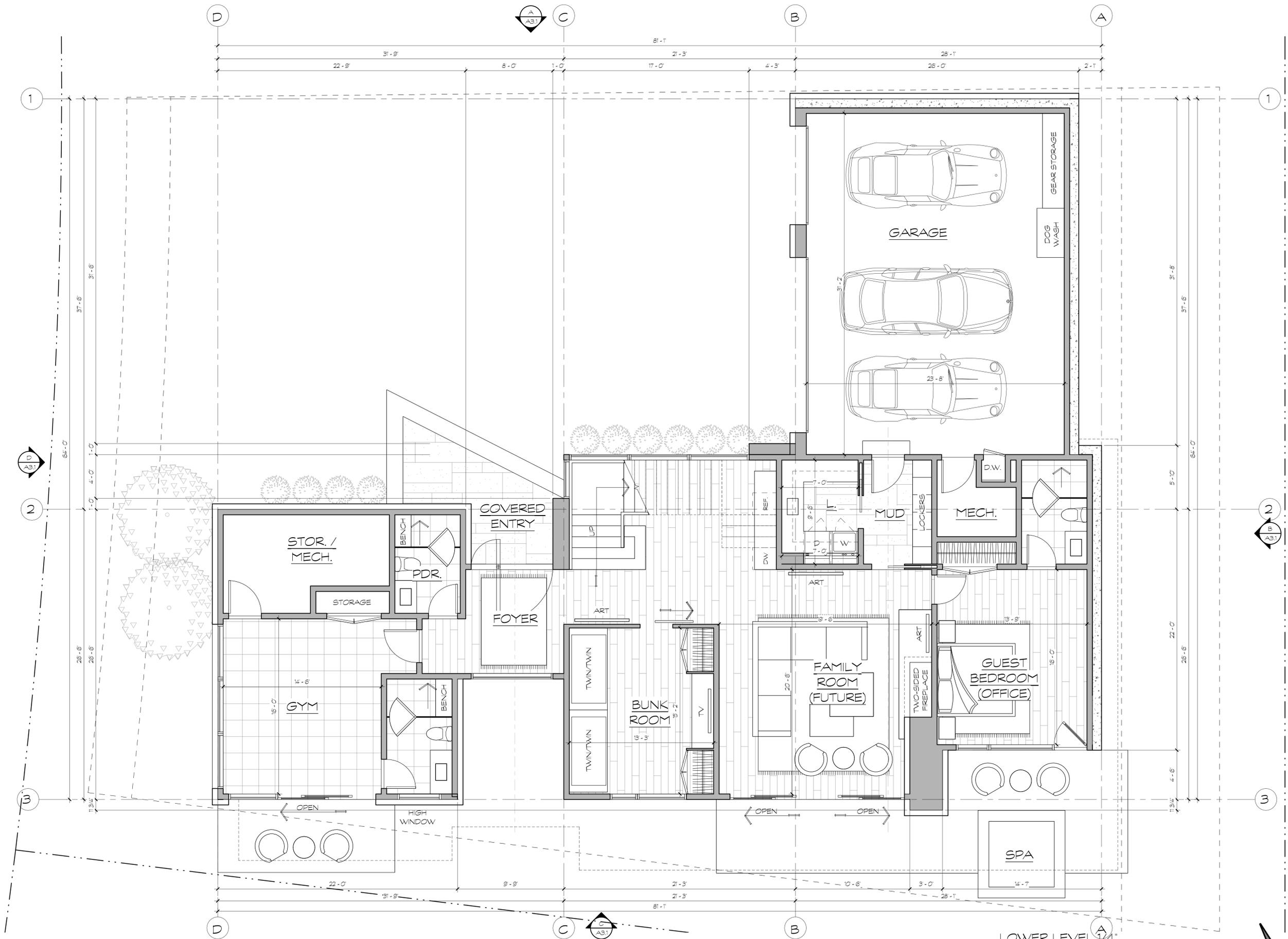
THE SEWER, DRAINAGE AND IRRIGATION SYSTEMS SHOWN ON THIS PLAN ARE BASED ON THE PROPERTY RECORDS OF THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

A NEW DESIGN FOR THE :
LIZ & DYLAN RESIDENCE
1562 N WHITE TAIL CT.
HEPACUT, UT 84032
SCARING HAWK

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

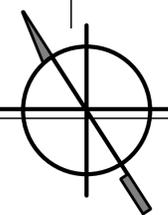
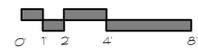
A1.1

SITE PLAN



LOWER LEVEL 1/4"
PLAN

SCALE: 1/4" = 1'-0"
 LOWER LEVEL 1,824 SF
 GARAGE 760 SF
 MECH. 51 SF
 STOR. / MECH. 132 SF



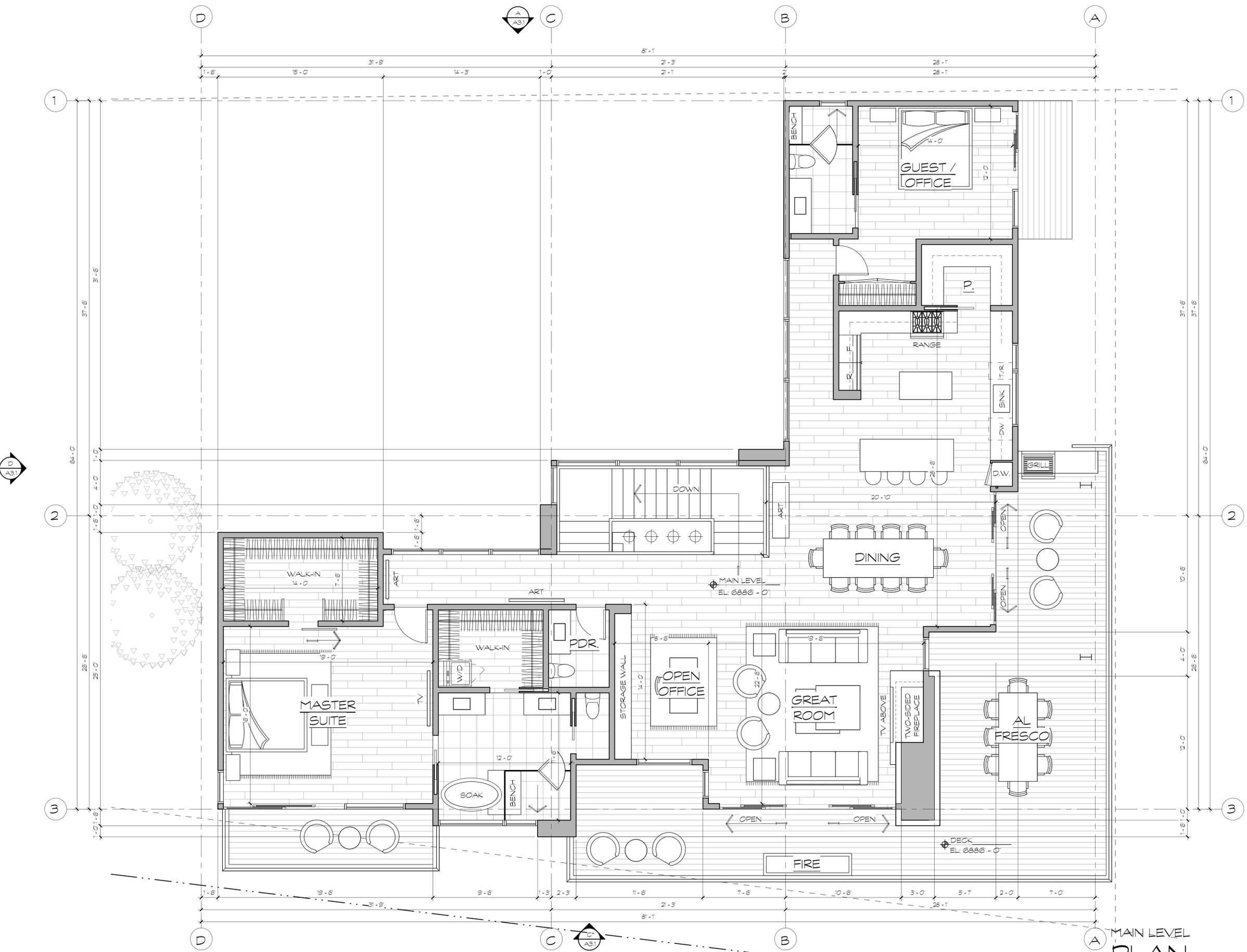
1 FEBRUARY 2022

REVISIONS

A NEW DESIGN FOR THE:
LIZ & DYLAN RESIDENCE
 1562 N WHITE TAIL CT.
 HIDEOUT, UT 84032

**UP WALL
 DESIGNS**
 1930 S. 1100 E. S.L.C. UT 84106
 (801) 485-0708

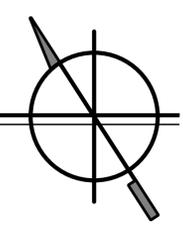
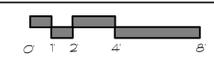
A2.0
 1/4" LOWER LEVEL
 PLAN



MAIN LEVEL
PLAN

SCALE: 1/4" = 1'-0"

MAIN LEVEL 2,261 SF



1 FEBRUARY 2022

REVISIONS

NO.	DESCRIPTION

A NEW DESIGN FOR THE:
LIZ & DYLAN RESIDENCE
1562 N WHITE TAIL CT.
HEPCO, UT 84032

LOT 74 & 75
SCARING HAWK

UP WALL
DESIGN

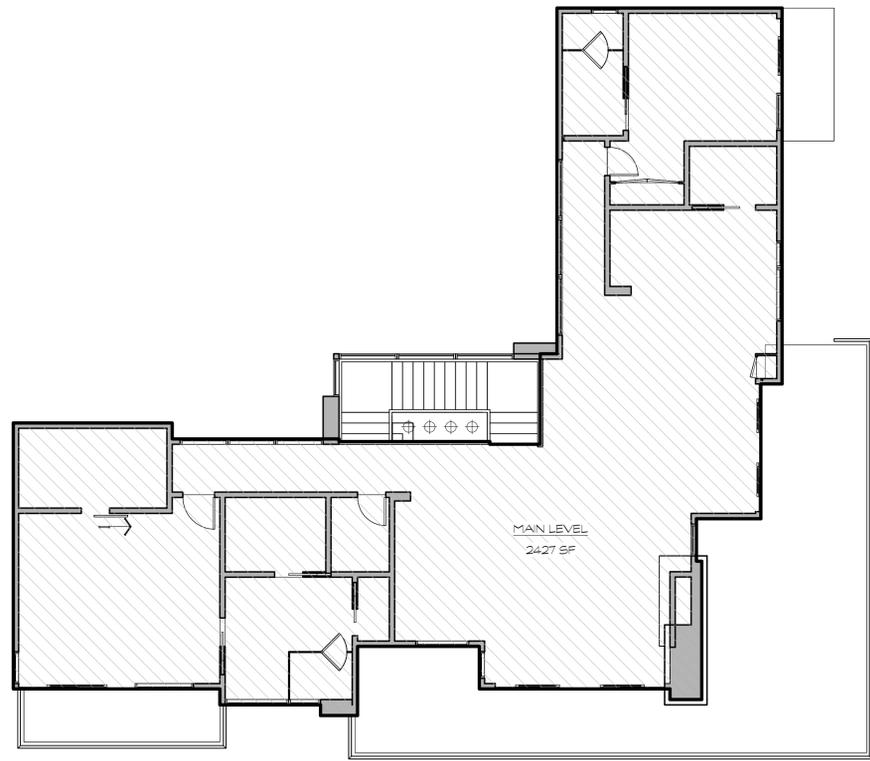
1930 S. 1100 E. S.L.C. UT 84106 (801)485-0708

A2.1
1/4" MAIN LEVEL PLAN

Outside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	1,953 SF
MAIN LEVEL	2,427 SF
TOTAL FINISHED	4,380 SF
GARAGE	898 SF
STOR./ MECH.	158 SF
TOTAL UNFINISHED	1,056 SF
TOTAL OUTSIDE OF WALL	5,436 SF

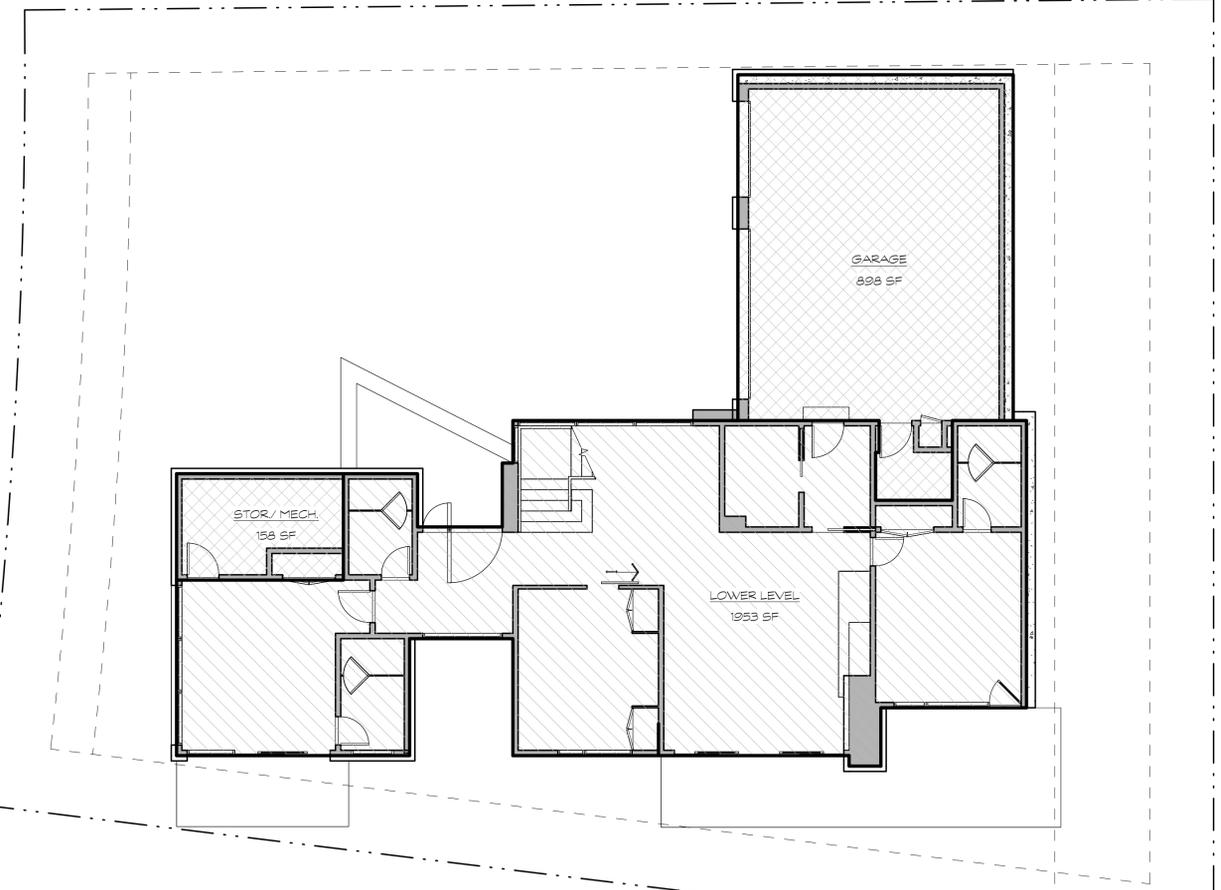
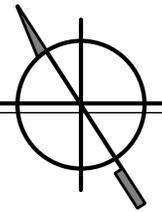
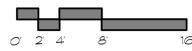
1 FEBRUARY 2022
REVISIONS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM AND FOR THE CONFORMANCE OF THE WORK WITH THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK OR FOR THE QUALITY OF THE MATERIALS USED IN THE CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK OR FOR THE SAFETY OF THE OCCUPANTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OBTAINING OF PERMITS OR FOR THE COMPLIANCE WITH LOCAL, STATE, OR FEDERAL REGULATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR FOR THE STABILITY OF THE FOUNDATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE OR FOR THE DESIGN OF THE INTERIORS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE FURNITURE OR FOR THE DESIGN OF THE FIXTURES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING OR FOR THE DESIGN OF THE SOUNDING. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE SECURITY OR FOR THE DESIGN OF THE ACCESSIBILITY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ENVIRONMENTAL CONTROL SYSTEMS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE COMMUNICATIONS SYSTEMS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE TRANSPORTATION SYSTEMS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE UTILITIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE INFRASTRUCTURE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE LANDSCAPE ARCHITECTURE. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE HISTORIC PRESERVATION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE MONUMENTAL DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE CONTEMPORARY DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE TRADITIONAL DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE MODERN DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE POST-MODERN DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE DECONSTRUCTIVISM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE HIGH TECH DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE GOTHIC DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE RENAISSANCE DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BAROQUE DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE NEOCLASSICAL DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ROMANTICISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE REALISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE IMPRESSIONISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE EXPRESSIONISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ABSTRACT DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE CONTEMPORARY DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE MODERN DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE POST-MODERN DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE DECONSTRUCTIVISM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE HIGH TECH DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE GOTHIC DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE RENAISSANCE DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE BAROQUE DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE NEOCLASSICAL DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ROMANTICISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE REALISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE IMPRESSIONISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE EXPRESSIONISM DESIGN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ABSTRACT DESIGN.



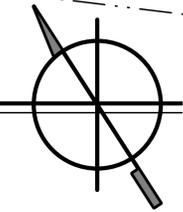
MAIN LEVEL GROSS AREA
PLAN

SCALE: 1/8" = 1'-0"



LOWER LEVEL GROSS AREA
PLAN

SCALE: 1/8" = 1'-0"



A NEW DESIGN FOR THE :
LIZ & DYLAN RESIDENCE
1562 N WHITE TAIL CT.
HICEDUT, UT 84032
LOT 74 & 75
SCARING HAWK

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

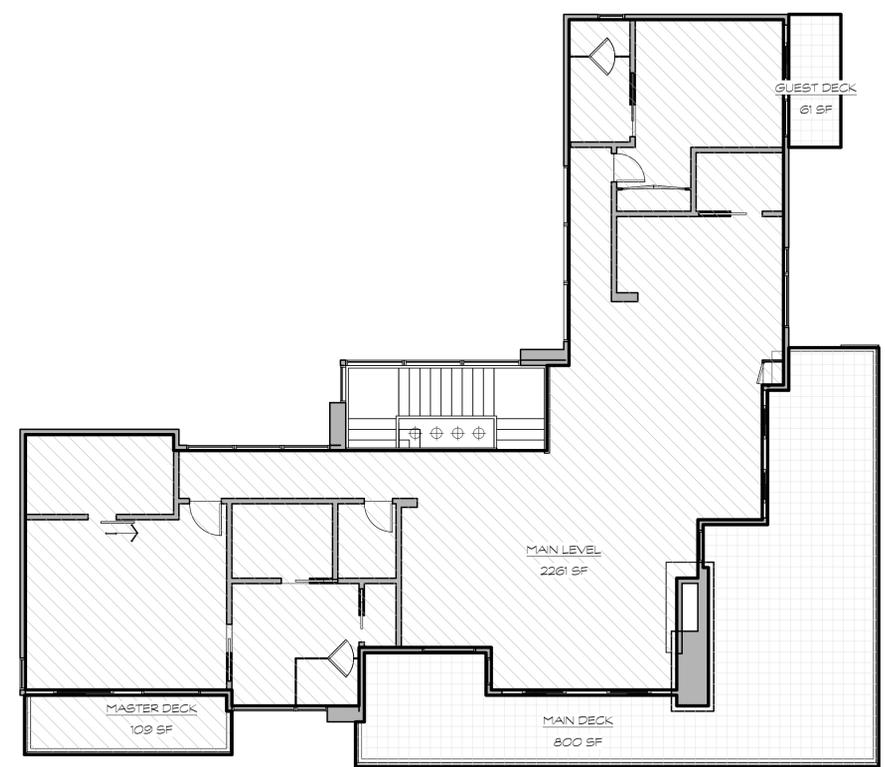
A2.2
GROSS AREA PLANS

Inside of Wall SQFT	
LOCATION	SQUARE FOOTAGE
LOWER LEVEL	1,824 SF
MAIN LEVEL	2,261 SF
TOTAL FINISHED	4,084 SF
GARAGE	760 SF
MECH.	51 SF
STOR. / MECH.	132 SF
TOTAL UNFINISHED	943 SF
TOTAL INSIDE OF WALL	5,027 SF

Deck/Patio SQFT	
LOCATION	SQUARE FOOTAGE
COVERED ENTRY	150 SF
GUEST DECK	61 SF
GYM DECK	117 SF
LOWER PATIO	402 SF
MAIN DECK	800 SF
MASTER DECK	109 SF
TOTAL DECK/PATIO	1,639 SF

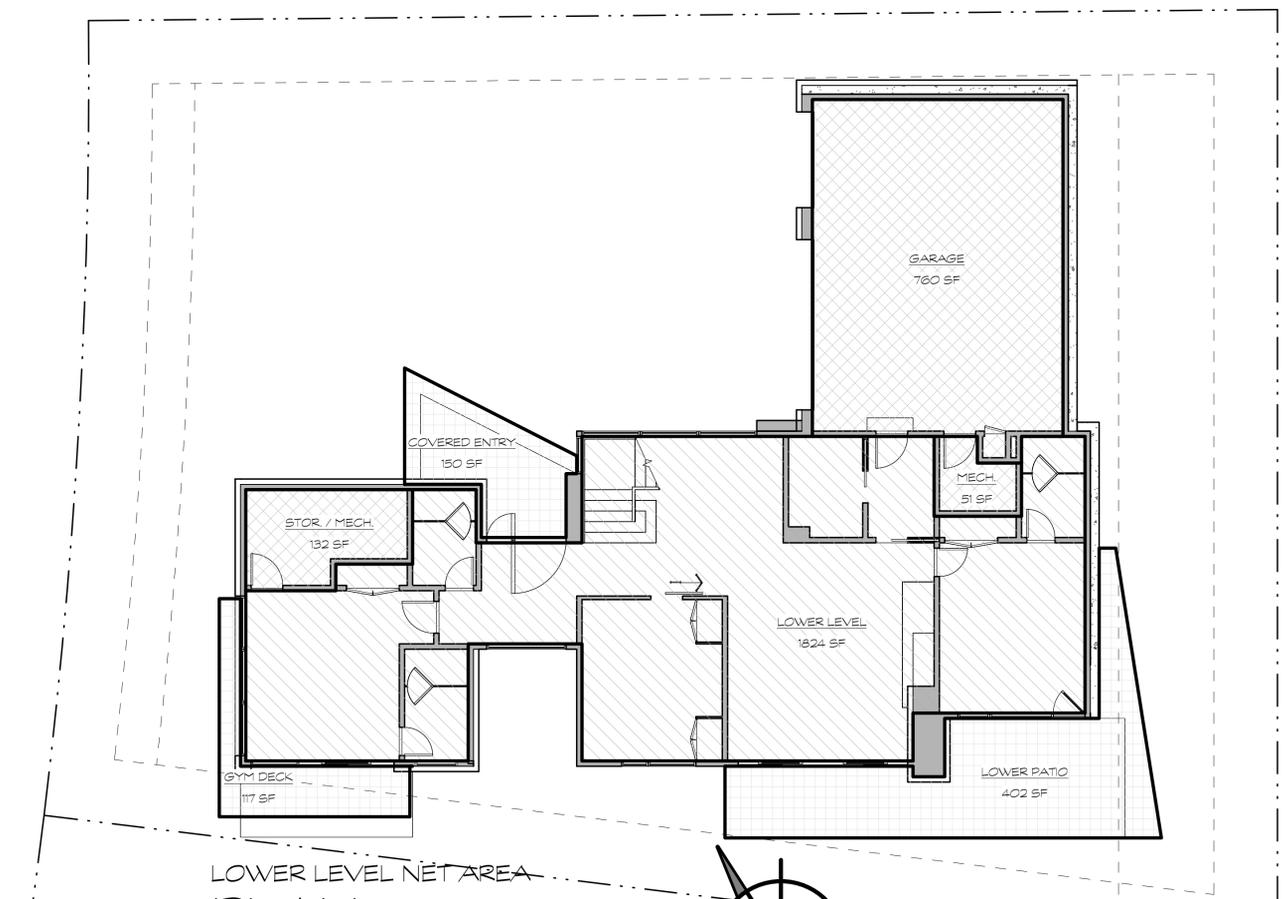
1 FEBRUARY 2022
REVISIONS

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS PROPERTY. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY ANY THIRD PARTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INACCURACIES OR OMISSIONS IN THESE DRAWINGS OR SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES CAUSED BY ANY CONTRACTOR OR SUBCONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR DAMAGES CAUSED BY ANY MATERIALS OR WORKMANSHIP. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR DAMAGES CAUSED BY ANY DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR DAMAGES CAUSED BY ANY DESIGN OR CONSTRUCTION OF ANY OTHER PART OF THE PROJECT.



MAIN LEVEL NET AREA
PLAN

SCALE: 1/8" = 1'-0"



LOWER LEVEL NET AREA
PLAN

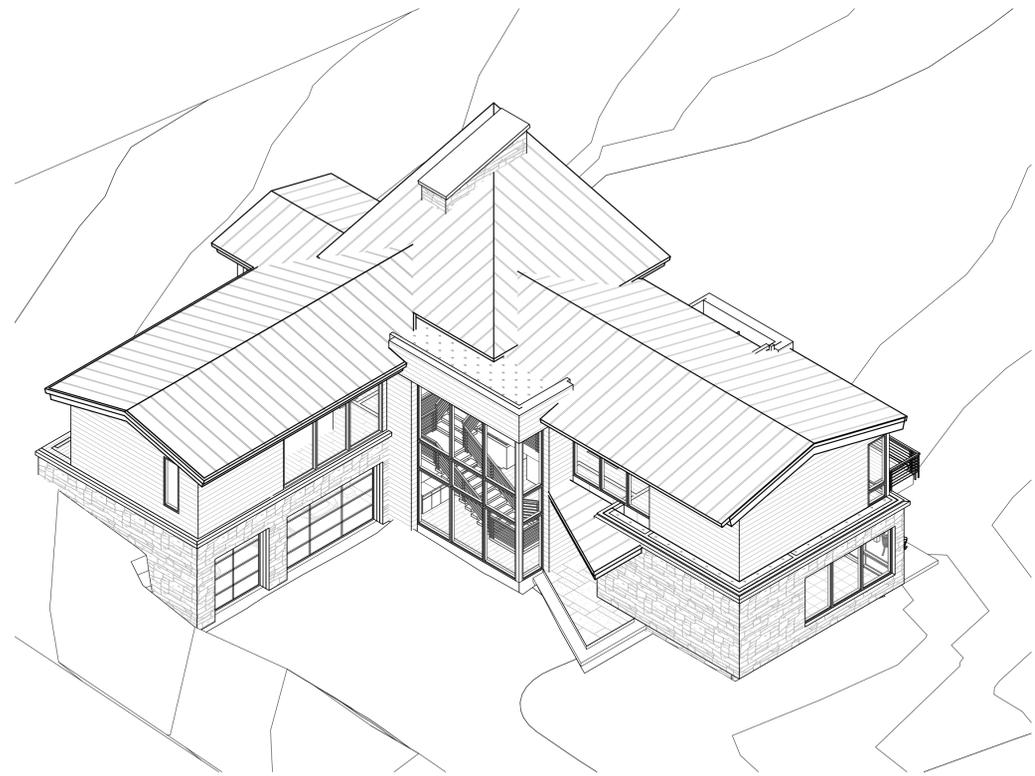
SCALE: 1/8" = 1'-0"

A NEW DESIGN FOR THE :
LIZ & DYLAN RESIDENCE
1562 N WHITE TAIL CT.
HEPACUT, UT 84032

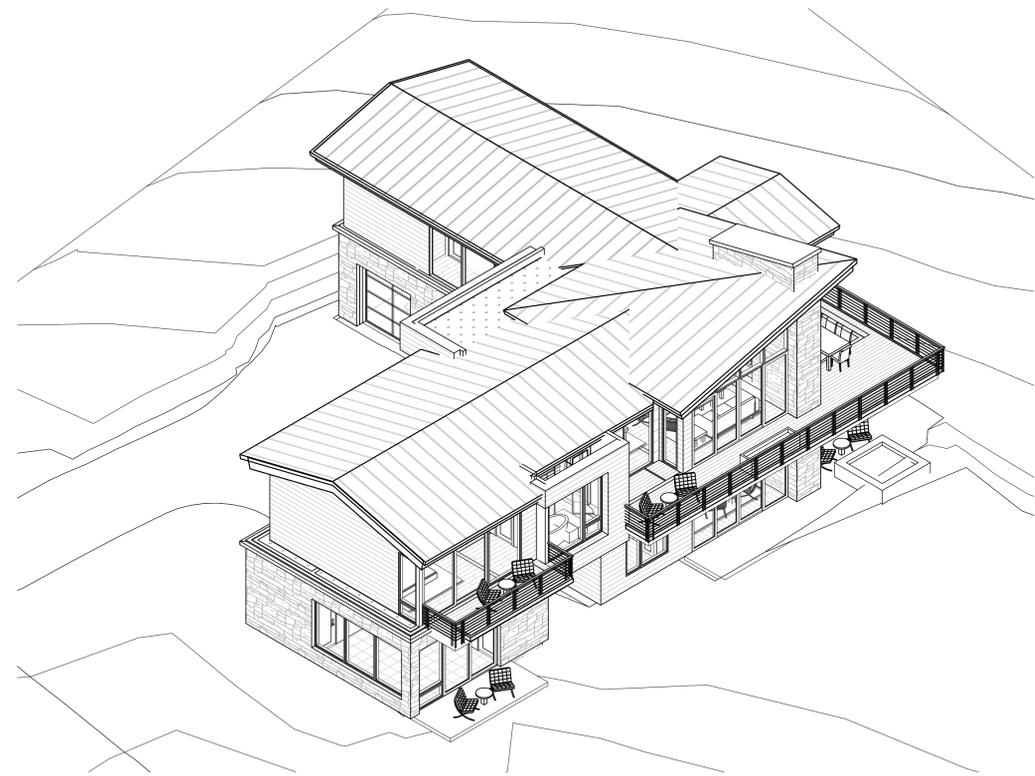
LOT 74 & 75
SCARING HAWK

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801)485-0708

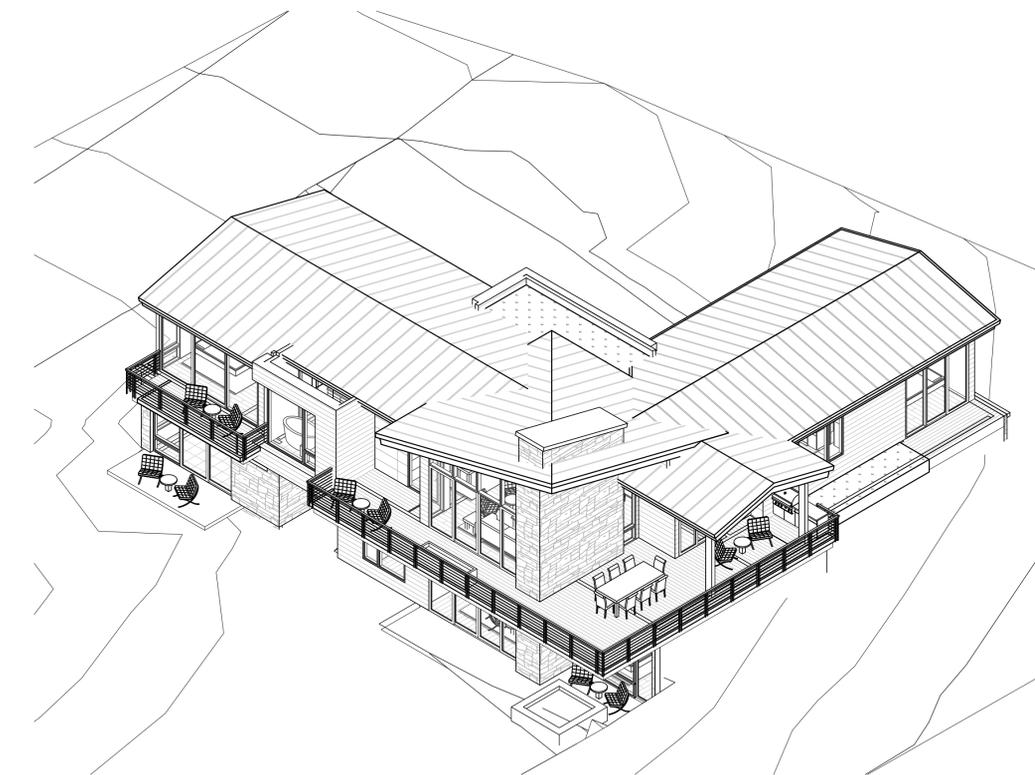
A2.3
NET AREA PLANS



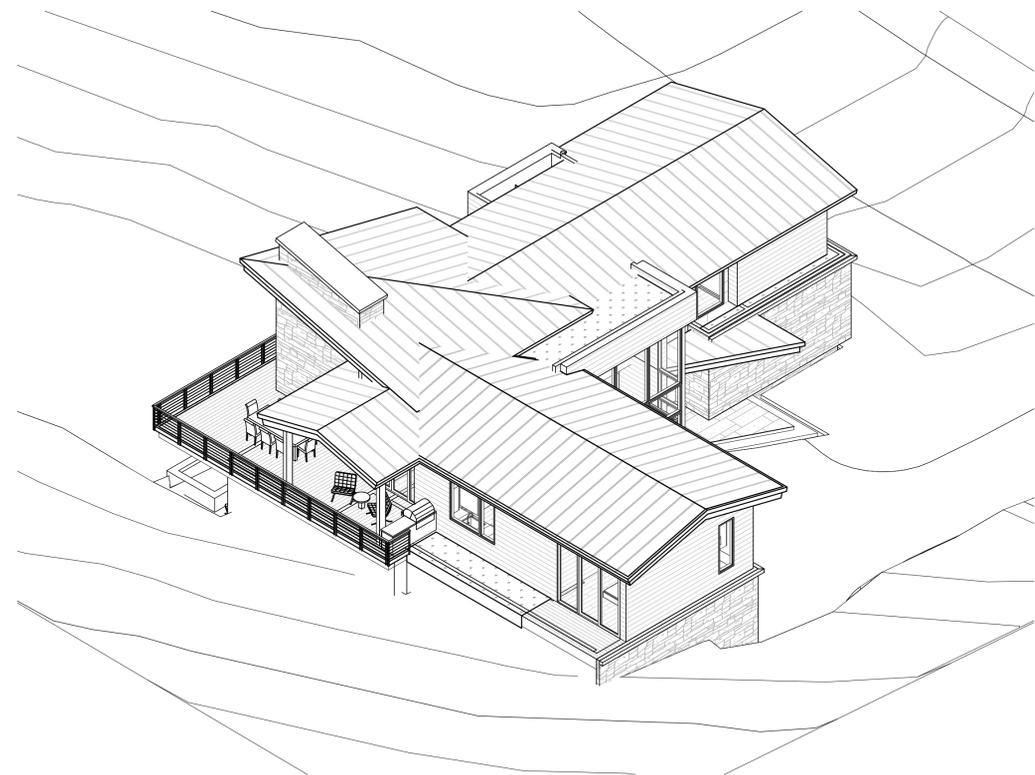
2
AXONOMETRIC VIEW



1
AXONOMETRIC VIEW



4
AXONOMETRIC VIEW



3
AXONOMETRIC VIEW

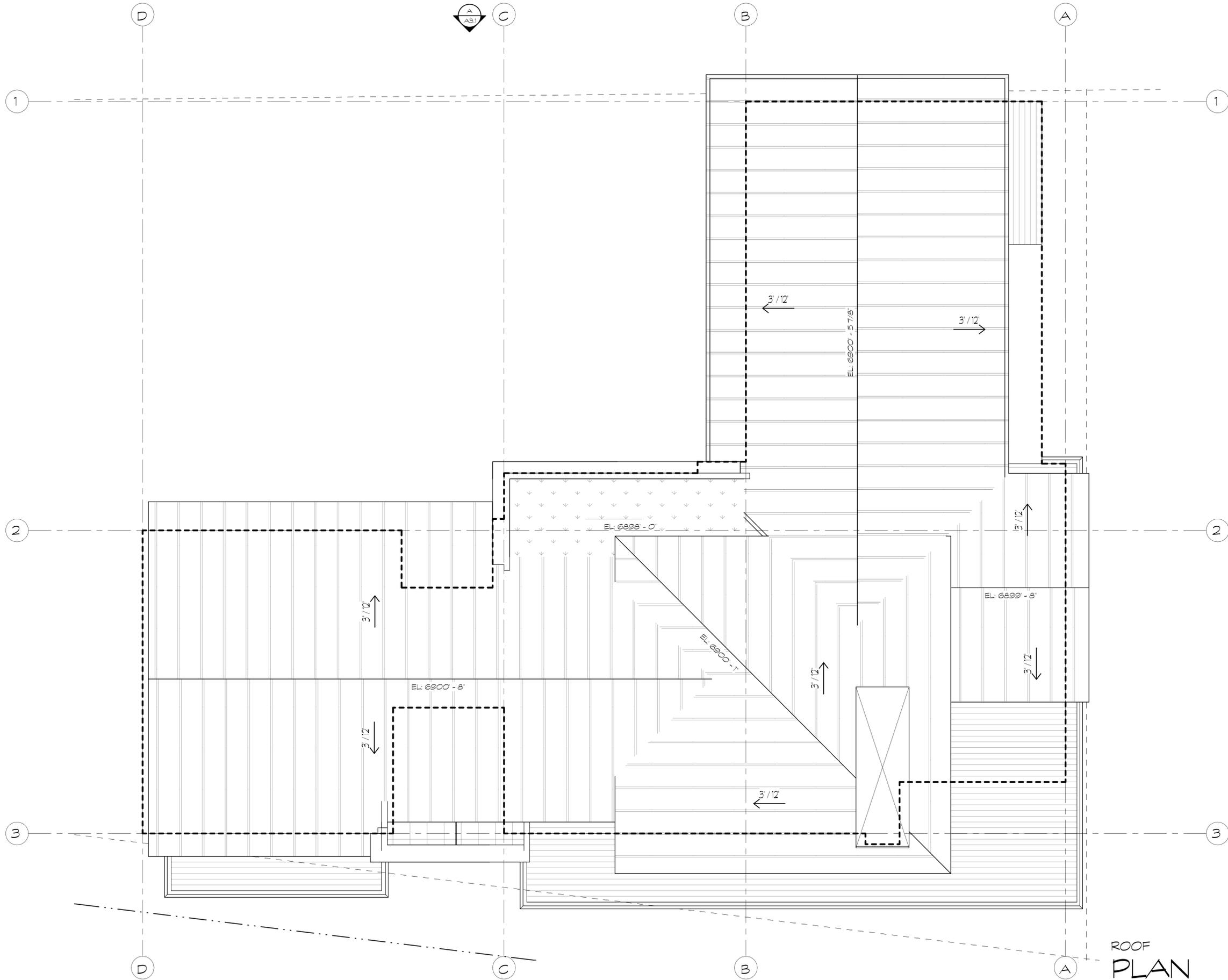
1 FEBRUARY 2022
REVISIONS

THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT ONLY. ANY CHANGES TO THE PROJECT SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

A NEW DESIGN FOR THE :
LIZ & DYLAN RESIDENCE
1562 N WHITE TAIL CT.
HOPEWELL, UT 84032
LOT 74 & 75
SCARING HAWK

UP WALL
DESIGN
1930 S. 1100 E. S.L.C. UT 84106
(801) 485-0708

A3.0
3D AXONOMETRIC
VIEWS



FIELD VERIFY DIMENSIONS AND T.O.P. W/ FLOOR PLANS AND ELEVATIONS

ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND MECHANICAL VENTS ARE TO BE GROUPED INTO A FALSE STONE FACED CHIMNEY.

PROVIDE CONCEALED ROOF HEATING SYSTEM UNDER COLD ROOF CONDITIONS. VALLEYS, CRICKETS, RADIUS INTERSECTIONS, AND PEDESTRIAN AREAS. CONSULT W/ ARCHITECT & ELECTRICIAN

CONTRACTOR TO ENSURE ADEQUATE INSTALLATION OF HEAT TAPE AT ALL DRAINS, DOWNSPOUTS, & GUTTER LOCATIONS

ROOFING CONTRACTOR TO INSTALL STOW-STOP SYSTEM ON ALL ROOFS THAT SHED ONTO PATIOS, DECKS, DRIVEWAYS, OR ANY OTHER POTENTIALLY HAZARDOUS AREAS



1 FEBRUARY 2022
REVISIONS

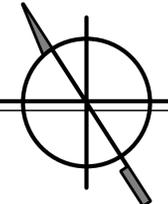
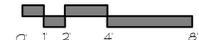
THE SEVEN DRAWINGS AND SPECIFICATIONS FOR THE SEVEN DRAWINGS ARE THE PROPERTY OF SCORING HAWK ARCHITECTS AND ENGINEERS. NO PART OF THESE DRAWINGS OR SPECIFICATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCORING HAWK ARCHITECTS AND ENGINEERS. THIS DOCUMENT IS INTENDED TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THIS DOCUMENT IS PROHIBITED. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ARCHITECT AND ENGINEER. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE ARCHITECT AND ENGINEER.

A NEW DESIGN FOR THE :
LIZ & DYLAN RESIDENCE
1562 N WHITE TAIL CT.
HOPEWELL, UT 84032

UP WALL
DESIGN
1930 S. 1100 E., S.L.C., UT 84106 (801)485-0708

ROOF PLAN

SCALE: 1/4" = 1'-0"



A4.1
ROOF PLAN