



Staff Report for Ratification for Deer Waters Phase 4 Subdivision

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commission

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

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

Date: 12 November 2021

Submittals: Subdivision Plat for Phase 4

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

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

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

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

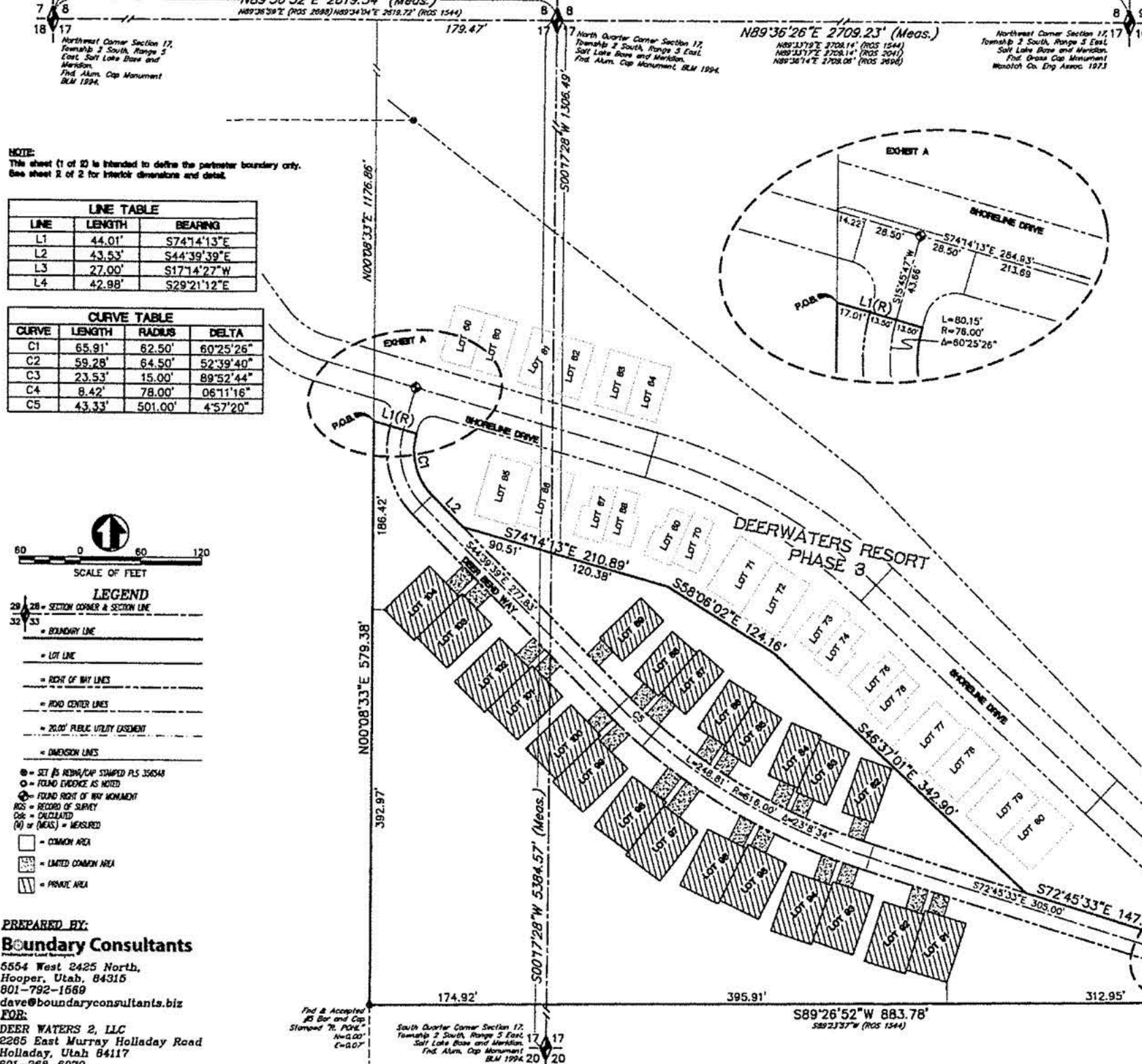
- This should be clearly noted and included on the final plat for recordation.

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

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

BASIS OF BEARING

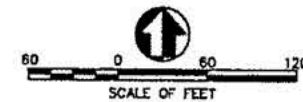
N89°36'36"E 5328.77' (Meas.)
 N89°36'52"E 2619.54' (Meas.)
 N89°36'59"E (NGS 2688) N89°34'14"E 2619.72' (NGS 1544)



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

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

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



LEGEND

28 28 = SECTION CORNER & SECTION LINE
 32 33 = BOUNDARY LINE
 = LOT LINE
 = RIGHT OF WAY LINES
 = ROAD CENTER LINES
 = 20.00' PUBLIC UTILITY EASEMENT
 = DIMENSION LINES

• = SET AS SHOWN/CAP STAMPED PLS. JUSCAN
 • = FOUND EVIDENCE AS NOTED
 • = FOUND RIGHT OF WAY MONUMENT
 RGS = RECORD OF SURVEY
 CAC = CALCULATED
 (M) or (MEAS.) = MEASURED

□ = COMMON AREA
 □ = LIMITED COMMON AREA
 □ = PRIVATE AREA

PREPARED BY:
Boundary Consultants
 Professional Land Surveyors
 5554 West 2425 North,
 Hooper, Utah, 84315
 801-792-1569
 dave@boundaryconsultants.biz
FOR:
DEER WATERS 2, LLC
 2265 East Murray Holladay Road
 Holladay, Utah 84117
 801-268-6070

SURVEYORS CERTIFICATE
 I, David E. Howies, certify that I am a Professional Land Surveyor holding license number 358348 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act and that a survey of the described tract of land has been completed by me in accordance with Section 17-23-17 and that I have verified all measurements, have placed monuments as shown hereon.

NARRATIVE
 See Record of Survey #2888 as filed with the Wasatch County Surveyor.

BOUNDARY DESCRIPTION
 A parcel of land lying and situate in the Northeast and Southeast Quarters of the Northwest Quarter and the Northwest and Southwest Quarters of the Northeast Quarter of Section 17, Township 2 South, Range 5 East, Salt Lake base and Meridian. Comprising the remaining 5.77 acre portion of that particular parcel of land lying Southwesterly of State Road 248 (Project Number NF-51) being a part of that certain parcel of land described in that certain Warranty Deed recorded as Entry 441884, in Book 1199, at Page 0698 of the Wasatch County Records. Basis of bearing for subject parcel being South 89°36'59" West 2619.54 feet measured between the BLM and Wasatch County monuments monumentizing the north line of the Northwest Quarter of said Section 17. Subject parcel being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 17, thence South 89°36'52" West 179.47 feet coincident with the north line of said Quarter Section; Thence South 00°08'33" West 1176.86 feet to the True Point of Beginning; Thence the following twelve (12) courses coincident with the southerly boundary of Deer Waters Resort Phase 3 as recorded in the Wasatch County Records, 1) South 74°14'13" East 44.01 feet to a point of curvature; 2) Southeastery 65.91 feet along the arc of a 62.50 foot radius curve to the left (center bears South 74°14'13" East) through a central angle of 60°25'26" to a point of tangency; 3) South 44°38'39" East 43.53 feet; 4) South 74°14'13" East 210.89 feet; 5) South 58°08'02" East 124.16 feet; 6) South 46°37'01" East 342.90 feet; 7) South 72°45'33" East 147.72 feet; 8) South 17°14'27" 27.00 feet along a radial line to a point of curvature; 9) Northeastery 59.28 feet along the arc of a 27.00 foot radius curve to the left (center bears North 17°14'27" East) through a central angle of 52°39'40" to a point of reverse curvature; 10) Easterly 23.53 feet along the arc of a 15.00 foot radius curve to the right (center bears South 35°25'13" East) through a central angle of 89°52'44" to a point of compound curvature; 11) Southeastery 8.42 feet along the arc of a 78.00 foot radius curve to the right (center bears South 54°27'32" West) through a central angle of 06°11'16" to a point of tangency; 12) South 29°21'12" East 42.98 feet; Thence South 89°26'52" West 883.78 feet to a number five rebar and cap stamped "R. POHL"; Thence North 00°08'33" East 579.38 feet to the point of beginning.

Contains 5.77 acres and 22 Lots



PLAT NOTES:

- No Townhomes will be permitted to have no more than 360 sq. ft. of sprinklered landscaping.
- No building permit will be issued by the Town of Hideout without written notice from the Jordanelle Special Service District.
- All Common Areas are Public Utility Easements.
- Building roof and drip lines may overhang lot lines into common areas discharging runoff onto common areas. An Easement to both overhang and discharge onto the common areas are herein granted by this note.

OWNERS DEDICATION

Known all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets as shown on this plat and name said tract DEER WATERS RESORT, PHASE 4, and hereby dedicate, grant and convey to The Town of Hideout, Utah, all those parts or portions of said tract of land designated as streets, and easements for public utility and drainage purposes as shown hereon. In witness we have hereunto set our signatures.

Signed this _____ day of _____, 2021.

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

ACKNOWLEDGMENT

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

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

Notary Public _____ My Commission Expires _____

WASATCH COUNTY RECORDER

ENTRY NUMBER _____
 FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____
 DAY OF _____, 2021, IN BOOK _____, AT PAGE _____ OF THE
 OFFICIAL RECORDS.
 DEPUTY COUNTY RECORDER _____

SHEET 1 OF 2

APPROVAL AS TO FORM

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

Attorney, The Town of Hideout

THE TOWN OF HIDEOUT ENGINEER

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

Director, Engineering Department

**THE TOWN OF HIDEOUT
 PLANNING COMMISSION APPROVAL**

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

Chairman, Planning Commission

ADMINISTRATIVE APPROVAL

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

Attest: _____ Mayor

WASATCH COUNTY SURVEYOR

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

Wasatch County Surveyor