



Staff Review of Proposed Subdivision Amendment

To: Chairman Tony Matyszczyk
Town of Hideout Planning Commissioners

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

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

Date: November 12, 2021

Submittals: The Applicant submitted the following plans:

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

Overview of Current Site Conditions

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

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

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

Max Height: 42' maximum (3 ½ stories)

Planning Overview

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



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

November 17, 2021

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

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

Mayor Rubin,

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

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

Sincerely,
T-O Engineers



Ryan Taylor, P.E.
Project Manager

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, T2S, R5E, S.D. & M.

PREPARED BY:

**Evergreen
Engineering, Inc.**

Soil Engineering • Land Surveying • Land Planning
P.O. Box 2861 • Park City, Utah • 84060
Phone (801) 517-5482
E-mail: info@sovereign-eng.com



SURVEYORS CERTIFICATE

I, GREGORY W. HOLBACH, of FARM CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 107766, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY. I FURTHER CERTIFY THAT THIS SUBDIVISION PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE UTAHIAN STANDARDS AND REGULATIONS OF THE LAW.

NARRATIVE

[illegible]

BOUNDARY DESCRIPTION

LOT 27, HICKORY CANYON PHASE 1 AMENDED, UNKNOWN POB & RESIDENTIAL PLAT AS FOUND
AND ON FILE AT THE BRADSHAW COUNTY RECORDS OFFICE, 21111 N. 22ND AVE, ROOM #12
PAID, 1974-1988.

CONTAINS 4.800 SQUARE FEET, 0.10 ACRES.

OWNERS EDUCATION

KNOW ALL MEN BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO BY HEREINSET KNOWN AS "NEEDLE CANYON TRACT I, 2ND AND 3RD ADDITIONS LOT 27 OF PDB & MINERAL PLAT," CERTIFY THAT I HAVE CAUSED THIS DEED TO BE MADE AND THIS AMENDED PLAT TO BE PREPARED. I DO HEREBY CONSENT TO THE BEING THIS AMENDED PLAT.

ACKNOWLEDGMENT (CORPORATE)

STATE OF UTAH)
COUNTY OF KANE)
CITY OF WASHAKIE)
ON THIS _____ DAY OF _____, 20____,)
BEFORE ME, the undersigned authority, known to be the duly)
qualified and authorized officer of said State of Utah,)
presented for my signature and the seal of said State of Utah)
the foregoing instrument, executed by the person or persons)
whose name or names are subscribed to the foregoing)
instrument, and acknowledged to me that he or she, or each of)
them, executed the foregoing instrument for the purposes and)
purposes stated in the instrument.

ISSUING A REPRESENTATIVE CAPACITY: AN AUTHORIZED OFFICER, AGENT, PARTNER, TRUSTEE, MEMBER OR OTHER REPRESENTATIVE MAY SIGN IN BEHALF OF THEIR REPRESENTATIVE BUSINESS IF A CORPORATION, PARTNERSHIP, TRUST, LIMITED LIABILITY COMPANY OR OTHER ENTITY PROVIDING THEY HAVE BEEN GIVEN AUTHORITY TO SIGN IN THEIR REPRESENTATIVE CAPACITY.

THE NOTARY MUST REQUIRE THE SIGNER TO PRESENT SATISFACTORY DOCUMENTARY EVIDENCE AND ADMINISTER AN OATH OF AFFIRMATION.

ACCEPTANCE OF LEGISLATIVE BODIES

THE _____ OF _____ COUNTY OF WISCONSIN, APPROVES THIS SUBORDINATION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREIN, AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER FRANCHISES OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PROPOSED USE OF THE PUBLIC THIS _____ DAY OF _____ A.D. 20____.

DATE _____

A/TITLE _____

COUNTY SUPERVISOR

APPROVED AS AN INSTRUMENT OF POLICY BY THE BOARD OF DIRECTORS OF THE CORPORATION ON 11/11/2010.

COUNTY OF LOS ANGELES

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

TOWN OF HIDEOUT _____ WADSWORTH COUNTY, VERMONT

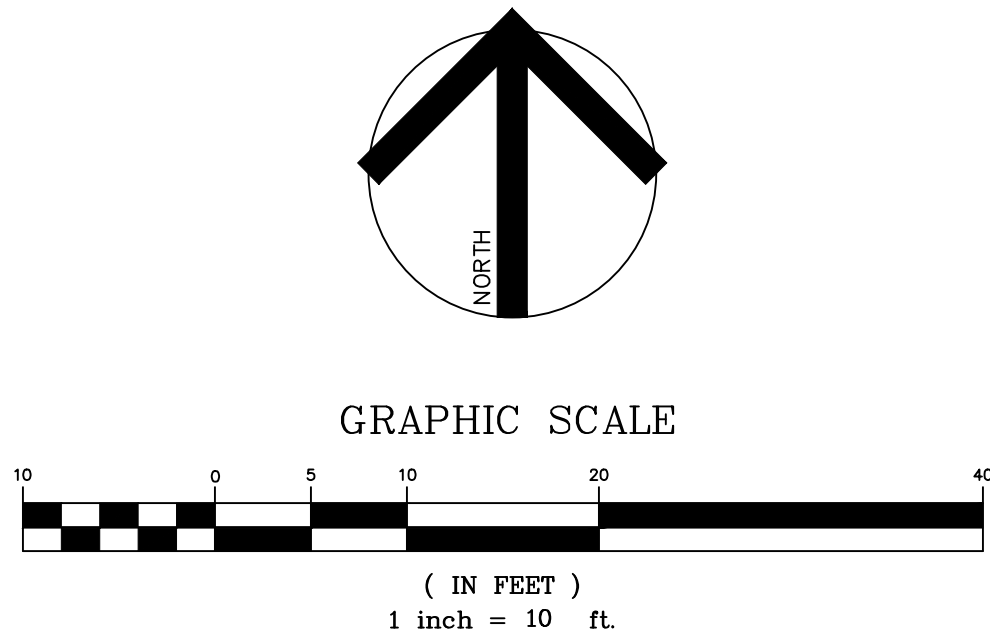
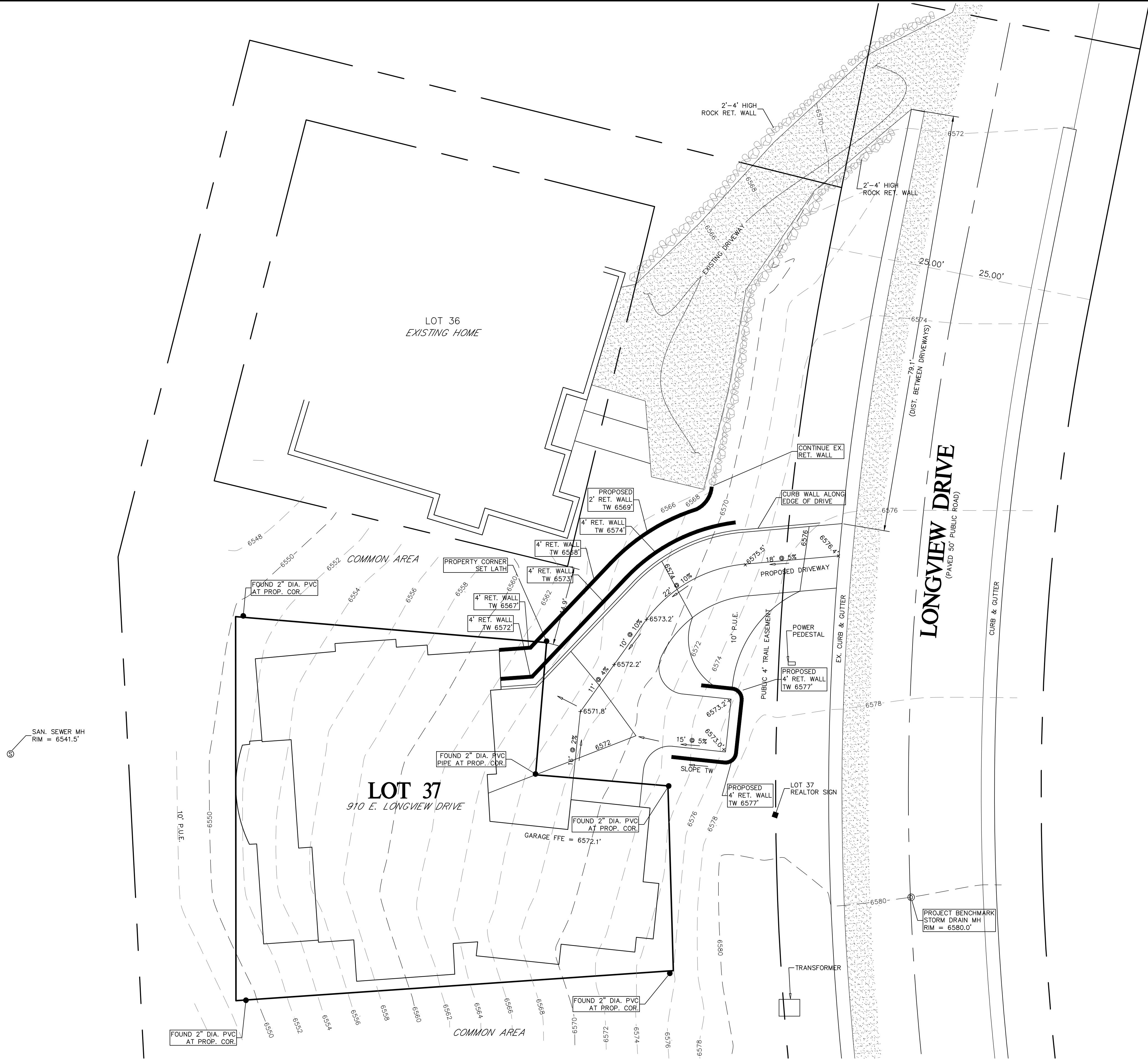
SHEET 1 OF 1

PROPERTY TAX
STATE OF TEXAS
GREGORY & WELAND
NO. 187786
COUNTY CLERK

PROPERTY TAX
COUNTY RETURN

ENTRY # _____ DATE _____ TIME _____
ITE _____ BOOK _____ PAGE _____
FOR _____
BY _____
WALWORTH COUNTY RETURN





LEGAL DESCRIPTION

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

GRADING EXHIBIT, LOT 37
HIDEOUT CANYON PHASE 1 AMENDED
AMENDING POD 9 RESIDENTIAL PLAT

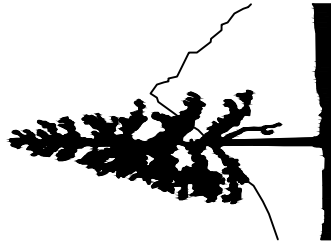
FOR: GRAVITY CONSTRUCTION

DWG: HIDEOUT-37-ROS

JOB NO. 2108

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

REVISIONS	
DATE	BY COMMENTS
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