



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 8 – Lot R-3 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 4,356 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 move a driveway location for Lot R-3 in the Hideout Canyon Subdivision (10652 North Reflection Ridge). The existing driveway location (limited common designation) is a 20'-0" wide single driveway that is centered on the property creating an awkward garage location for the proposed house. The Applicant desires to have the garage and the driveway moved slightly to the north.

A few issues must be addressed and/or conditions attached to any approval of the proposed Subdivision Amendment:



1. The Applicant provided a site plan illustrating where the new road, Reflection Lane, was built in relation to this lot. It appears Reflection Lane was not built according to the approved Hideout Canyon Phase 8 plat and is now located across the street bifurcating Lot 6. The 'T' intersection is essentially located slightly south of Lot 37.
2. The proposed location for the driveway provides additional space between the 'T' intersection and the driveway itself. This additional space may help to reduce traffic conflicts between the driveway and the intersection.
3. This amendment to the Hideout Canyon Phase 8 subdivision should also include a second amendment to correct the location of Reflection Lane so that the final subdivision plat accurately reflects what was actually built, assuming the road has approval from the Town Engineer to remain in the current location.
4. 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 8 - Lot R-3 Plat Amendment Application Comments

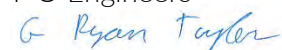
Mayor Rubin,

The Applicant is proposing to move a driveway location for Lot R-3 in the Hideout Canyon Subdivision (10652 North Reflection Ridge). We have the following comments that must be resolved before the plat can be amended:

1. The overall Hideout Canyon Phase 8 plat would need to be amended to match the existing conditions of the site.
 - a. A road was built through Lot 6 (i.e. construction did not match the recorded plat / it was not done according to plans).
 - i. This Lot 6 would need to become a parcel dedicated partially as ROW (as appropriate) and the rest as a public utility easement.
 - b. The sewer currently doesn't go anywhere once it reaches the manhole at the end of the road. A line needs to be run down to the principal Hideout Sewer Main that exists down the hill.
 - i. David Erichsen (the prior Town Engineer and the engineer for this development) acknowledged this at some point last year and stated that he would look into the situation and remedy it. We haven't heard anything further.
 - c. The road does not end in a cul-de-sac, but rather a dead-end. This is not reflected as a dead-end on the plat. This was not constructed according to the approved plat.
2. There appears to be a manhole in the vicinity of the proposed location of the relocated driveway for Lot R-3. The Applicant must confirm the location of the manhole prior to plat amendment.
 - a. Prior to placement of road base and formwork for the driveway pour, T-O Engineers and The Town must be contacted 48 hours in advance to discuss how access to the manhole is to be maintained. The new driveway location must be designated as "limited common area / public utility easement".
3. 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

HIDEOUT CANYON PHASE 8 RESIDENTIAL PLAT, LOT R-3 AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 17, T2S, R5E, S14RM



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, DAVID M. HARRIS, a duly qualified and licensed Surveyor of the State of Utah, do hereby certify that the foregoing plat is a correct and true representation of the land as surveyed and shown on the ground.

NARRATIVE

1. THE PURPOSE OF THIS PLAT AMENDMENT IS TO RELOCATE THE ORIGINAL "REFLECTION RIDGE" FROM THE EAST BOUNDARY OF LOT R-3 TO THE WEST BOUNDARY OF LOT R-3. THE RELOCATION OF THE "REFLECTION RIDGE" IS NECESSARY TO ACCOMMODATE THE CONSTRUCTION OF A NEW ROAD AND TO MAINTAIN THE EXISTING EASEMENTS AND INTERESTS OF THE ADJACENT OWNERS.

2. THE RELOCATION OF THE "REFLECTION RIDGE" IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

3. THE RELOCATION OF THE "REFLECTION RIDGE" IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

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5. THE RELOCATION OF THE "REFLECTION RIDGE" IS BEING MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTAH SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

BOUNDARY DESCRIPTION

LOT R-3, HIDEOUT CANYON PHASE 8, RESIDENTIAL PLAT, AS SHOWN ON THE PLAT AT THE WASHINGTON COUNTY RECORDERS' OFFICE, FILE NO. 14884, BOOK 26, PAGE 432-442, CONTAINS 4.228 SQUARE FEET, 0.10 ACRES.

BASE OF RECORD

SOUTH 90°00'00" EAST ALONG THE SECTION LINE FROM THE EAST BOUNDARY CORNER TO THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 5 EAST, S14RM, BASE & BEARING.

OWNER'S DECLARATION

I, DAVID M. HARRIS, being the owner of the above described land, do hereby declare that the above described land is my own and that I have no interest in any other land in the same area. I have no interest in any other land in the same area. I have no interest in any other land in the same area.

ACKNOWLEDGEMENT (INDIVIDUAL)

STATE OF UTAH, COUNTY OF WASHINGTON.

I, DAVID M. HARRIS, being the owner of the above described land, do hereby declare that the above described land is my own and that I have no interest in any other land in the same area. I have no interest in any other land in the same area. I have no interest in any other land in the same area.

ACCEPTANCE OF LEGISLATIVE BODY

THE TOWN OF HIDEOUT, COUNTY OF WASHINGTON, APPROVED THIS SUBDIVISION PLAT, TO THE COMMISSIONERS AND MEMBERS OF THE BOARD OF SURVEYING AND MAPPING, FOR THE PURPOSE OF THE PERPETUATION OF THE PUBLIC USE OF THE PUBLIC LANDS.

COUNTY SURVEYOR

APPROVED AS TO FORM THIS 10 DAY OF NOVEMBER, A.D. 2010.

**HIDEOUT CANYON PHASE 8
RESIDENTIAL PLAT,
LOT R-3, AMENDED**

A RESIDENTIAL DEVELOPMENT

TOWN OF HIDEOUT, WASHINGTON COUNTY, IDAHO

DATE OF SURVEY: NOVEMBER 10, 2010

DATE OF PLAT: NOVEMBER 10, 2010

DATE OF RECORD: NOVEMBER 10, 2010

DATE OF SALE: NOVEMBER 10, 2010

DATE OF DEED: NOVEMBER 10, 2010

DATE OF MORTGAGE: NOVEMBER 10, 2010

DATE OF LEASE: NOVEMBER 10, 2010

DATE OF EASEMENT: NOVEMBER 10, 2010

DATE OF OTHER INTEREST: NOVEMBER 10, 2010

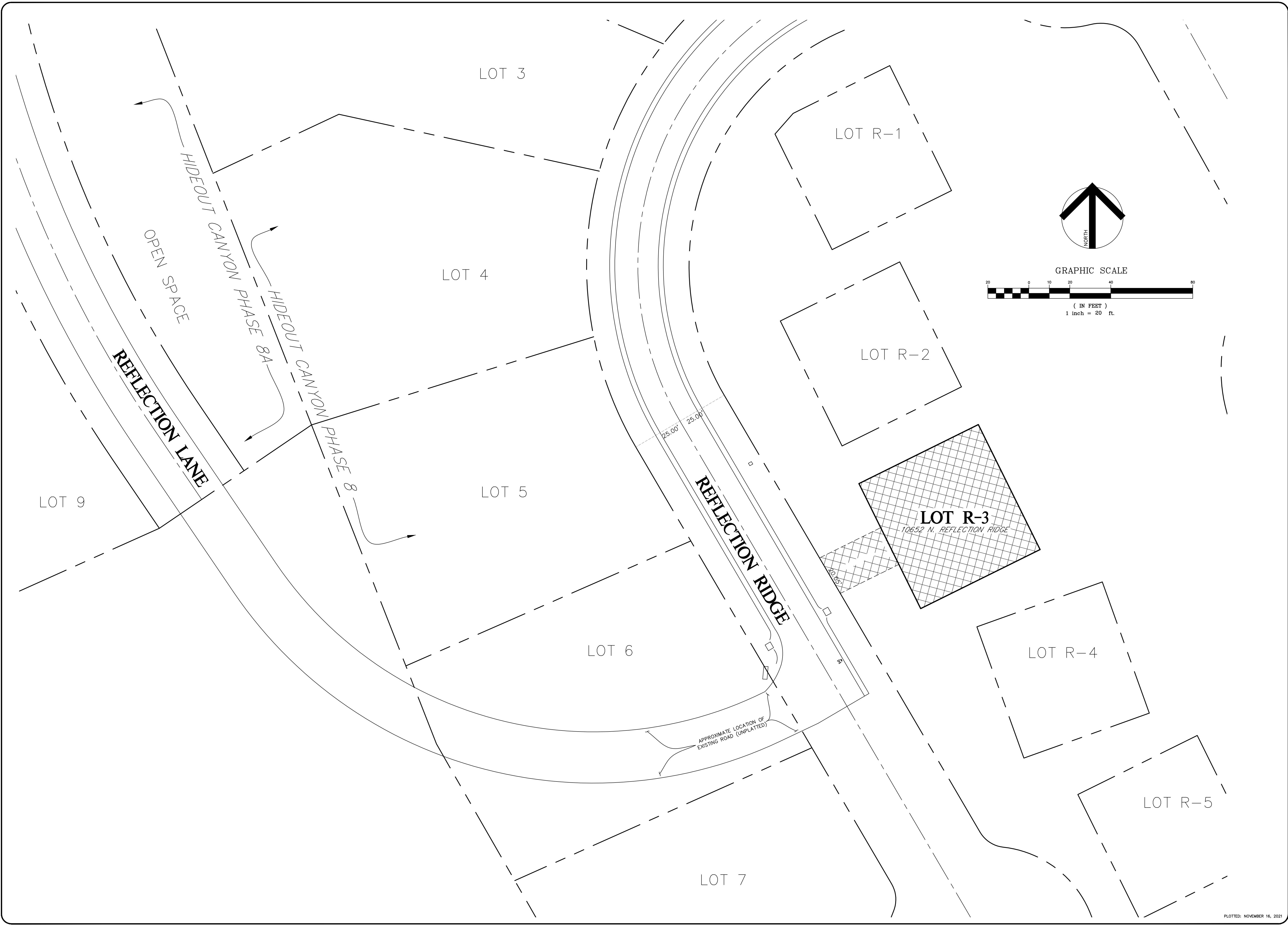
PREPARED BY:
Evergreen Engineering, Inc.



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Phone: (801) 355-5460
E-mail: info@evergreeneng.com



ENTRY # _____ DATE _____ TIME _____
FILE _____ BOOK _____ PAGE _____
FOR _____
BY _____
WASHINGTON COUNTY RECORDER _____



PLOTTED: NOVEMBER 16, 2021

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 Phone: 435.226.1111 • Fax: 435.226.1112
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REVISIONS	
DATE	COMMENTS

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

FOR: GRAVITY CONSTRUCTION

DWG: HIDEOUT8-3R-ROS

JOB NO: 2105

AMENDED PLAT EXHIBIT, LOT R-3
 HIDEOUT CANYON PHASE 8 RESIDENTIAL PLAT

SHEET 1 OF 1